

Policy ELH 3: GREEN CORRIDORS

The following areas shown on the Policies map are designated as Green Corridors:

- River Wharfe (R17 – regionally significant)
- River Ouse (R9 – regionally significant)
- River Fleet (locally significant)

Within these defined areas, development must not serve to disrupt the integrity of these corridors and their functionality. In all circumstances proposals for new development in and adjacent to these corridors must demonstrate how functionality of the corridors will be enhanced by the development.

Policy ELH 4: RENEWABLE ENERGY

Proposals for energy generating systems using renewable or low carbon energy sources to only serve individual properties or small groups of properties in the parish will be supported provided that:

- The energy generating system 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 system 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.
- The energy generating system is dismantled as soon as reasonably practicable once it is no longer used for energy generation.

Policy ELH 5: RIGHTS OF WAY

In all proposals, consideration will 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 6: HISTORIC RURAL ENVIRONMENT

Proposals for development that has an impact on the historic character of the parish will be supported only where it is modest in scale and reflects the character of its locality. Any proposals for development outside of current development limits must be sensitively designed, particularly where it is visible in open landscapes and must utilise appropriate planting and screening in order to minimise visual intrusion.

Housing development

Policy H1: HOUSING DENSITY AND SCALE

- a) New housing developments should be small in scale (under 10 units) and not overwhelm their surroundings. Support will be given for small developments that integrate with their immediate neighbours in terms of:
 - i. Design of new homes
 - ii. Design of the overall development
 - iii. Car parking arrangement
 - iv. Appropriate landscaping, greenspace and green infrastructure
 - v. Non-vehicular links, including public rights of way
- b) New developments should be located wherever possible to minimise through traffic in Appleton Roebuck village.
- c) Density of new housing developments should reflect that of their immediate surroundings.
- d) Development must be located in an acceptable location

in relation to the highway network and must not generate unacceptable vehicle movements. The development will also have regard to the effect of traffic in relation to residential amenity, particularly safety, noise and air quality.

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 Survey.

Policy H3: CAR PARKING

Proposals for new development will have adequate and readily accessible on-site parking to meet current and future needs at a minimum rate of:

- a. Two spaces per dwelling of up to three bedrooms;
- b. Three spaces per dwelling of four bedrooms and over.

Car parking spaces must be suitable for the average family size car, unless alternative and accessible car parking arrangements can be made that do not create on-street parking. Development which removes off road parking spaces will not be supported unless alternative provision is made which increases or maintains the number of parking spaces.

Work and business

Policy WB1: 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 section 4.3 (Design of the Built Environment).
- b. Increases in the levels of road traffic which can be demonstrated to 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 significant impact on production or lead to the loss of best and most versatile agricultural land.
- c. Does not result in significant increase in traffic movements, particularly HGVs.

Policy WB3: SMALL BUSINESS DEVELOPMENT

The growth of existing small businesses and new businesses will be supported where these do not have negative impact upon other local residents, including in respect of significantly increased traffic movements or the use of larger vehicles or Heavy Goods Vehicles.

Find out more at www.aras-ndp.org.uk

Appleton Roebuck with Acaster Selby

NEIGHBOURHOOD DEVELOPMENT PLAN

Pre submission consultation draft

Summary document



Welcome to this summary of our draft Neighbourhood Development Plan. Here we set out our Vision for the future, our objectives for this Plan and our detailed policies for seeing the objectives achieved. We hope you find it informative and urge you to read the full Plan and its appendices to learn more about how we would like to see our communities develop over the coming years.

OUR VISION

Appleton Roebuck with 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 early learning opportunities. As young people grow up they will have access to a range of secondary education in surrounding areas. For those of a working age, our community will not only provide access to local employment centres, but also have a wide range of small enterprises flourishing in the parish enabled by top quartile broadband speed.

Our historic villages will sit within a rural environment of productive farmland, woods, green spaces and parklands, which are accessible, well managed, conserved for future generations and support local wildlife. 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 community facilities that enable a vibrant community life to be maintained.

OUR PARISH



In seeking to see this Vision realised during the period of this Plan we have developed a set of Objectives to guide our work in the years ahead and within which to frame our policies.

Objective 1: Supporting and enhancing community facilities

- To ensure our Primary School continues to flourish and is able to provide outstanding facilities.
- To ensure there are outstanding pre-school facilities serving the parish.
- To support the Parish Rooms to enable it to host outreach cultural, educational activities and other services for the community.
- Support other existing community facilities and encourage new ones, including play and recreation for children.

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

- To maintain and enhance countryside character and heritage protection across the parish.
- To enhance the protection afforded to non-designated features in the landscape which are valued by the community.

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

- To enable sustainable growth of our communities through appropriate levels of new home construction in small scale developments.
- To ensure that new housing does not have an adverse impact on infrastructure, including sewerage, roads and other utilities.

Objective 4: Promoting small business growth and securing the future of existing business in the parish

- To support new opportunities for homeworking.
- To support farm diversification where this is sustainable and of low landscape impact.
- To support new services in the village, for example shops and Post Office facilities.
- To avoid new large scale, high impact industry – especially on the airfield.

Objective 5: Conserving and protecting our high quality built environment

- To maintain our village green spaces.
- To avoid infilling and backland development, maintaining the open aspect of Appleton Roebuck.
- To protect the historic environment of the Conservation Area.
- To avoid further uniformity of building design and reflect the diverse nature of housing styles in Appleton Roebuck.



OUR POLICIES

Community services and facilities

Policy CF1 RETENTION OF KEY FACILITIES

Proposals affecting those community facilities listed above will be supported where the facility is maintained or improved for community benefit.

Proposals that result in the loss of an existing community facility will not be supported unless the facility is replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Policy CF2 APPLETON ROEBUCK PRIMARY SCHOOL

The upgrade and 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.

Retention of key services and facilities

Policy DBE 1: LOCAL GREEN SPACES

Local Green Spaces identified on the policies map will be protected from development. Local Green Spaces proposed for designation are:

1. Chapel Green
2. Bell Green
3. Shop Hill
4. School playing fields
5. All Saints churchyard and field
6. Bond Lane Greens
7. Daffy Field
8. Ridge and Furrow field, Daw Lane

Policy DBE 2: RESPECTING TRADITIONAL BUILDING DESIGN AND SCALE

Proposals for new development will:

- respect the overall palette of traditional designs and the character of the local area.
- respect the height, position, size and massing of existing buildings.
- ensure boundary treatments are in keeping with the tradition of the village and primarily involve hedgerows formed by native species.
- demonstrate how the recommendations of the Village Design Statement have been incorporated. These recommendations are set out in Appendix 3 for reference as a Local Character Assessment.

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.

Policy DBE 3: Green infrastructure

Proposals for new development must seek to integrate good practice in green infrastructure, including green spaces, permeable surfaces and new tree planting and landscaping. Proposals must provide strong conservation measures in relation to existing landscape features, including mature trees, historic hedgerows, watercourses, rights of way, open spaces and protection of wildlife habitat and lifecycles.

Policy DBE 4: Streets and street scene

Proposals for new development should have a strong focus upon people movement and ensuring non-vehicular linkages within and between different parts of the built up area. Improvements to the opportunities for walking to be made wherever possible through practical measures such as:

- The provision of and improvements to pavements and paths.
- 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.

Policy DBE5: Drainage and flood prevention

New development should not add to 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 increased.
- Sustainable Drainage Systems (SuDS) as an alternative to conventional drainage 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 / 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.

Environment, landscape and heritage

Policy ELH 1: MAINTAINING AGRICULTURAL LAND

Proposals for development which results in the loss of the best and most versatile 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 benefit or by appropriate planting and landscaping.

Policy ELH 2: ENHANCING BIODIVERSITY

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