

# The Appleton Roebuck with Acaster Selby Neighbourhood Plan: First draft

Dear Resident

Welcome to this summary of the first draft of the Appleton Roebuck with Acaster Selby Neighbourhood Development Plan. I hope you will be able to make the time to read this document as it is possibly one of the most important concerning our parish and one which is based on the views of parishioners. Please use the attached response form to give us your views – are we heading in the right direction?

In 2011 the Localism Act gave local communities the right to develop plans that would help to shape their futures. In June 2013 a group of residents and Parish set to work. This plan has been produced with research and consultation by members of the Steering Group and with excellent support from of Selby District Council.



APPLETON ROEBUCK  
WITH ACASTER SELBY

We are proud of our parish character and want to retain it whilst recognising that it is important to embrace change that improves the lives of local people and the future of our community. Therefore our plan presents policies that will maintain and enhance the unique character of the parish whilst allowing small scale sustainable growth in line with the needs and wishes of the local community.

**Janet Flint MBE, Chair, Appleton Roebuck with Acaster Selby Parish Council**

---

## Our Vision for the future of our Parish

*Appleton Roebuck and Acaster Selby Parish will be a thriving rural community. Its young people will enjoy an outstanding local school and excellent out of school play and recreational facilities, as well as accessible child care for the very young. As young people grow up they will have access to a great range of secondary education in surrounding towns. For those of a working age, our community will not only provide easy access to local employment centres in York, Tadcaster, Sherburn and Leeds, but also have a wide range of small enterprises flourishing in the village (where superfast fibre optic broadband enables micro enterprises to flourish) and surrounding countryside.*

*Our villages will sit within a rural environment of productive farmland and historic wood and parklands, which are well managed and conserved for future generations. Appleton Roebuck village will provide a range of housing, including starter units and smaller homes for the elderly, alongside larger residences and this will help to provide a balanced community. Our residents will cherish the safety and serenity their communities provide and will prize the community facilities that enable a vibrant community life to be maintained.*

---

What follows is a summary of our objectives in developing this Plan and our policies for seeing the Plan realised over the next 10-15 years. There are many uncertainties still about the level of development our Parish will face and we are working hard to ensure that we have the maximum say possible in decisions yet to be taken and that any development can truly be called 'sustainable' for our community.

## Our objectives

In seeking to see this vision realised during the period of this Plan – from adoption through to the end of the 2020s – we have developed a set of **objectives** to guide our work in the years ahead:

*Objective 1: Supporting and enhancing community facilities.*

*Objective 2: Conserving and enhancing our high quality environment, landscape and heritage assets.*

*Objective 3: Supporting sustainable levels of new homes to provide for need in the community and to support key facilities and services.*

*Objective 4: Promoting small business growth and securing the future of existing businesses.*

*Objective 5: Conserving and protecting our high quality built environment.*

---

## Our Policies in detail

### **Policy Community Facilities (CF)1 - RETENTION OF KEY SERVICES AND FACILITIES**

- a. Proposals that serve to protect or enhance existing community facilities that provide for the community's needs will be supported.
- b. Proposals that adversely impact on existing community facilities will not be supported unless the facility is replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- c. Proposals affecting those assets listed on the Schedule of Community Assets<sup>1</sup> will be supported where the asset is maintained for community benefit. Where a proposal adversely affects a scheduled asset in terms of its value to the community, the proposal must provide clear justification for the proposed change.

### **Policy CF2 – NEW RECREATIONAL FACILITIES**

New developments of over 4 homes shall incorporate or support an appropriate level of new recreational facilities accessible to the whole community.

### **Policy CF3 – APPLETON ROEBUCK PRIMARY SCHOOL**

The growth of the school, its buildings and grounds, will be supported where proposals provide for the ongoing sustainability of the facility and contribute to the improvement of the school's learning environment.

### **Policy Design of the Built Environment (DBE) 1: LOCAL GREEN SPACES**

Local Green Spaces identified on the policies map will be protected. Subject to consultation, these are: Chapel Green; Bell Green; Shop Hill; School playing fields; Acaster Lane; College Hill; The Ings; Holme Green; Bond Lane; The two greens either side of the "top" of Bond Lane where it joins Main Street.

### **Policy DBE 2: RESPECTING TRADITIONAL BUILDING DESIGN AND SCALE**

- Proposals should respect the overall palette of traditional designs and the character of the local area.
- Proposals should respect of the height, position, size and massing of existing buildings.
- Boundary treatments should be in keeping with the tradition of the village and primarily involve hedgerows formed by native species.
- Proposals are required to demonstrate how the recommendations of the Village Design Statement have been incorporated.

### **Policy DBE 3: INTEGRATING MODERN DESIGN**

Modern architectural detailing, including solar equipment and other environmental systems can be accommodated in new development but should be carefully sited and designed to blend in with village character, avoiding street front elevations wherever practicable.

---

<sup>1</sup> Schedule to be developed through the consultation period.

#### **Policy DBE 4: GREEN INFRASTRUCTURE**

Proposals should seek to integrate good practice in green infrastructure, including appropriate sustainable drainage schemes (SuDS), green spaces, permeable surfaces and new tree planting and landscaping. Proposals should additionally provide strong conservation measures in relation to existing landscape features, including mature trees, historic hedgerows, watercourses, rights of way and open spaces.

#### **Policy DBE 5: STREETS AND STREET SCENE**

All new street design and improvements to the current street arrangements will have an emphasis on people movement. Improvements to opportunities for walking should be made through practical measures such as:

- The provision of and improvements to pavements and paths in the built up areas.
- Limitation and reduction of unnecessary street signage where it is safe and practical.
- Ensuring that streets and pavements are accessible for those with mobility issues, installing drop kerbs and textured paving at street crossings.
- Wherever possible, it is preferable to avoid different colour surfacing for textured surfaces to avoid urbanisation of village streets, with the exception of demarcating village gateways where such variation in surfacing can act as an effective measure in slowing traffic entering built up areas.

#### **Policy Environment, Landscape and Heritage (ELH) 1: MAINTAINING AGRICULTURAL LAND**

Proposals which results in the loss or degradation of agricultural land will not be supported except in exceptional circumstances where the benefits to the community are shown to outweigh the harm, for example with regard to the provision of new community facilities which would otherwise be unachievable. In such circumstances, any harm will be required to be mitigated, for example by using the minimum amount of land to achieve the important objective or by appropriate planting and landscaping.

#### **Policy ELH 2: ENHANCING BIODIVERSITY**

Proposals must be designed to retain ancient trees of trees of good arboricultural and amenity value, hedgerows and other habitats for wildlife. Proposals should be accompanied by an appropriate survey that establishes the health and longevity of any affected trees and habitats.

#### **Policy ELH 3: RENEWABLE ENERGY**

Proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported provided that:

- The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve;
- The siting, scale, design and impact on landscape, views and wildlife of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;
- Adjoining uses and properties are not adversely impacted in terms of noise, vibration, or other interference, for example from air source heat pumps.
- Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme; and
- The energy generating infrastructure is dismantled as soon as reasonably practicable once no longer used.

#### **Policy ELH 4: RIGHTS OF WAY**

Proposals for improving our Public Rights of Way network will be supported, including improved signage, maintenance, retention and accessibility for users.

In all proposals, consideration should be given to improving connectivity, including improvements to the public rights of way network, in order to facilitate improved accessibility and connectivity within and between communities.

#### **Policy ELH 5: HISTORIC RURAL ENVIRONMENT**

Proposals that have an impact on the rural and historic character of the parish will be supported only where it is modest in scale and reflects the character of its locality. Any new build outside of current development limits should be sensitively designed, particularly where they are highly visible in open landscapes and should utilise appropriate planting and screening in order to minimise visual intrusion.

### **Policy Housing (H)1: HOUSING DENSITY AND SCALE**

- a) New housing developments should be small in numbers and not overwhelm their surroundings. Support will be given for small developments that integrate with their immediate neighbours in terms of design, traffic movements, car parking arrangements and appropriate landscaping.
- b) New developments should be located wherever possible to minimise through traffic.
- c) Density of new housing developments should reflect that of their immediate surroundings.

### **Policy H2: HOUSING MIX**

New housing developments should provide for a mix of size and types of homes, including making provision for young families and the elderly. Support will be given to proposals that reflect the housing needs of the area as set out in the Strategic Housing Market Assessment and local Housing Needs Surveys.

### **Policy H3: CAR PARKING**

Proposals for new development will have adequate and readily accessible onsite parking to meet current and future needs at a minimum rate of two spaces per dwelling unless alternative and accessible car parking arrangements can be made which do not add to on street congestion. Development which removes off road parking spaces will not be supported unless alternative provision is made.

### **Policy H4: CONVERSION OF REDUNDANT BUILDINGS**

Conversion of redundant buildings worthy of retention into new homes will be supported, provided that:

- a) The appearance of the converted building will be in keeping with or enhance its surroundings.
- b) The boundary treatment and landscaping are in keeping with or enhance its surroundings.

### **Policy H5: DRAINAGE AND FLOOD PREVENTION**

New development should aim to reduce the overall level of flood risk in the parish:

- Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased.
- Sustainable Drainage Systems (SuDS) will be supported provided that they can be shown to be suitable in the intended location and that such systems will be properly maintained.
- There is a presumption against culverting and the constricting of watercourses and their immediate environs.
- If existing capacity in the local sewerage system and/or water distribution network is insufficient, a connection must be provided to the system at the nearest point of adequate capacity, as advised by Yorkshire Water.

### **Policy Work and Business (WB) 1: RE-USE OF REDUNDANT BUILDINGS**

Support will be given for the re-use of redundant buildings for new economic use where this does not result in:

- a. A change in the character of the building which is in conflict with policies set out in DBE2.
- b. Increases in the levels of road traffic which cause disruption to neighbouring properties.
- c. Increases in the level of heavy goods vehicle movements associated with the new use.

### **Policy WB2: FARM DIVERSIFICATION**

Support will be given for farm diversification where this:

- a. Supports existing agri-food business.
- b. Does not have a detrimental impact on production or the loss of agricultural land.
- c. Does not result in significant increase in traffic movements, particularly HGVs.

### **Policy WB3: SMALL BUSINESS DEVELOPMENT**

- a. The growth of existing small businesses and new start businesses will be supported where these do not have negative impact upon other local residents, including in respect of significantly increased traffic movements
  - b. Support will be given to the conversion of existing residential space for homeworking where the residence remains the primary use and no adverse impact on neighbouring property.
-