Appleton Roebuck and Acaster Selby

NEIGHBOURHOOD DEVELOPMENT PLAN
2017-2027

FOREWORD FROM THE PARISH COUNCIL

Dear Resident,

Welcome to the Appleton Roebuck and Acaster Selby Neighbourhood Development Plan (ARAS NDP). I hope you will be able to make the time to read the following pages as this document is possibly one of the most important concerning our parish and one which is based on the views of parishioners.

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 Councillors under the expert guidance of David Gluck, Executive Officer at Tadcaster & Rural Community Interest Company, set to work. This plan has been produced after three years of research and consultation by dedicated members of the Steering group and with excellent support and advice from officers of Selby District Council (SDC) and Tadcaster and Villages Community Engagement Forum.

At all times we have worked through consultation with residents and in line with SDC policies and we believe that our plan offers a vision for the long term sustainability of our parish over the next 11 years, reflecting the thoughts and feelings of local people.

Through the distribution of a questionnaire in October 2013 the Steering Group received the important message that residents believe Appleton Roebuck and Acaster Selby are good places to live. 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; policies that will give weight to the parish in the decision making of the District Council.

It is our vision to make Appleton Roebuck and Acaster Selby a better place to live and work now and for future generations.

Janet Flint

Kind regards, Janet Flint MBE
Chair, Appleton Roebuck and Acaster Selby Parish Council

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1 | INTRODUCTION


1.1 Background to the Neighbourhood Development Plan

The parish of Appleton Roebuck and Acaster Selby is dominated by the largely arable farmland that surrounds the main settlement. There are in addition substantial areas of floodplain grassland around the confluence of the rivers Wharfe and Ouse. Scattered farms and hamlets make up the vast bulk of the parish, with the only significant area of 'brownfield' land being at the former Acaster Malbis airfield. The Parish Council has been active in the past in community-led planning having produced its first Parish Plan in 2005, a Housing Needs Survey in 2007 and participated in the production of a Village Design Statement in 2010. Although the village of Appleton Roebuck has an extensive Conservation Area, there is no current appraisal or management plan.

In 2013, following a well-attended Parish Meeting, the Parish Council agreed to undertake the production of a Neighbourhood Development Plan (NDP) under the Community Rights provision of the Localism Act. The Steering Group established subsequently drew its membership from both the Parish Council and the wider community and was supported by the District Council planning department and the local Community Engagement Forum.

1.1.1 The Localism Act 2011

The Localism Act set out a series of new Community Rights, including Neighbourhood Development Plans, as an opportunity for local communities to take more control over planning issues in their neighbourhood. An NDP sets out a vision for the parish and policies for the use and development of land. If accepted by the community in a referendum, the NDP will become part of the statutory planning framework for the area, and policies contained within the NDP used in the determination of planning applications.

A Neighbourhood Development Plan has to support the strategic development needs of the wider area outlined in the adopted Selby Local Plan Core Strategy. However it can help to shape and influence where that development will go and what it will look like in the parish.
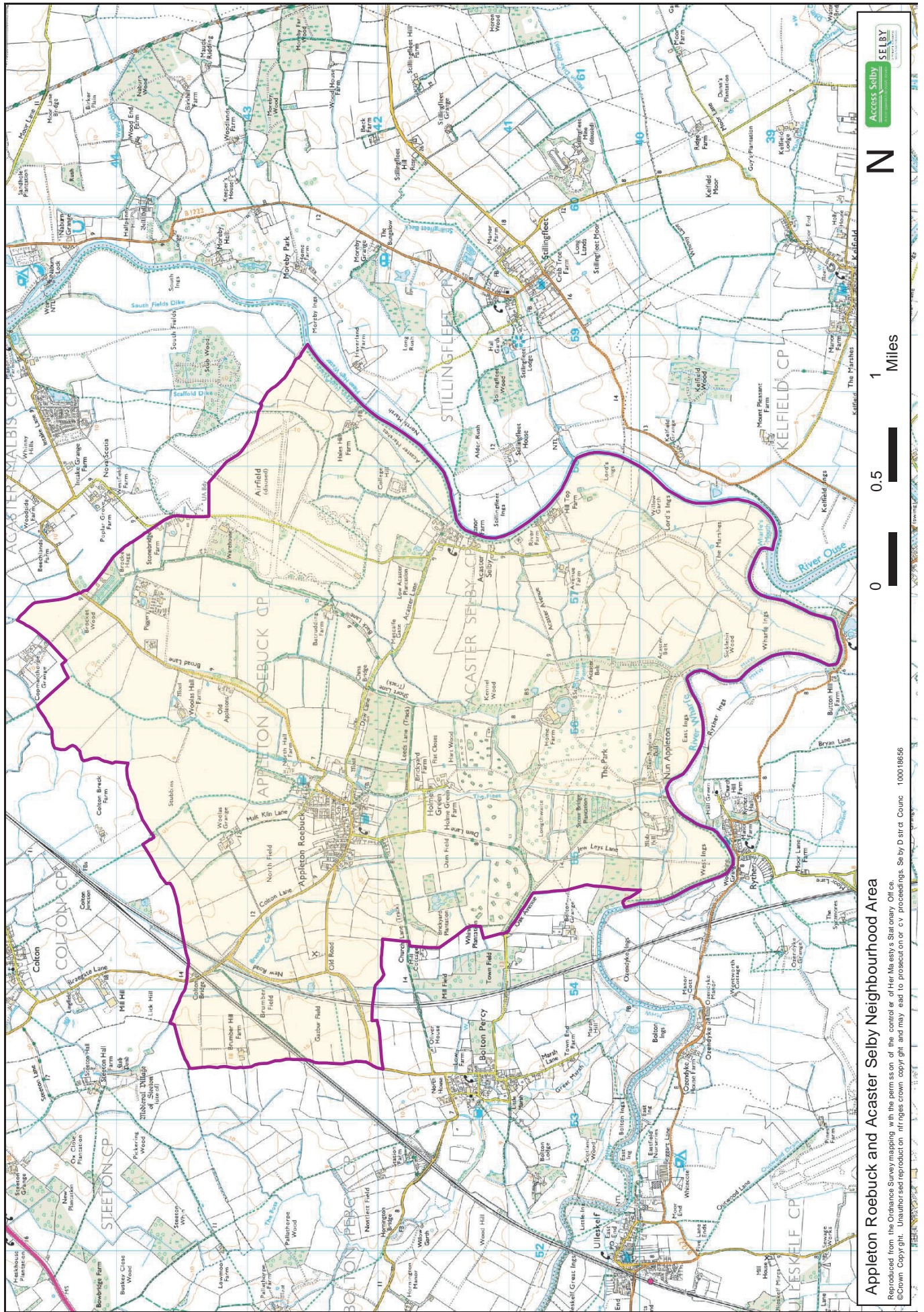
Map 1: Neighbourhood Area / Parish boundary

1.1.2 The Neighbourhood Area

The first stage for the Parish Council, following the Parish Meeting in March 2013 that endorsed the proposal to pursue an NDP, was to apply for the parish to be designated as a 'Neighbourhood Area'. This determines the area to which the NDP applies. The application was made in July 2013 and was approved by Selby District Council on 10th December 2013. The boundary of the co-terminus parish and Neighbourhood Area boundary is shown on Map 1.

1.1.3 The Neighbourhood Planning process

The process we have followed to date and will continue to follow towards the conclusion of this Plan is set out below:

Mar 2013	Parish meeting to discuss neighbourhood planning
Apr 2013	Parish Council agrees to progress an NDP
Jul 2013	Application for Neighbourhood Area to Selby District Council
Dec 2013	Neighbourhood Area approved
Oct-Dec 2013	Initial consultation with residents and businesses
Jan-Mar 2014	Analysis of survey responses
Jan 2015	Launch event of draft NDP
Jan-Mar 2015	Consultation on first draft NDP
Sep 2015	Consultation draft approved and submitted for screening
Jun 2016	6 week pre-submission consultation
Sept-Nov 2016	Amendments to draft and submission to Selby District Council
2017	Examination and referendum

1.2 How the Plan is organised

The Plan is now set out as follows:

- Chapter 2 sets out information about the parish as context and as part of the evidence base supporting our vision, objectives and policies.

- Chapter 3 provides our vision for the future of the parish, followed by a set of objectives that will enable us to see that vision realised.

- Chapter 4 sets out the policies for achieving the objectives, substantiated by evidence.

- In appendices we set out materials referred to in the main body of the NDP. Further information is accessible on the NDP website, **www.aras-ndp.org.uk**.

2 | ABOUT THE PARISH

2.1 Overview

Appleton Roebuck and Acaster Selby villages have evolved over hundreds of years to suit the needs and circumstances of the people who have lived here through the ages. They are rural settlements incorporating greenspace, common land, church buildings and land, as well as surviving older buildings - originally individual homesteads on the agricultural land which provided good quality arable and grazing land.

Located to the south west of the City of York, the parish is entirely rural and is located within the Selby District of North Yorkshire. The two civil parishes are administered locally by a joint Parish Council.

2.2 Appleton Roebuck

Appleton Roebuck is a linear settlement, broadly a reversed "L" shape, originally built around the central Bell Green and made up of individual buildings ribboning north and west along the main road. These buildings were set in large plots which stretched back from each homestead to the open fields beyond and pre-dated the Norman Conquest. The Anglo-Saxon name of Appleton describes a place where there were orchards. It was a prosperous region, with the Streete (an ancient routeway that follows the Roman road from Tadcaster to York) and the rivers, Ouse and Wharfe, providing access to markets for agricultural produce and other goods.

Two moated sites lie close to the settlement of Appleton and bear witness to its continued importance and prosperity in post Conquest times. During the following centuries agricultural

activities continued to provide the basis for Appleton and Acaster Selby's further development. The evidence of Georgian and Victorian dwellings reflect the wealth and status of the residents of that time.

The speed of change grew in the 19th century with the coming of the railways as they brought improvements to communications and mobility. Greater educational opportunities became available for local children and burgeoning small businesses thrived with the increasing population and the benefits brought in by the Industrial Revolution. As the population grew, a new school was founded in 1815 in the building now known as The Parish Room. The Methodist Chapel followed in 1818 and in mid-century a new infants' school was built on the site now occupied by the present day school. All Saints' Church was consecrated in 1868, removing the need to travel to Bolton Percy for worship.

The village retained its original form until the 1960's when development began on a small scale. Over the next few decades it doubled in size. Conservation Area status was granted in the 1990's initially meaning that development was more carefully monitored. However, the general character of the village began to change as the high quality education provided by the primary school and local secondary schools (particularly Tadcaster and York) increased the demand for homes in the area, leading to higher value properties. Alongside this there has been a noticeable decline in village services available to residents – loss of Post Office, shop and closure of family-owned bus company – as modern day living has evolved.

2.3 Acaster Selby

Acaster Selby today is a small hamlet of 20 scattered dwellings. In the Middle Ages much of the land at Acaster was given to religious houses. Selby Abbey, St. Mary's Abbey and the Nunnery of Nun Appleton were all recipients of land in the township with Selby Abbey having the largest portion.

It was a thriving community and the waterfront would be busy with boats being loaded with produce bound for the kitchens and barns of the Abbeys of Selby and St Mary's in York. Other shipping would be passing by or waiting for the tide to carry them to York or to the Humber. Boat building and repairs were also a possible occupation. Salmon fishing too was an important part of the local economy and remained so until the 20th century. The College of St Andrew's, adjacent to the moated site on College Hill was founded by Robert Stillington, Bishop of Bath and Wells in c1475 providing free education for boys which would fit them for university, church and the law. In addition, the college buildings, a church and chantry provided a place for local people to worship rather than crossing the river to Stillingfleet.

At the Reformation in the 16th century, the grammar school was retained but the church was pulled down and by 1600 all the land owned by the religious houses was sold. The terrible tragedy of 1833, when 11 choristers from Stillingfleet were drowned crossing the river, reinforced the need for a church at Acaster. St. John's was finally built in 1850. As at Appleton, the agricultural depression at the latter half of the 19th century forced the sale of the Nun Appleton and Acaster Selby Estates and they were finally sold into private ownership in the 20th century.

In 1942 an RAF Airfield was commissioned on land between Acaster Selby and Acaster Malbis. It was initially used to train newly qualified pilots on twin engine aircraft but in 1943 it was developed into a full size bomber base with three concrete runways, steel hangars and new administration buildings. Farmers continued to farm the land between the runways as the need for food increased. In 1963 the airfield was decommissioned and the land was sold. It reverted to farmland although many locals remember learning to drive on the disused runways. In the mid-seventies it returned to use as an airfield for light aircraft. Businessmen from across Europe flew in for meetings with York companies and it was particularly popular during the racing season as a fast and convenient means of transport for horses and jockeys. This usage continued until the mid-1980's. The airfield is now once again used as farmland with large parts of the runways having been dug up and the buildings falling into disuse.

Appleton Roebuck has, to some extent become a 'commuter village', many of its residents travelling to York or Leeds to work. Acaster Selby has remained largely unchanged with no big development. The main local employment for both is still in agriculture with limited opportunities in the school, public houses, the potato business and with other small enterprises, for the most part located at the small industrial estate on Acaster Airfield.

3 | VISION AND OBJECTIVES

3.1 Vision for the future

In their Core Strategy adopted on October 22nd 2013, Selby District Council set out their vision for the future of the district during the period of the Strategy up to 2027:

By 2027 Selby District will be a distinctive rural District with an outstanding environment, a diverse economy and attractive, vibrant towns and villages. Residents will have a high quality of life and there will be a wide range of housing and job opportunities to help create socially balanced and sustainable communities, which are less dependent on surrounding towns and cities.

In the same way, we have consulted on a vision statement that can adequately express our aspirations as a community over that same timeframe. The following statement has been developed with our community and provides us with a view of what our community will look like in 2027:

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 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.

3.2 Key objectives

In seeking to see this vision realised during the period of this NDP – from adoption through to the end of the 2020's – we have developed a set of objectives to guide our work in the years ahead and within which to frame policies.

- 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.

- 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 parish green spaces.
- To avoid infilling and backland development, maintaining the open aspect of Appleton Roebuck and Acaster Selby.
- 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.

4.1 Delivering sustainable development

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, described by the NPPF as "a golden thread running through both plan-making and decision-taking". Our NDP wholly endorses this approach, with the over-riding priority for our NDP being to promote development that meets the needs of our present day residents and businesses, without compromising the ability of future generations to meet their own needs.

This 'golden thread' extends through and informs all the policies that follow on and form the heart of our NDP. This means that our policies are designed to positively promote opportunities which meet the needs of our communities and which re-affirm our character. Equally, our policies will not encourage activities that are perceived to have negative impacts for our residents and for our communities.

So, in the following section we set out our policies in the following way:

- **Themes:** our policies are ordered into five themes:
  a. Community facilities
  b. Design of the built environment
  c. Environment, landscape and heritage
  d. Housing
  e. Work and business

- **Policies:** each set of policies is preceded by the issues the policy is designed to address and the evidence that supports the policies.

- **Objectives:** each policy area details which of our five Objectives is addressed by the policies.

- **Conformity statements:** each policy is concluded with a summary of how the policy is in conformity with key parts of the National Planning Policy Framework and the Selby Core Strategy.

4.2 Community facilities

The intention in setting out policies for community facilities is to protect those few facilities the parish retains and to encourage growth and development both of existing and of new facilities that serve our community.

Policies	
CF1	Retention of key facilities
CF2	Supporting the growth of Appleton Roebuck Primary School

Objectives addressed
Objective 1: Supporting and enhancing community facilities

Retaining the few services of community value that are left most notably in Appleton Roebuck is a key objective for this Plan. Where it is possible to do so, new development proposals will be looked upon favourably if they propose to add value to those facilities and services we do retain.

Today, community facilities are focused in Appleton Roebuck village in the form of:

- The primary school;
- The Parish Rooms (home to meeting facilities, pre-school group, Good Companions, First Responders and other community groups and a part time post office);
- The tennis club;
- The Roebuck Inn and the Shoulder of Mutton public houses;
- All Saints' Church (CoE) and the Methodist Church.

In addition, there is a church at Acaster Selby, St John the Evangelist (CoE).

The Selby District Recreation Open Space Strategy (2006) notes that Appleton Roebuck has no children's playing space and one sports field comprising Appleton Tennis Club. This means that the village has a gross deficiency in recreational space of 1.50 hectares and the Strategy notes that "the village could support an equipped play area to L.E.A.P[1] standard" and that the tennis courts "would benefit from improved changing facilities".

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[1] *Local Equipped Area for Play*

The primary school building is a combination of the original village school and relatively modern extensions. A conservatory has been added to the Infant department and has since extended accommodation further. A new hall has recently been built on the playing field that has as much floor space as the old hall. The school occupies an enclosed site and this includes extensive playing fields and a hardplay facility. Other outdoor facilities include a developed nature study area, a covered patio area and a quiet area with picnic tables. The school currently has 103 pupils (Sept 2015) and enjoys an "outstanding" rating from OFSTED.

The Parish Rooms are owned by the Parish Council and house meeting facilities, a part-time Post Office and a popular pre-school educational group.

4.2.1 Retention of key services and facilities

Over the last forty years the services in the Parish have declined significantly. Residents do not want to see any further reduction.

Policy CF1 RETENTION OF KEY FACILITIES

Proposals affecting those community facilities listed should seek to ensure that the facility is maintained or improved for community benefit.

- The Primary School
- The Parish Rooms
- The Tennis Club
- The Roebuck Inn
- The Shoulder of Mutton
- All Saints' Church
- Methodist Church
- St John the Evangelist

The closure of an existing community facility will not be supported unless:

a) The facility is replaced by equivalent or better provision in terms of quantity and quality in a suitable location in the community, if a sufficient level of need is identified.

b) The facility can be clearly shown to be unviable, in which case alternative uses can be considered.

Conformity references: NPPF: 28, 70; Selby Core Strategy: policy 13, 14

4.2.2 Supporting the growth and development of Appleton Roebuck Primary School

Residents are very keen that the high quality education provided by the village school is retained. Over recent years the additional facilities and extensions have ensured its continuing development and improvement.

Policy CF2 APPLETON ROEBUCK PRIMARY SCHOOL

a) 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.

b) The school playing fields will be protected from development except for that which is deemed essential for expansion of the school's capacity.

Conformity references: NPPF 72

4.3 Design of the built environment

The intention in setting out policies for the design of the built environment is to ensure that new development respects the existing built form in terms of issues such as scale, massing and design; and that as the community grows, it does not lose its important green spaces and access to the countryside.

Policies	
DBE 1	Local green spaces
DBE 2	Respecting traditional building design and scale
DBE 3	Green infrastructure
DBE 4	Drainage and flood prevention

Objectives addressed
Objective 2: Conserving and enhancing our high quality environment, landscape, heritage assets and biodiversity
Objective 5: Conserving and protecting our high quality built environment

The parish has a wealth of historic buildings within our settlements and the design of these, particularly in the villages, should be respected and reflected in new buildings, whilst allowing for innovation and evolution of design and building techniques. In addition, where it is practical to do so, we will seek to protect and enhance greenspaces within our villages to provide amenity and to serve additional functions in relation to biodiversity, recreation and water management.

Appendix 2 sets out the essential features and character of our village and smaller settlements of Acaster Selby and Holme Green. This includes the Conservation Area of Appleton Roebuck[2]

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[2] *See Appendix Two for map of the Conservation Area*

and the historic buildings this area encompasses – including the remains of a moated manor site known as Brocket Hall that has Scheduled Ancient Monument status. However, consultation responses also revealed and recognised that the village is by no means homogenous in design terms and benefits visually from its evolving character.

Green spaces in the villages are numerous and villages are surrounded by farmland and countryside of high quality and amenity. Nonetheless little of this land is protected by formal designation and, as has been noted in the previous section, the parish is deficient in terms of recreational and amenity space.

Finally, concern has been strongly expressed about the carrying capacity in Appleton Roebuck of the foul water drainage in particular. Flood risk exists from both river (fluvial) and precipitation (pluvial).

Flood Zone 3

Flood Zone 2

Areas benefiting from flood defences (Not all may be shown*)
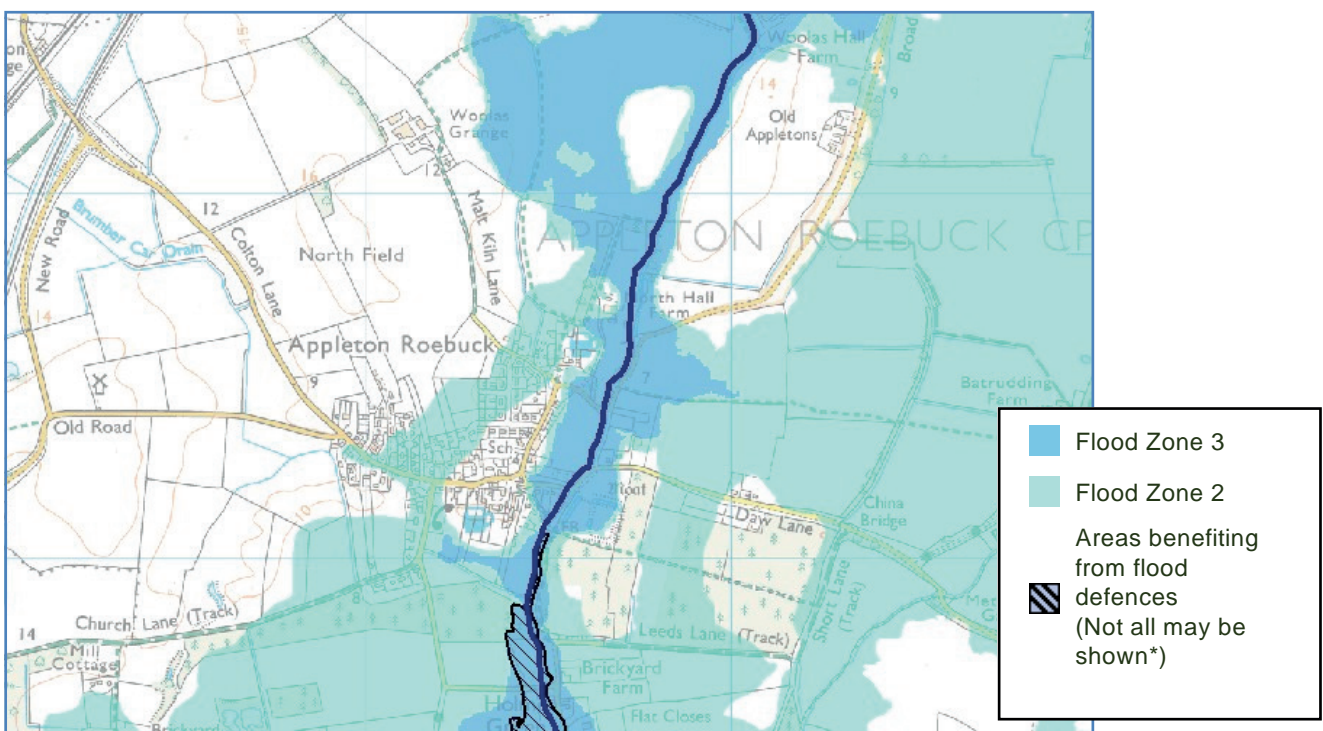
Consultation with our community in 2013 revealed strong support for all aspects of our proposed approach for our built up areas (see Appendix 4) with 93% highlighting the importance of the parish's rural character; 95% its green spaces; 80% its Conservation Area; and 83% its building styles.

4.3.1 Local green spaces

It is recognized that local green spaces contribute to improving and maintaining the health and wellbeing of the community. They can also perform an important function in helping to bring people of all ages together in social and recreational ways as well as help to protect local heritage. In general they are a "quality of life resource". In our household survey green spaces were rated as very important.

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. All Saints' churchyard and field
5. Bond Lane Greens
6. Daffy Field

Conformity references: NPPF 69-70, 74, 76-77 ; Selby Core Strategy: policy SP18/19

4.3.2 Respecting traditional building design and scale

As evidenced (see App. A2: Character Area Assessment) residents are very keen to protect and maintain the rural character and building styles of the parish, with the Conservation Area being very important to them.

Policy DBE 2: RESPECTING TRADITIONAL BUILDING DESIGN AND SCALE

Proposals for new development will:

a) Respect the overall palette of traditional designs and the character of the local area.

b) Respect the height, position, size and massing of existing buildings.

c) Ensure boundary treatments are in keeping with the tradition of the village and primarily involve hedgerows formed by native species.

d) Demonstrate how the recommendations set out in the Local Character Assessment will be respected.

Modern architectural detailing, including 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.

Conformity references: NPPF 57 - 61; 63-65; Selby Core Strategy: policy 15; 19

4.3.3 Green infrastructure

Our parish is set in a rural environment rich in flora and fauna. Such green infrastructure has positive impacts on habitats and biodiversity; it can help to reduce flood risk, improve air quality, and provide health benefits. The National Planning Policy Framework recognises that green infrastructure is a key element in high quality sustainable development. This policy therefore aims to ensure that any new building works help to maintain the current high quality natural setting of the parish and integrate new developments into the life and environment of its wider rural location.

Policy DBE 3: GREEN INFRASTRUCTURE

a) Proposals for new development must seek to integrate good practice in green infrastructure, including green spaces, new tree planting and landscaping.

b) 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.

c) Wherever possible, native species should be used for all new planting schemes.

Conformity references: NPPF 17, 99; Selby Core Strategy: policy 15, 18

4.3.4 Drainage and flood prevention

Much of the parish is located in flood zones 2 & 3 with some located in flood zone 1 (least at risk). In periods of heavy or prolonged rain flooding of roads and some foul water 'back-up' in streets and houses occurs. It is a problem that has increased over time as more and more houses have been built. This policy seeks to address the concerns of residents as evidenced through consultation.

Policy DBE 4: DRAINAGE AND FLOOD PREVENTION

New development should not add to the overall level of flood risk in the parish. To achieve this, the following principles should be adhered to:

a) New development beyond that permitted should not take place in those areas defined as Flood Zone 2 and 3 by the Environment Agency.

b) 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.

c) Permeable surfaces and soakaways for hardstanding areas should be incorporated to all new developments wherever practicable.

d) 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.

e) There is a presumption against culverting and the constricting of watercourses and their immediate environs.

f) 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.

Conformity references: NPPF 94, 99; Selby Core Strategy: policy 15

4.4 Environment, landscape and heritage

The intention in setting out policies for the environment, landscape and heritage is to ensure that the essential character of the parish is conserved and protected as new development and growth takes place, recognising the rurality of the parish alongside its wealth of history and heritage.

Policies	
ELH 1	Maintaining agricultural land
ELH 2	Conserving, restoring and enhancing biodiversity
ELH 3	Green corridors
ELH 4	Historic rural environment

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

The parish has a high quality rural environment with historic landscapes, footpaths and byways and buildings. 93% of replies to the Household Survey rated maintenance of the rural character of our parish and of the green spaces within it as being important or highly important. The Plan will seek to conserve and maintain these valuable features whilst seeking improvement wherever possible.
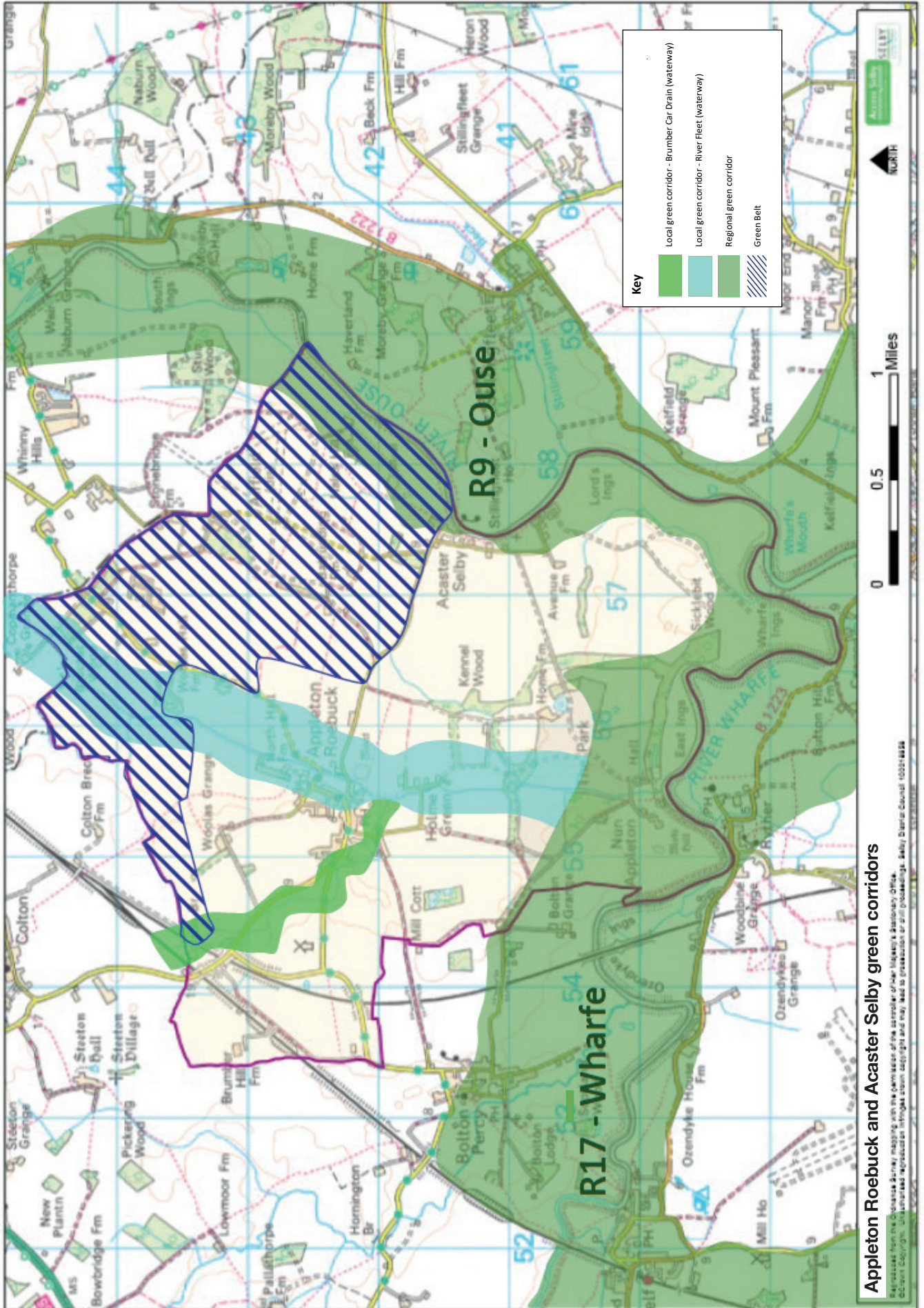
The North Yorkshire and York Landscape Character project identified the parish as falling into an area characterized as "vale farmland with plantation woodlands and heathland" and associated with the wider Vale of York national character area. In the earlier 1999 Selby Landscape Assessment[3], the parish is described as falling in the local character area of the York Fringe with the following key characteristics:

- Strong rural character, relatively isolated, quiet and tranquil.
- Small nucleated villages and farmsteads and no large settlements.
- Gently rolling or flat arable farmland, with areas of woodland and traditional mixed arable or pasture.
- Large historic houses within parkland (e.g. Nun Appleton Hall and Park).

The Assessment carries on to describe the landscape in the parish as being an amalgam of "rolling open farmland", "flat open farmland", "semi-enclosed farmland", "parkland" and "modified" (in relation to Acaster Malbis airfield).

It is notable that the assessment identifies Appleton Roebuck as a village that has managed to retain "a surrounding fringe of narrow strip fields, which confer a distinctive small-scale pattern to the landscape….surviving remnants of the post-medieval enclosure system".

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[3] *Landscape Assessment of Selby District, Woolerton Dodwell Associates for SDC, 1999*

Appleton Roebuck and Acaster Selby green corridors

Key

- Local green corridor - Brumber Car Drain (waterway)
- Local green corridor - River Fleet (waterway)
- Regional green corridor
- Green Belt

R9 - Ouse

R17 - Wharfe
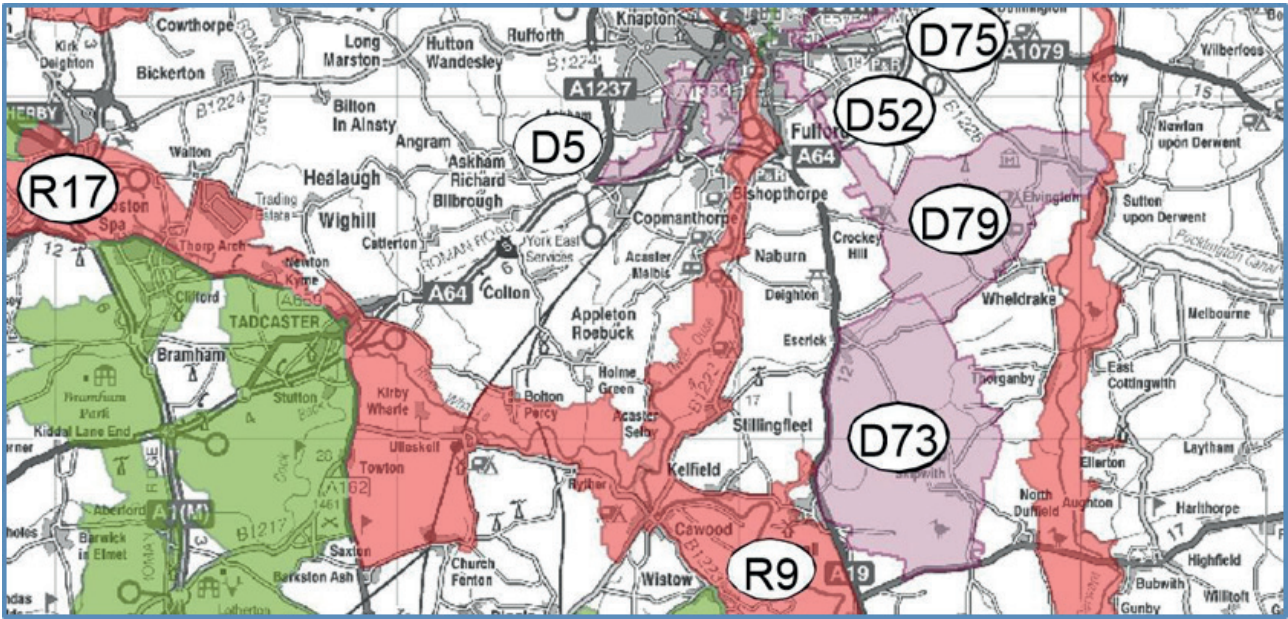
Source: Natural England

Mapping work undertaken by Natural England across the region identified a series of strategic green infrastructure corridors, which includes the Wharfe valley (R17) and the River Ouse (R9). These are significant corridors serving multiple functions and operational across several districts of Yorkshire and the Humber. They are illustrated in the map below.

These corridors are further added to by local investigations which has identified the course of the River Fleet as an important local corridor with regard to wildlife and drainage in particular, alongside a set of small but important and interlinked corridors formed by rights of way, drains and highway verges, intersecting copses and plantations.

The green corridors map on page 23 illustrates these interlinking corridors and a full consideration of green infrastructure corridors in the parish can be found in the evidence base on the NDP website.

4.4.1 Maintaining agricultural land

Preserving the rural character of the Plan area requires that agricultural land is valued and preserved wherever possible.

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.

Conformity references: NPPF 28, 109, 112; Selby Core Strategy: policy 15

4.4.2 Enhancing biodiversity

Biodiversity in flora and fauna is a very strong indicator of a healthy environment that has benefits for all. It is therefore important to maintain existing and create new ecological systems.

Policy ELH 2: CONSERVING, RESTORING AND ENHANCING BIODIVERSITY

Biodiversity will be conserved, restored and enhanced by ensuring that development:

a) Does not result in the fragmentation of habitats.

b) Maximises opportunities for the restoration and enhancement of habitats and improving connectivity between habitats

c) Maintains, creates and improves ecological networks and Green Infrastructure routes to assist the resilience of habitats and species in the face of climate change

d) Aims to conserve or enhance biodiversity through the prevention of loss of habitat or species and the incorporation of beneficial biodiversity features

e) Results in a net gain in biodiversity to be provided as part of new development schemes.

f) Uses native and locally characteristic species in landscaping schemes.

Proposals for development which would result in loss or significant harm to:

a) Habitats or species included in the Selby Biodiversity Action Plan and priority species and habitat in the UK Biodiversity Action Plan

b) Local Sites of Importance for Nature Conservation

c) Ancient Woodland and Ancient/Veteran Trees

Will only be permitted where it can be demonstrated that there is a need for the development in that location and that the benefit of the development outweighs the loss and harm. Where loss and harm cannot be prevented or adequately mitigated, compensation for the loss/harm will be sought. Applications for planning permission will be refused where significant harm cannot be prevented, adequately mitigated against or compensated for.

Loss or harm to other nature conservation features should be avoided or mitigated. Compensation will be sought for the loss or damage to other nature conservation features which would result from the development proposed. Protected sites, including internationally and nationally protected sites and Sites of Importance for Nature Conservation are identified on the Policies Map.

Conformity references: NPPF 109, 117, 118; Selby Core Strategy: policy 15, 18

4.4.3 Green corridors

A green corridor is a strip of land and/or water that provides sufficient habitat to shelter and support wildlife and thus allow the movement of wildlife along it in order to maintain and increase biodiversity. Typical corridors are river or stream banks, wooded strips connecting larger wooded areas, broad roadside grass verges, mature hedges and set-aside headland strips on arable land. Our parish lies within significant green corridors and it is important to protect these unique resources.

Policy ELH 3: GREEN CORRIDORS

The following areas are designated as Green Corridors:

- River Wharfe (R17 – regionally significant)

- River Ouse (R9 – regionally significant)

- River Fleet (locally significant)

- Brumber Car Drain (locally significant)

Proposed development must not serve to disrupt the functions the corridor(s) performs. In all circumstances proposals for new development in and adjacent to these corridors must demonstrate how the functions of the corridor(s) in question will be enhanced by the development.

Conformity references: NPPF 109, 117, 118; Selby Core Strategy: policy 15, 18

4.4.4 Historic rural environment

The two settlements in the Plan area were established by Anglo Saxon times; the original street pattern largely survives together with several buildings of historic interest.

Policy ELH 4: 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. Proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:

a) The distribution and form of settlements and buildings in their landscape setting.

b) The character of individual settlements, including building styles and materials.

c) The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses).

d) Visually sensitive skylines, vistas and views.

Any proposals for development 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. Land management practices that will protect and reinforce landscape character and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.

Conformity references: NPPF 61, 126; Selby Core Strategy: policy 18, 19

4.5 Housing development

The intention in setting out policies for housing development is to ensure that the parish welcomes new homes that respond to demand from within the community first and foremost and that where new development does take place, it is in keeping with its surroundings and does not overwhelm the existing community.

Policies	
H1	New housing development design and scale
H2	Housing mix
H3	Car parking

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

Since 2000, there have been 64 new homes constructed in the parish (60 net) as shown below:

Appleton Roebuck Completions	
Financial year	**Completions**
2000-2001	1
2001-2002	5
2002-2003	0
2003-2004	9
2004-2005	6
2005-2006	2
2006-2007	2
2007-2008	1
2008-2009	13
2009-2010	0
2010-2011	0
2011-2012	12
2012-2013	1
2013-2014	1
2014-2015	11
Total	**64**

A survey of residents has shown 76% of respondents supporting, in principle, new developments that include a proportion of affordable homes. In relation to housing type, while there is little

appetite for large family homes, there is clear demand for small and medium sized homes catering for starters and small families / downsizing / retirement.

Our survey of residents also revealed a strong preference for developments of small groups of houses (5 units or fewer), or single homes.

4.5.1 Housing scale, location and density

Residents' overwhelming preference is for small scale housing development of 5 units or fewer (see App. 4).

Policy H1: NEW HOUSING DEVELOPMENT DESIGN 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:

- Design of new homes

- Design of the overall development

- Car parking arrangement

- Appropriate landscaping, greenspace and green infrastructure

- Non-vehicular links, including public rights of way linking the development to other parts of the village and the surrounding countryside, where practicable.

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 a level of vehicle movements that would result in a loss of residential amenity for neighbours in relation to safety, noise and air quality.

Conformity references: NPPF 47, 55; Selby Core Strategy: policy 4, 5, 19

4.5.2 Housing mix

This policy clearly reflects the wishes of the local community as evidenced in the Household Survey.

Policy H2: HOUSING MIX

a) New housing developments should provide for a mix of size and types of homes, including making provision for young families and the elderly.

b) Support will be given to proposals that reflect the housing needs of the area as set out in the most recent Strategic Housing Market Assessment, local Housing Needs Survey and/or residents survey.

Conformity references: NPPF 50; Selby Core Strategy: policy 8

4.5.3 Car parking

A key concern for villagers in Appleton Roebuck is on street car parking resulting in congestion, mostly resulting from the growth of 2+ car households and the reduction of on-property car parking, particular in new housing developments.

Policy H3: **CAR PARKING**

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

- Two spaces per dwelling of up to three bedrooms;

- Three spaces per dwelling of four bedrooms and over.

b) Car parking spaces within the curtilage of a new development must seek to utilize permeable surfacing and / or soakaways to improve drainage and reduce flood risk.

Conformity references: NPPF 35

4.6 Work and business

The intention in setting out policies for work and business is to ensure that business is welcome in the parish, both in relation to the farming industry which shapes so much of the landscape and the many small businesses in the villages.

Policies	
WB1	**Re-use of redundant buildings**
WB2	**Farm diversification**
WB3	**Small business development**

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

The parish is home to a wide range of businesses, ranging from farms in the countryside, alongside a variety of processors and other non-agricultural industries on the airfield, through to small businesses in the villages.

Our research in the parish found that there were 74 businesses operational, with more clearly in existence under the VAT threshold. The businesses who responded to our survey identified access to adequate broadband and mobile phone coverage as two major constraints on business, alongside transport, premises and planning policy.

The household survey revealed support for some types of new business in the parish including retail food, home working and other retail activity. In particular a village shop is the service business most often mentioned.

4.6.1 Re-use of redundant buildings

The maintenance of the essential rural character of the parish is important to residents. This can be achieved through supporting diversification that allows for farm based activity to continue without the loss of land to alternate uses that reduce the rurality of the parish

Policy WB1: RE-USE OF REDUNDANT BUILDINGS

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

a) Increases in the levels of road traffic which can be demonstrated to cause disruption to neighbouring properties.

b) Significant increases in the level of heavy goods vehicle movements associated with the new use.

c) Significant increases in noise associated with the new use.

Conversions of redundant buildings should seek to retain the original character of the building, including design features and detailing; and to the setting of the building within the environment.

Conformity references: NPPF 28, 35, 57-61; Selby Core Strategy: policy 13, 15

4.6.2 Farm diversification

Residents believe it is important to maintain the rural nature of the parish by allowing farm based activity to continue.

Policy WB2: FARM DIVERSIFICATION

Support will be given for farm diversification where this:

a) Supports existing agri-food business.

b) Does not lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a).

c) Does not result in significant increase in traffic movements, particularly HGVs.

d) Does not result in other forms of pollution that would serve to reduce residential amenity for neighbours, for example light, noise and smell.

Conformity references: NPPF 17, 21, 28; Selby Core Strategy: policy 13

4.6.3 Small business development

Parishioners expressed support (Appendix 5) for some new types of business, including food retail and home working, provided that they did not impinge on the life quality of other local residents. More industrial types of business are not supported.

Policy WB3: SMALL BUSINESS DEVELOPMENT

The growth of existing small businesses and new businesses will be supported where these do not have a negative impact upon other local residents, including in respect of:

a) Significantly increased traffic movements or the use of larger vehicles or Heavy Goods Vehicles.

b) Any forms of pollution that would serve to reduce residential amenity for neighbours, for example light, noise and smell.

Conformity references: NPPF 17, 21, 28, 35, 70; Selby Core Strategy: policy 13

4.7 Policies Map: Appleton Roebuck Village

Map Key

●	Community Facilities
▨	Scheduled Monument
▇	Local Green Space
▮	Conservation Area
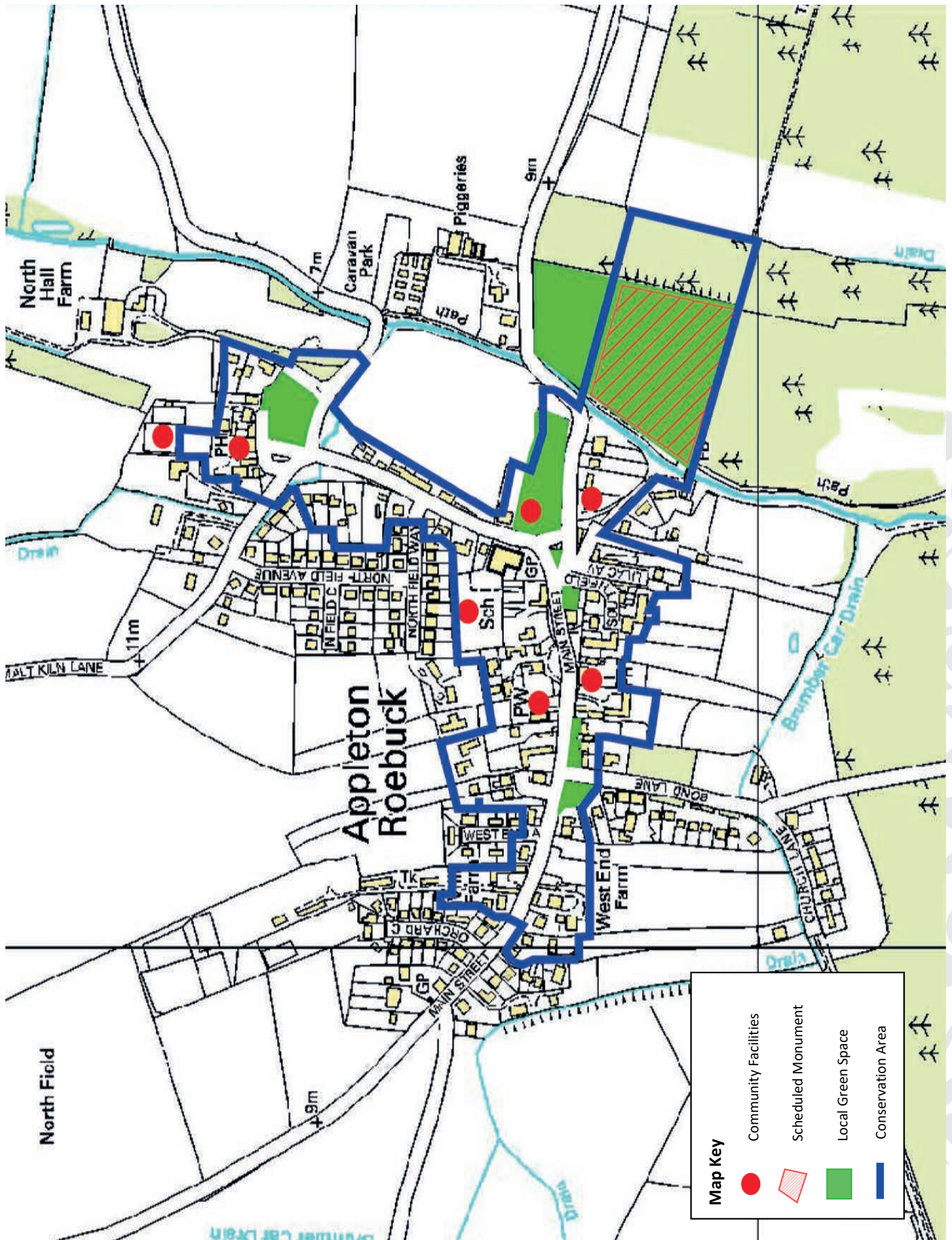
APPENDICES

A1 LOCAL GREEN SPACES ASSESSMENT

Chapel Green	
Location	Entrance to the village from the north / junction of Main Street & Malt Kiln Lane
Size	0.25h
Adjacent to existing properties?	Yes
Local or community value	Yes. General public access; enhances the character of the village; holds 'Village Green' status; is within the conservation area; general recreation area – used for village celebrations (jubilee/royal wedding/festivals etc)
Landscape value	No - provides a green central hub to AR
Historical value	Yes – thought to be where the settlement of AR originated. Possible site of Sampson chapel and poor houses.
Recreational value	Yes – playing space for young people; general recreational space
Wildlife or green infrastructure value	Important element to the character of the conservation area.
Recommendation	**To be designated a Green Space**

Bell Green	
Location	On the corner of Main Street / Daw Lane turning - opposite Shop Hill
Size	0.1h
Adjacent to existing properties?	Yes – one of which is Bell Hill House Grade 11 Listed
Local or community value	Open public access; seating area; recreational area; enhances a built up Main Street
Landscape value	No
Historical value	Yes – just a few metres from Shop Hill, thought to have been the site of the village well.
Recreational value	General recreational space; rest area for cyclists / walkers passing through AR
Wildlife or green infrastructure value	No
Recommendation	**To be designated a Green Space**

Shop Hill	
Location	Opposite All Saints Church where Main Street and Daw Lane meet (the 'fulcrum' of the village)
Size	0.03h
Adjacent to existing properties?	Central to AR – surrounded by the church, Parish Rooms & Cottage & the school

Local or community value	General public access; small seating area; short footpath. Contributes to the character of the village providing a focal point.
Landscape value	No
Historical value	Yes – believed to be the site of the village well in mediaeval times and possibly site of the Blacksmiths shop.
Recreational value	No
Wildlife or green infrastructure value	Mature tree
Recommendation	**To be designated a Green Space**

All Saints' churchyard and adjoining field

Location	Road leading east from AR to Acaster Selby
Size	0.5h
Adjacent to existing properties?	Yes
Local or community value	Open public access to churchyard
Landscape value	Provides open views across farmland;
Historical value	Owned by Diocese
Recreational value	None
Wildlife or green infrastructure value	Supports a variety of wildlife / wild flowers; hedgerows.
Recommendation	**To be designated a Green Space**

College Hill

Location	Behind College Farm, Acaster Selby
Size	1h
Adjacent to existing properties?	No
Local or community value	Open public access; public footpaths;
Landscape value	Open country views; adjacent to Acaster Marshes
Historical value	Yes – site of a pre-Reformation school dissolved under The Chantries Act; historical monument
Recreational value	Walking – public footpaths either side
Wildlife or green infrastructure value	All manner of wildlife and vegetation
Recommendation	**Do not designate - too far from main settlement**

The Ings

Location	Adjacent to the river at Acaster Selby
Size	37h

Adjacent to existing properties?	No
Local or community value	Yes; walking; picnicking
Landscape value	Floodplain meadow; wide open views of countryside alongside and across the river
Historical value	A detailed survey was drawn up of the parish in the last years of the 16th century probably by the rector of Bolton Percy. Careful management of the water is obvious from the survey and the drainage system shown then can be seen today.
Recreational value	Walking; general recreation
Wildlife or green infrastructure value	SINC; all manner of wildlife and vegetation
Recommendation	**Do not designate – too extensive**

Holme Green	
Location	Half a mile south of the centre of Appleton Roebuck.
Size	1h
Adjacent to existing properties?	Yes
Local or community value	Open public access; safe play space for young people; general recreational value
Landscape value	Picturesque open space alongside the River Fleet providing open views of the surrounding farmland
Historical value	The green is surrounded by a number of historical buildings. The field names alongside of the Fleet and the topography of Holme Green, where the green itself is suggestive of a mill pond, all point to a mill being in this area.
Recreational value	General recreation area.
Wildlife or green infrastructure value	Large mature trees and wildflowers. Open space for all manner of wildlife and vegetation
Recommendation	**Do not designate – too far from main settlement**

Greens either side of Bond Lane	
Location	Junction of Bond Lane and Main Street, lying on south-west side and the south- east side of the junction.
Size	0.12 & 0.06
Adjacent to existing properties?	Yes
Local or community value	General public access; first visible green space on entering the village from the west.
Landscape value	No

Historical value	None known
Recreational value	General recreation area - the west side green is often used by small children as play area.
Wildlife or green infrastructure value	The west side has very striking mature horse chestnut, hornbeam and Acer maple trees, much used by birds including owls
Recommendation	**To be designated a Green Space**

'Ridge and Furrow' field adjacent to Daw Lane

Location	Behind All Saints Church and Main Street / adjacent to Daw Lane
Size	2h
Adjacent to existing properties?	Yes
Local or community value	Privately owned; used for grazing animals
Landscape value	No
Historical value	Strong visible evidence of mediaeval ridge and furrow
Recreational value	No
Wildlife or green infrastructure value	Variety of wildlife; trees; hedgerows
Recommendation	**Do not designate – too extensive**

Broad Lane Common Land strips

Location	Road leading north out of the village towards Acaster Malbis
Size	4h
Adjacent to existing properties?	A small group of 4 houses
Local or community value	Open public access; one area is farmed; other areas are used for walking; public footpaths cross the areas;
Landscape value	Walking and general recreation
Historical value	None known
Recreational value	Walking and general recreation
Wildlife or green infrastructure value	Hedgerows and mature trees support various species of wildlife
Recommendation	**Do not designate – too far from main settlement**

Daffy Field	
Location	Bordered by the River Fleet and Daw Lane
Size	2h
Adjacent to existing properties?	3 houses
Local or community value	Privately owned; used for grazing animals but with public footpaths on 2 sides
Landscape value	Open space alongside the River Fleet providing views of oak woods
Historical value	A large square earthwork - Site of a medieval manor, Brocket Hall (known as Southwood in the middle ages). Evidence of a fish pond and linked channels which although do not feed from the Fleet today, is near enough to have done so in the past.
Recreational value	Walking and general recreation along designated footpaths
Wildlife or green infrastructure value	Hedgerows and mature trees support various species of wildlife
Recommendation	**To be designated as a Green Space**

A2 CHARACTER AREA ASSESSMENT

CHARACTER ASSESSMENT:
APPLETON ROEBUCK AND ACASTER SELBY

This Character Assessment has been written to support the design and heritage policies of Appleton Roebuck and Acaster Selby's Neighbourhood Development Plan. The findings within this document are primarily based on Appleton Roebuck's Village Design Statement which was adopted for inclusion in the Local Development Framework by Selby District Council in February 2012.

Overview of the settlement or neighbourhood area

Lying around 8km south west of York, Appleton Roebuck is located in the southern part of the wider territory of "The Ainsty"; the area to the west of York, bounded by the rivers Nidd, Ouse and Wharfe. This compact area is bisected by the A64 which follows the route of the "Streete" or Roman Road from Tadcaster to York.

Appleton Roebuck is traditionally a farming community that has origins well before it was recorded in the Doomsday Book of 1086. The landscape west of the village is gently undulating and to the south is slightly flatter, formed by the ancient flood plains of the river Ouse and the network of streams and ditches that drain the fields. Modern farming practices result in a patchwork of fields, separated by historic hedgerows and small tree belts. Occasional farm complexes break the skyline but overall it is a landscape typical of production farming in Selby District.

There are five broad character areas in Appleton Roebuck that encompass dwellings from throughout history but share common design features to create distinct styles. These are:

- the terrace cottages that form the two greens and Main Street that links them
- later larger detached villas along Main Street
- post-war small infill development
- nearby settlement of Acaster Selby
- nearby settlement of Holme Green.

The map below shows Appleton Roebuck's defined Conservation Area in blue and any listed buildings and scheduled monuments in red.

Character Areas Overview

Key
Main Street Character Area
The Greens Character Area
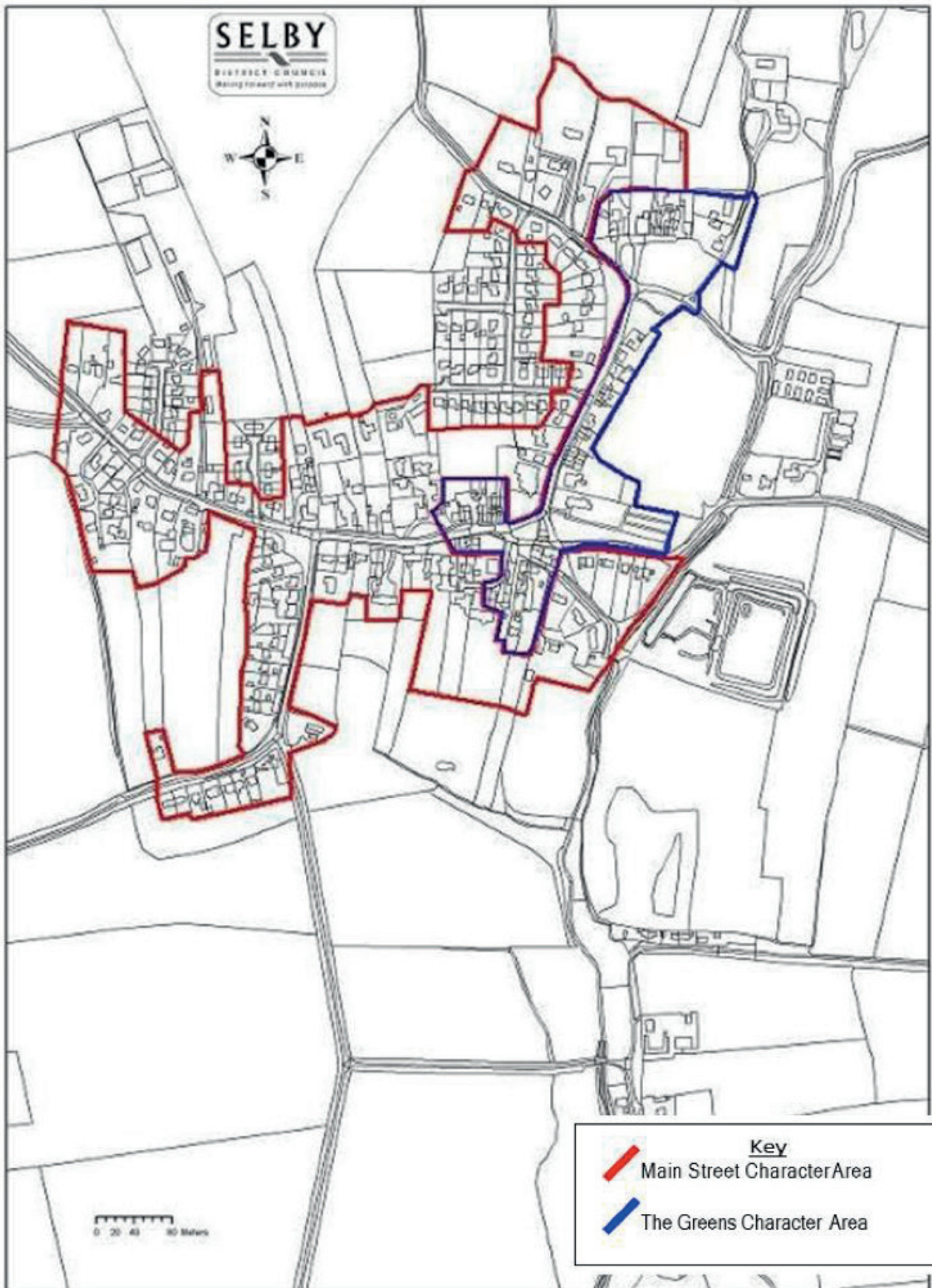
Character Area 1: The Greens

General overview of character

The character area is made up of the two main village greens in Appleton Roebuck. They are linked by a long weaving street that has been built up in a ribbon pattern. This stretch, although well established by 1600, was not part of the early linear planned village. It may have developed from a track to a manorial chapel possibly sited at Chapel Green and, as the village population expanded, houses were built along its south side.

Layout

Chapel Green is the northernmost green. Lined on one side by the Shoulder of Mutton public house, the dominant building, and two 19th and 20th century terrace cottages which stand alongside. Two more modern houses at the end complete the enclosure. The open area in front of the garage is part of the village green emphasising the open space and is very important to its character.

Bell Green is in the area around Shop Hill to the south. This was once a much bigger open space but still opens out the centre of the village. The green has been encroached on since the 18th Century by Bell Hill House, and in the 19th Century, by Church View and Wheatley Cottages. The small triangle of green space at the side of the property is known as Shop Hill, once the site of the village smithy. A wide tarmac area links Bell Green with the 19th Century Parish Room and cottage, and Lilac Avenue with its stone faced and rendered cottages leads to a gravel drive and two much larger recent brick built properties at the end.

Topography
Barley Croft, (the fields behind Main Street), shows evidence of medieval cultivation in its fine ridge and furrow.

Spaces
Chapel Green and Bell Green.

Roads, streets, routes
The road that links the two greens is Main Street. The church and school are on opposite sides of the road as Main Street bends sharply to the left.

Buildings and details
There is a mix of Victorian villas, terraced cottages and 20th Century development. The area is made up of short terraces, semi and detached houses, and although there appears to be a continuous terrace of individual properties, numerous gaps and side gardens break up the continuity of buildings. Houses open on to the street, with an occasional one set behind a short front garden and a low brick wall. The pink/brown/red brick is laid in a stretcher bond, and a handful of dwellings now feature white or cream render. Houses all vary in width, eaves and ridge heights and roof pitch, but are all 2-storey. Houses are mostly square faced or low and wide- double fronting is common. Houses are built with a gable roof shape covered in an orange clay pan tile. Eaves face to the front and are flush to the wall. Chimneys are low but deep and mostly found on the gable walls. Door are mostly timber and painted in muted earth or "heritage" colours.

The white painted timber windows are tall with multiple panes of glass, usually 12 panes (6 per frame) in vertical sliding sashes. Cills are usually thin stone or brick, while the headers are often arched or splayed- end stone or brick. Occasionally some additional details can be found, including water tables, a shallow bow window or porch. Such subtle variety of detailing reflects the variety in the houses themselves and forms much of the character.

Character Area 2: Main Street

General overview of character
The character area is laid out in linear or "ribbon" form and leads from the western edge of the village to the moated site in the Daffy field. Tofts and crofts were laid out on either side and each house was built individually to the owners specification – according to the vernacular tastes of the time.

Layout
The village houses now are mainly gabled with eaves facing the road, although a few of the oldest properties are gable-end on, a feature which would have been common in earlier times. On the southern side of Main Street, West End Farm features a "model farm" layout that has been retained and restored.

Spaces
A green space stands between West End Farm and new development running up to and along Bond Lane.

Landmarks
Roebuck Inn – 18th Century Grade II listed
All Saints Church – 19th Century Grade II listed
Old Vicarage - 18th Century Grade II listed
Methodist Chapel – 1818 Grade II listed
The Maltings – 19th Century Grade II listed

Buildings and details
Some large villas were built in the 19th Century, probably from the proceeds of the mid-century agricultural boom. Older houses are of brick, some rendered and interspersed with modern development which on the whole respects the materials, scale, massing and siting. Georgian and Victorian villas together with farm buildings form the bulk of the character area. Buildings are 2 storey or dormer bungalow giving a horizontal or square emphases to buildings, then porches, annexes and extensions create a varied side and rear profile. Elevations are neat and balanced, often symmetrical and/or double fronted with a central door, emphasised by a fanlight above. The dominant roof shape is a gable, and most buildings are front-facing with eaves to the road. The roofscape is richly varied throughout Main Street as the eaves and ridge heights vary by up to a metre. the roof pitch is varied, and the building dimensions vary greatly. Windows are usually twice as tall as they are wide, made in timber and painted white. Vertical sliding sash and Yorkshire lights are the most common designs, although the number of small panes in each opening is usually less than six following the Victorian style. Although arch and cill detail varies, there is a common brick arch above windows and doors, made two bricks in depth.

Streetscape features
Despite some grand individual houses, the street maintains its rural character. Larger villas are set in large grounds with low brick walls, or more usually timber fence and hedge boundaries, with several mature trees in the grounds. On the south side of the road, the footpath is often a

grass verge instead of tarmac. Plots are irregularly sized, but are all long and thin, running at right angles from the road. All are spacious, with large gaps between buildings allowing dense mature vegetation to grow. This mature landscaping maintains the shortness of views within the village.

Character Area 3: Infill Estates

General overview of character

The main infill estate is North Field estate which is the largest single development in the parish. There are several smaller developments on single plots that have intensified the density of the village and introduced back land development and uniformity of house types.

Other estates in the parish include:

- Ainsty Garth
- Briar's Drive
- Orchard Close
- The Orchards
- West End Avenue
- Villa Farm Way
- Bond Lane

- Westfield Drive
- Fairfax Close
- The Maltings
- Wheatley Croft
- Southfield Grange
- Grayson Cottages
- Ashtree Gardens

Layout

Northfield estate was built from 1969-1972. The estate is located in the north east of the village, between the village school and Chapel Green. It is bounded on the western side by the school property, on the north by farmland and to the east by Malt Kiln Lane. There are two sets of semi-detached houses on Northfield Way and the remaining properties are detached in equally sized plots.

Roads, streets, routes

Access into Northfield estate is via Main Street onto Northfield Way or from Malt Kiln Lane into Northfield Avenue.

Buildings and details

Northfield estate is a relatively modern volume house-builder's layout typical of the time, with identical houses set back from the roadside. All the properties have a parking space to the front and a garage to the side. The majority have short drives of flagstone and/or gravel. All the houses are two-storey construction and roof lines are either parallel to or at right-angles to the street. Houses on the estate face the street and corner plot properties have gardens that extend around the corners. Several of the houses have had extensions built to provide additional accommodation both at ground and first floor levels.

Houses are built in a red-orange brick and several have a cedar boarding or light coloured stone fascia between the first floor and ground floor windows on the front elevations. Roofs are made of a concrete tile. Chimneys are short in height and of the same brick as the walls. A mixture of window styles to the front the streets, mostly in white uPVC, although some original wooden frames can be found. The houses on the corner plots have 'Georgian-style' bow windows. Some later porches add a bit of variety to the buildings.

Streetscape features

The front boundaries of the properties are typically low-rise brick walls along the pavement (as low as 3 courses in places). Boundaries between plots are also denoted by a mix of wooden fencing, hedging and shrubbery.

Views

The predominant views are modern streetscapes with borders of trees, hedges and shrubs. Northfield Close has a view out onto the open farmland, as do the properties beyond the end of Northfield Way.

Character Area 4: Acaster Selby

General overview of character

Acaster Selby is partly bounded by the rivers Ouse and Wharfe and in earlier times derived wealth and trade from its riverside location. Acaster Selby is a quiet hamlet at the end of Daw Lane which takes its form and shape from the rivers.
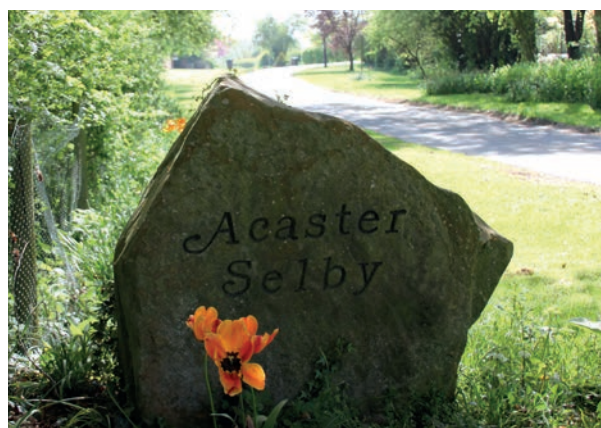
Layout
There is no focal point to Acaster Selby and it straggles along the riverbank.

Topography
The road to Acaster Selby passes through flat agricultural land and in some areas where the verges are wider and overgrown provide a natural habitat for wildlife and informal grazing. Woodland on the left at the approach to the built area was once Acaster Common adjoining the junction with the road to Acaster Malbis.

Roads, streets, routes
Daw Lane leads to Acaster Selby from Appleton Roebuck.

Green and natural features
The Ings land at Acaster Selby is a vital flood plain and an integral part of the village landscape, providing rich grazing land for local farmers and also an important haven for wildlife.

Landmarks
College farm - Grade II listed
College Farm Barn - Grade II listed
Manor Farm - Grade II listed
St John's The Evangelist Church - Grade II listed

Buildings and details
The characteristic features are local hand clamped brick built vernacular houses and barns with orange pan tiles and occasional limestone features. Although each building appears to be a farm complex made of simple gabled buildings, many are elaborately detailed houses and villas. There is some modern development, particularly at the northern end where a track leaves the main road leading to a footpath beginning at College Farm. Newer houses are a mix of bungalows and larger houses in a spacious plot, but display few of the characteristics of the older part of Acaster Selby.

Character Area 5: Holme Green

General overview of character

Holme Green is situated approximately 1km south of Appleton Roebuck on the east side of the river Fleet. The hamlet has long been associated with the Nun Appleton Estate and today is a small rural settlement distinguished by some important buildings.

Roads, streets, routes

Access to Holme Green is via a long straight single track road from Appleton Roebuck called Bond Lane, which is bordered with hedgerows and grass verges. A footpath runs from the centre of Appleton Roebuck, in between new Oak plantations and the Fleet to Holme Green. This is a popular walk for local people giving access to two other routes back to the village.

Landmarks

Holme Green Farmhouse and a barn with the farmhouse – both Grade II listed
Brickyard Farm – an attractive low density settlement retaining a quiet rural atmosphere.

Buildings and details

During the 19th Century more cottages were built to accommodate labourers on the Nun Appleton Estate during the agricultural boom years. Some have vanished, two semi-detached cottages have been made into one and others have been extended and modernised.
Brickyard Farm buildings are vernacular in style using local brick and tile with the timber framed Brickyard Farms as an outstanding example of its kind.

A3 HOUSING NEEDS SURVEY

The Appleton Roebuck Housing Needs Survey was undertaken by the Rural Housing Trust in 2007. The following is extracted from that report. The full report can be found on the NDP website.

RESPONSE

It is to be expected that the majority of people living in the area are well housed and would not necessarily respond to any questionnaire seeking information about housing needs.

In the experience of the Rural Housing Trust, the majority of responses in any Survey of this kind come from:

- people who feel themselves to be in need of housing now or in the near future;

- their relatives;

- people involved in some way in community affairs who probably have an appreciation of the problems affecting the community as a whole, even if they are not in housing need;

- people who feel strongly that there should be no more development in the village.

A total of 300 forms were sent out and 126 completed or partially completed forms were returned, giving a response rate of 42%. This is a very good response – in our experience, the average response rate is 25%.

HOUSE PRICES AND RENTS IN THE VILLAGE

Current sales:

At the time of writing, local estate agents were advertising a variety of properties for sale including:

1 x 3 bedroom semi-detached house for £249,950
1 x 3 bedroom detached house from £329,950
1 x 3 bedroom detached bungalow for £295,000
1 x 4 bedroom detached house for £340,000
1 x 5 bedroom detached house for £399,950

Recent trends: The average house price in the District for the whole of 2006 was £187,784[4]. Figures show that this is 9 times the median income £20,814.[5] The annual household income needed for a 95% mortgage for the average property is £50,969[6].

Rents: At the time of writing, there were the following properties available to rent in the village:

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[4] *Land Registry 2006: NHF Home Truths: Yorkshire & Humber, Oct 2007*
[5] *National Statistics: ASHE Data 2006*
[6] *Calculated at 3.5 times annual income*

1 x 3 bedroom semi-detached house for £950 per calendar month (pcm)
1 x 4 bedroom detached house for £850 pcm
1 x 4 bedroom detached house for £750pcm

AVAILABILITY OF AFFORDABLE HOUSING

a)   Public Sector Housing Stock – supply

Information provided by Selby District Council shows that Appleton Roebuck has the following local authority housing for rent:

5 x 3 bedroom houses
2 x 1 bedroom bungalows

None of these properties have become available for re-let in the past three years. The properties are allocated on housing needs basis alone and applicants do not need to have a connection to Appleton Roebuck.

The Housing Register shows the following requirements for housing in Appleton Roebuck (local connection is not recorded):

5 x 1 bedroom houses
12 x 2 bedroom houses (incl. three transfer requests)
8 x 3 bedroom houses (incl. two transfer requests)
2 x 4 bedroom houses
4 x 2 bedroom bungalows

b) Housing Association – rented and shared ownership properties

There are no Housing Association properties in the Parish.

THE SURVEY REPORT

LENGTH OF RESIDENCE

The following table shows how many years respondents had lived in Appleton Roebuck:

Period (yrs)	0-5	6-10	10+	No response
Number of households	31 (25%)	20 (16%)	72 (57%)	3 (2%)

This shows that the majority of the respondents to the survey had lived in the Parish for more than ten years.

RESPONDENTS' VIEWS ON HOUSING

Seventy-one percent of respondents felt that additional housing is needed in the village and twenty-five percent were opposed to any new developments. The remaining four percent did not express a preference or chose not complete this section of the survey.

Sixty-three percent of respondents stated that they would support, in principle, a small affordable housing scheme for local people. Twenty-nine percent of respondents were opposed to any such scheme and a further eight percent chose not to complete this section of the survey.

The following table shows what type of housing respondents think is needed in the village. (It should be noted the survey form allows respondents to tick more than one property type/ tenure).

Housing for	Young people	Older people	Single people	Couples	Families
No. of Respondents	60 (48%)	37 (29%)	22 (17%)	22 (17%)	31 (25%)

Housing for	Rent	Sale	Shared ownership	Large homes	Small homes
No. of respondents	20 (16%)	21 (17%)	8 (6%)	11 (9%)	62 (49%)

HOUSING NEED

In 5 responding households a current housing need was indicated; and in 15 households, a future (within five years) housing need was recorded.

Of these 20 households, 16 left enough information for a further analysis.

Of the total respondents, 9 households stated that they knew a family member, currently living away from Appleton Roebuck, now looking for accommodation in the village.

ANALYSIS OF NEED

The following analysis (page 13) is a summary of the household characteristics and housing needs of those
16 households (with detailed information) indicating that they need re-housing.

The Survey form asks for details of why respondents consider themselves to be in need, but these statements are self -assessed and have not been verified in any further research. It is our experience that these Surveys are relatively accurate because people do not bother to reply if they feel they could satisfy their housing needs in any other way.

Before a scheme proceeds, it is recommended that further research into the precise circumstances of those households expressing a need should be undertaken.

The following analysis of the information given shows households looking for, or considering themselves to need subsidised affordable housing.

Type	Age	No. Children	Income **(£)	Current Tenure	Need (Yrs	Pref. Tenure	Pref Prop Type	Reason	Local Connections
F	-	-	30,001/40,000	Private Rented	Next 5	Buy	House	Homes too large	Residence
F	36-45	2	20,001/30,000	Council Rented	Now	Rent	House	Family support	Born in village
F	-	-	15,001/20,000	Council rented	Now	Rent or buy	Bungalow	Family support	Born in village
F	-	-	15,001/20,000	-	Next 5	Buy	No preference	Independence	Born in village
SP	-	-	Below 10,000	Private rented	Now	Rent or buy	No preference	-	Residence
C	-	-	40,001/50,000	Owner occupier	Next 5	Buy	Bungalow	Homes too large	Residence
C	-	-	30,001/40,000	Private rented	Next 5	Buy	House	Homes too small	Residence
C	-	-	-	Private rented	Next 5	Buy	No preference	Insecurity of tenure	Residence
C	-	-	-	Owner occupier	Next 5	Buy	Bungalow	Advancing age	Residence
C	-	-	15,001/20,000	-	Next 5	Buy	No preference	Independence	Born in village
S	-	-	10,001/15,000	Owner occupier	Next 5	Buy	Bungalow	Family support	Residence
S	-	-	-	Owner occupier	Next 5	Buy	House	Relationship breakdown	Residence
S	-	-	20,001/30,000	Owner occupier	Next 5	Buy	House	Home too large	Residence
S	-	-	20,001/30,000	Relatives	Next 5	Buy	No preference	Independence	Born in village
S	-	-	-	-	Next5	Buy		Independence	Residence
FS	-	-	20,001/30,000	Relatives	Next5	Rent	House	Independence	Residence

*AGE OF ELDEST ADULT   **TOTAL HOUSEHOLD INCOME

KEY   F = FAMILY   SP = SINGLE PARENT   C = COUPLE   SB = SIBLINGS   S = SINGLE

KEY FINDINGS

- Of the 16 respondent households there are 5 families (including 1 single parent family,) 5 couples, 5 single people and 1 set of friends wishing to share.

- All of the households either live in the village or were born in the village.

- The majority of respondents indicating housing need require subsidised housing.

- Seven households earn an average income of between £20,000 - £40,000 and have the potential to afford a shared ownership property at around 50% of current values. Households would need savings or funds to put towards additional costs e.g. legal fees.

- Five households earn an average income of less than £20,000 and would need rented accommodation as they are unlikely to be able to afford shared ownership.

- Five households are owner-occupiers. Reasons for alternative accommodation included; their home was too large, advancing age, need for family support and a relationship breakdown.

Two households are currently living with relatives and both of them stated independence was the primary reason for seeking alternative accommodation.

Of the remaining nine households; two are renting from the council, four are in private rented accommodation and three did not state their current tenure. Reasons for alternative accommodation included unsuitable property size, need for family support and insecurity of tenure.

FOOTNOTE:

As a result of the Housing Needs Survey, the Parish Council worked with Selby District Council and Broadacres – a Housing Association – to enable the housing need to be addressed.

Criteria were put in place to ensure that the homes were allocated to local people and/or their relatives and by 2012 the houses were ready for occupation.

Two bungalows from the public sector housing stock at the top of West End Avenue were demolished, and on land purchased as an exception site two bungalows were built along with eight houses featuring two and three bedrooms.

One of the bungalows remained within the public sector housing stock and the rest of the development was either rented (7 properties) or part owned (2 properties).

A4 RESIDENTIAL SURVEY: SUMMARY OF FINDINGS

Our survey of residents was undertaken in October 2013 and subsequently analysed by Richardson Clarke Associates. The following is extracted from the analysis report which can be found in full on the NDP website.

OVERALL SATISFACTION

The parish achieved an average satisfaction rating of 7.1 out of 10, with the majority of respondents (61%) rating it 7 – 8. The figure below illustrates the proportion of respondents that gave scores 1 – 10.

Overall parish satisfaction rating

Score	Percentage
1	1%
2	1%
3	1%
4	4%
5	7%
6	13%
7	32%
8	29%
9	11%
10	1%
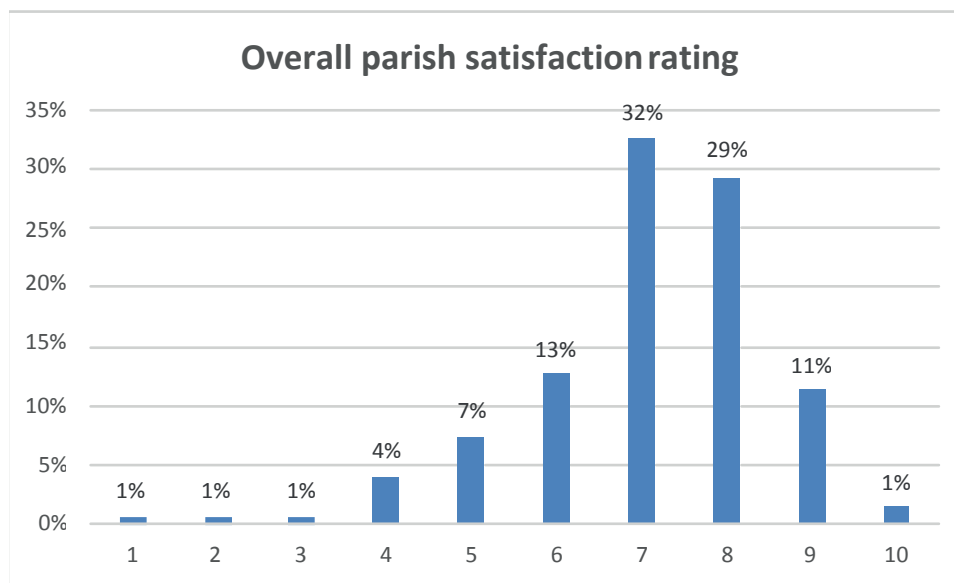
Base: 151 respondents

Parish facilities rating

Please note the following in terms of analysis of the responses. For facilities, significant numbers of respondents were unable to rate a number of the facilities as they don't use them, or they are not applicable to them. The analysis for this question, therefore, does not count those that did not provide a rating for the facility, as inclusion of these respondents dilutes the results for those that actually use them. A breakdown of the proportion of non- responses / not applicable responses is illustrated in the following figure.

% no response - facilities

Facility	%
Preschool facilities	32%
Schools	26%
Youth facilities	24%
Post office	13%
Places of worship	11%
Parish rooms	7%
Green spaces	7%
Public transport	6%
Pubs	4%
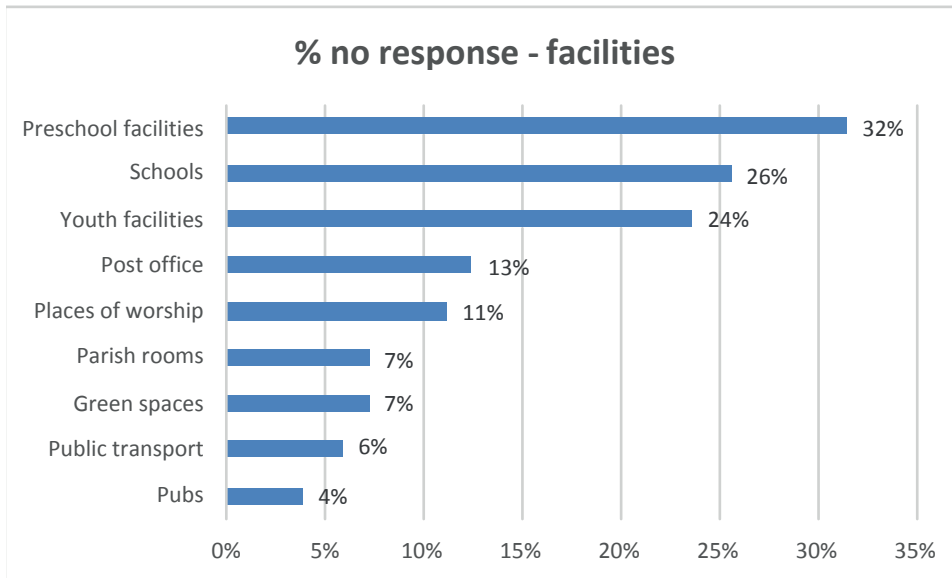
Base varies by facility rating

The parish's schools achieved the best rating, with 99% of respondents rating them good / excellent. There are also high levels of satisfaction with the places to worship in the parish, with 96% rating them good / excellent.

Parish facilities ratings

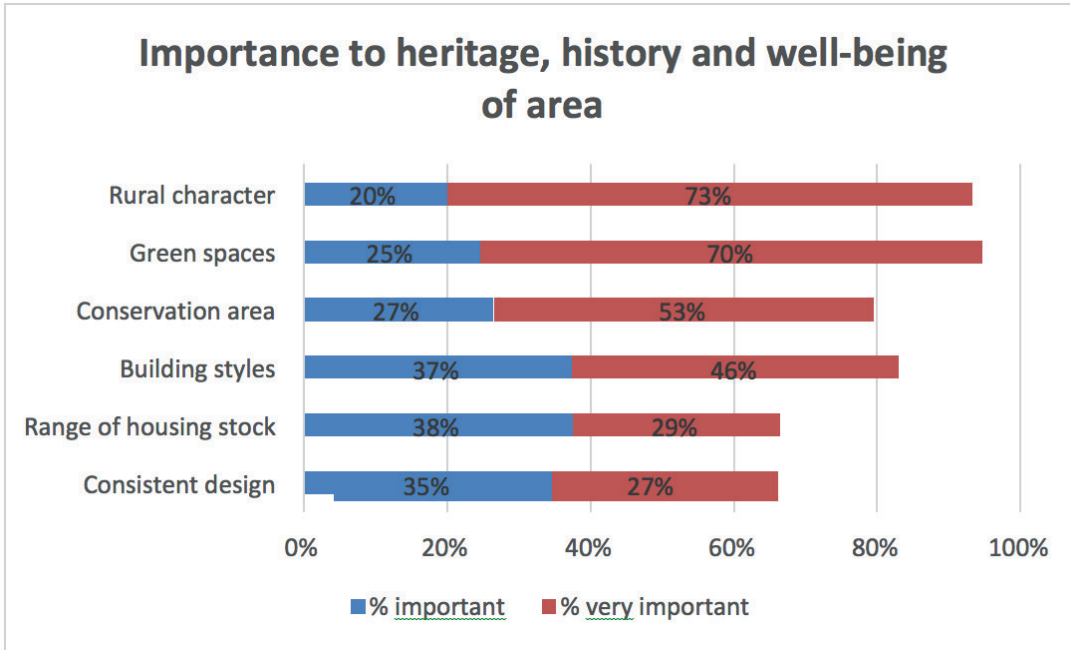| Facility	% good	% excellent
Schools	32%	67%
Places of worship	72%	25%
Preschool facilities	55%	15%
Pubs	48%	11%
Green spaces	37%	9%
Parish rooms	55%	7%
Post office	12%	1%
Public transport	11%	1%
Youth facilities	3%	0%
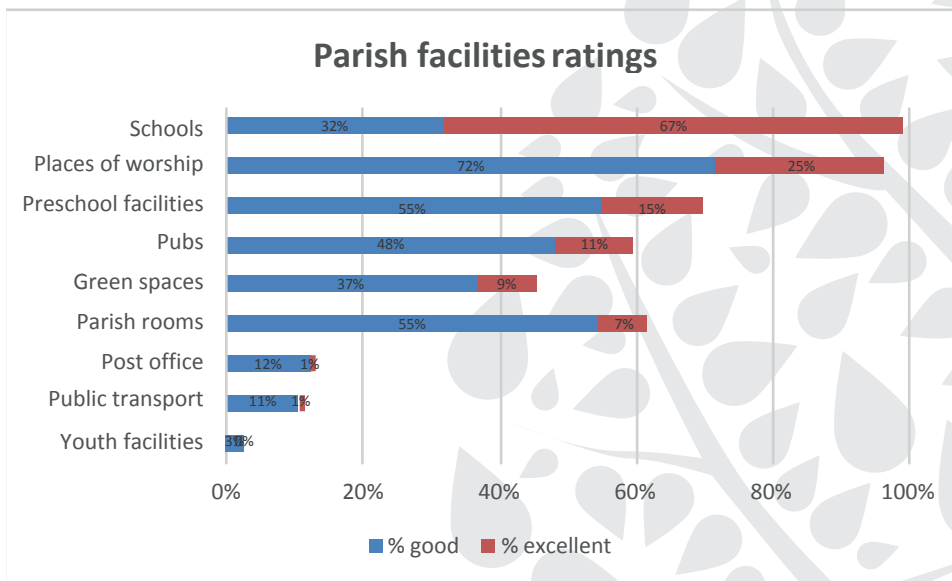
Base varies by facility rating

Parish heritage

The most important aspects of the parish's heritage, history and well-being (important / very important) are:
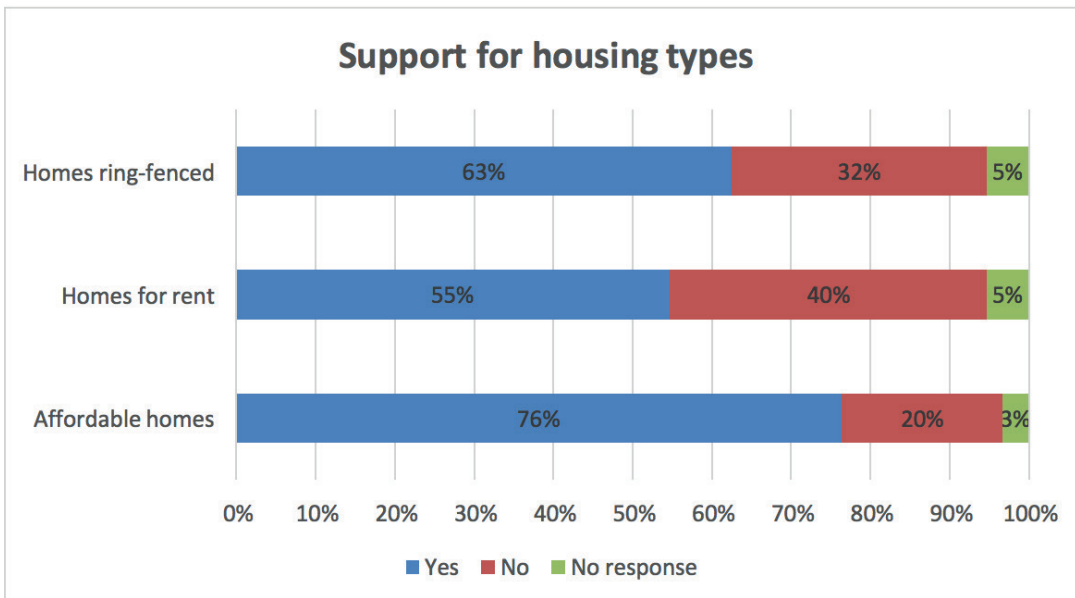
- Rural character: 93%

- Green spaces: 95%

- Living in a conservation area: 80%

- Building styles: 83%

Importance to heritage, history and well-being of area

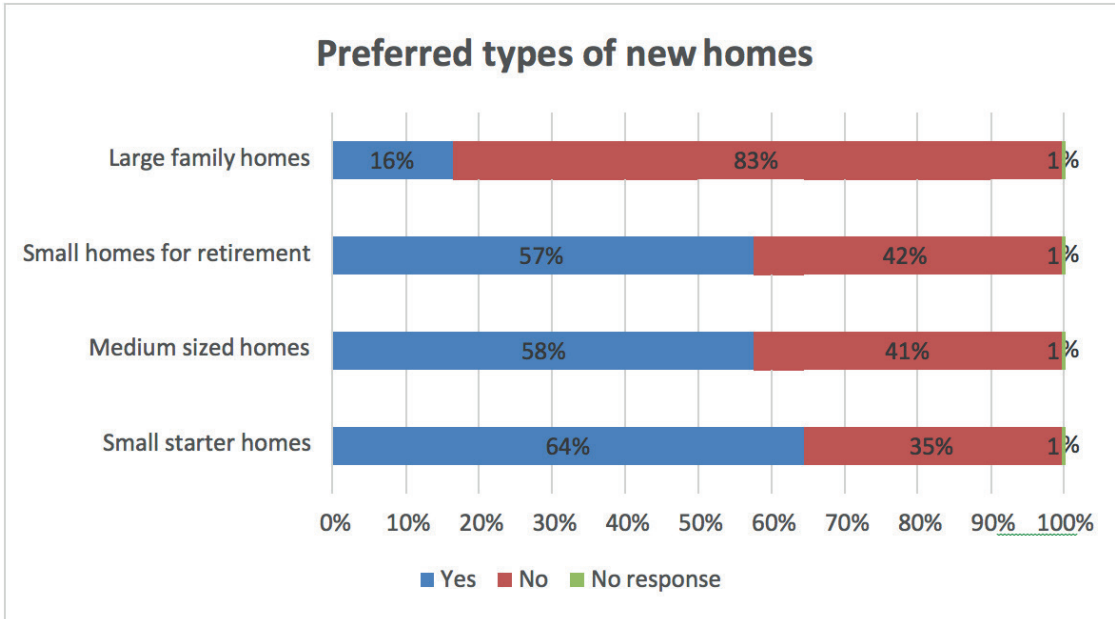|	% important	% very important
Rural character	20%	73%
Green spaces	25%	70%
Conservation area	27%	53%
Building styles	37%	46%
Range of housing stock	38%	29%
Consistent design	35%	27%

Base: 152 respondents

HOUSING STOCK

Three-quarters (76%) of respondents support, in principle, new developments that include a proportion of affordable homes. There is least support for new developments that provide rental properties and two-thirds (63%) support ring-fenced housing, although some question the reasons for doing so.

Support for housing types

	Yes	No	No response
Homes ring-fenced	63%	32%	5%
Homes for rent	55%	40%	5%
Affordable homes	76%	20%	3%

Base: 152 respondents

There is little support for building large family homes, with just 16% agreeing that this type of home is appropriate for the parish. Over one-half of respondents (57%) believe that small homes for retirement are appropriate for the parish, however, this is skewed towards retired respondents.

Preferred types of new homes

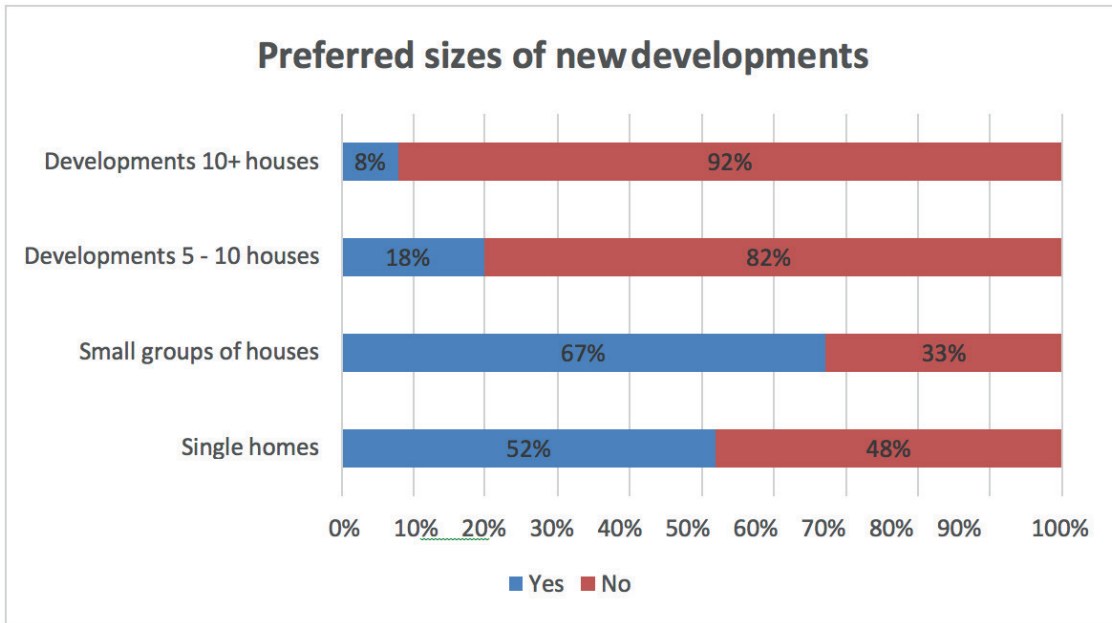| Type	Yes	No	No response
Large family homes	16%	83%	1%
Small homes for retirement	57%	42%	1%
Medium sized homes	58%	41%	1%
Small starter homes	64%	35%	1%

■ Yes ■ No ■ No response

Base: 152 respondents

The following table outlines the types of new home buildings supported by age group (NB: low sample sizes, particularly for 21 – 40 and 70+ age groups).

% yes	Starter	Medium	Retirement	Large
21 – 40	44	56	17	17
41 – 59	63	65	50	20
60 – 70	78	56	72	16
70+	62	43	71	0
Mixed ages	66	60	66	23

Base: 152 respondents

As expected, those in the age range 21 – 40 show most support for the building of medium sized family homes and to some extent, small starter homes. Similarly, respondents of retirement age support the building of small retirement or starter homes. Those in the age group 41 – 59 are the most likely to support the building of large family homes.

Smaller developments, such as single homes or small groups of houses are clearly favoured over larger developments.
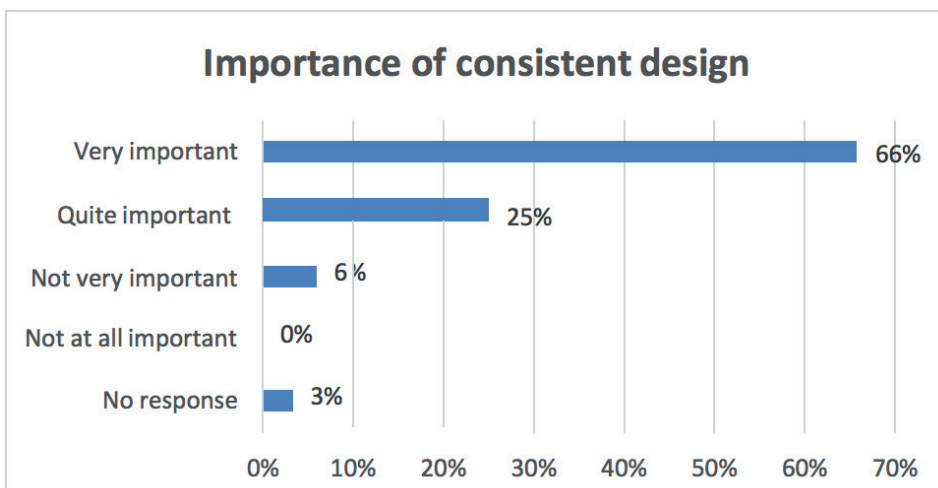
Preferred sizes of new developments

Development type	Yes	No
Developments 10+ houses	8%	92%
Developments 5 - 10 houses	18%	82%
Small groups of houses	67%	33%
Single homes	52%	48%

■ Yes ■ No

Base: 152 respondents

Building conversions and style.

There is overwhelming support for the conversion of unused agricultural buildings into residential premises, with many respondents favouring this option over new building work.

Conversion of agricultural buildings

15% · 1% · 84%

■ Yes ■ No ■ No response
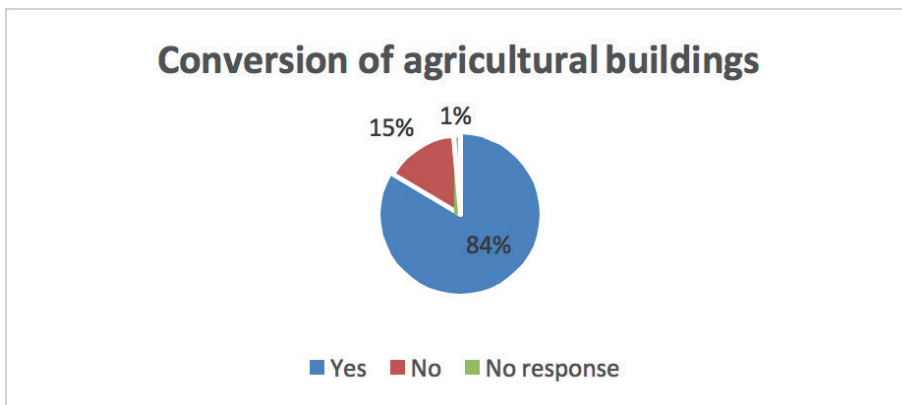
Consistent design is important to the majority of respondents (91% very / quite important).

Importance of consistent design

|	
Very important	66%
Quite important	25%
Not very important	6%
Not at all important	0%
No response	3%

BUSINESS ACTIVITY

There is support for the growth of certain types of business activity in the parish including:

- Retail food (63%)
- Home working (41%)
- Retail other (33%)

There are several mentions of the need for a village shop, but also an appreciation that this may not be sustainable. There were also mentions that the village is 'quiet' during the day – the encouragement of further home working through the provision of better facilities, as well as the promotion of appropriate business activity in the area may provide more footfall for a village shop in Appleton Roebuck and make it viable. There may also be an appetite within the parish for a volunteer-run operation to help sustain a shop. Some mentioned using part of the Shoulder of Mutton pub for other purposes, but this is unlikely to be sanctioned by the brewery.

In addition, there are several mentions of using space on Acaster Airfield as light industrial units to attract high- tech businesses, although access to such units should not be through the village.
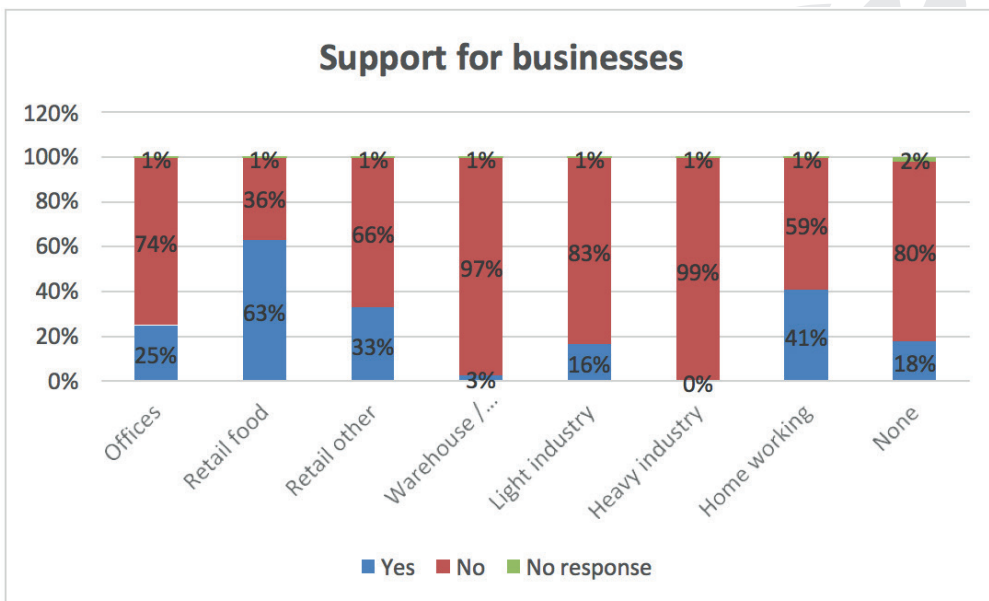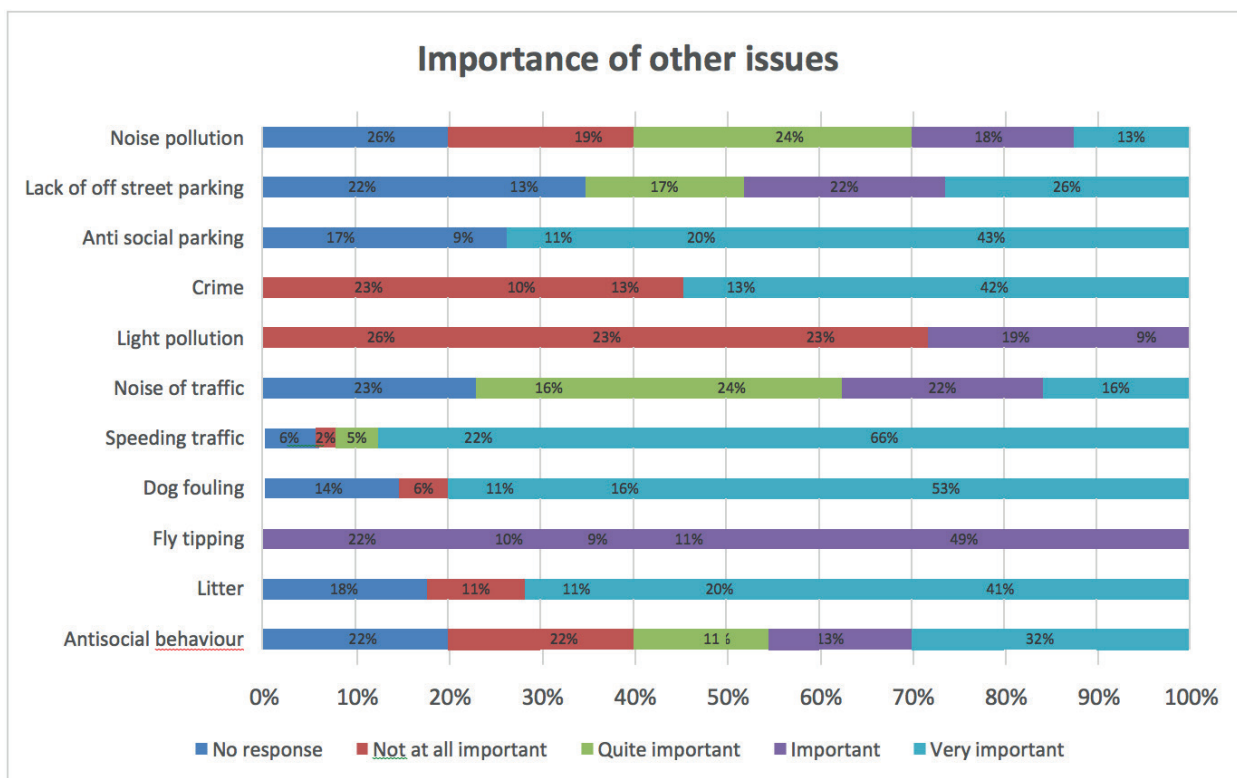

Base: 152 respondents

There is a distinct lack of support for anything involving more industrial activity and the associated heavy traffic/ vehicles that this type of activity would attract.

OTHER ISSUES OF IMPORTANCE

Speeding traffic is the most important issue for the parish and there were several mentions of the dangers presented by this issue, particularly in relation to Appleton Roebuck (AR) school corner. The danger presented by the speed at which some vehicles travel through the village is compounded by the issue of car parking on Main Street, particularly between the end of the Northfield development and the church. Respondents commented on the lack of use of designated car parking spaces and perceive the issue of on-street parking to becoming progressively worse and in some cases, antisocial.

Dog fouling and litter are also important to respondents. Comments included that dog owners are not using the new bins that have been provided for dog waste in AR.

Noise and light pollution are not seen as particular issues for the parish.

Importance of other issues

Issue	No response	Not at all important	Quite important	Important	Very important
Noise pollution	26%	19%	24%	18%	13%
Lack of off street parking	22%	13%	17%	22%	26%
Anti social parking	17%	9%	11%	20%	43%
Crime		23%	10%	13%	13% · 42%
Light pollution		26%	23%	23%	19% · 9%
Noise of traffic	23%		16%	24%	22% · 16%
Speeding traffic	6% 2%	5%	22%		66%
Dog fouling	14%	6%	11%	16%	53%
Fly tipping			22%	10% 9% 11%	49%
Litter	18%	11%	11%	20%	41%
Antisocial behaviour	22%	22%	11 6	13%	32%

SUMMARY

Whilst local residents support in principle the need for more diverse and affordable housing stock, there is a strong feeling that the parish cannot cope with much further new development until the basic services have been strengthened enough to cope. There is little support for large new family homes or large developments.

The combination of speeding traffic and on-street parking pose a real perceived danger, particularly in the area around AR school. It is the perception of a number of respondents that it is luck that has prevented a serious accident to date and measures need to be put in place to mitigate this risk.

Young and older children are not seen to be well-served by facilities in the parish at present. However, suggestions for the location of facilities like a children's play area are unworkable (village green / field next to the church in AR) and an alternative location would need to be found. With the exception of the tennis club, there are few other communal facilities for older children and a lack of co-ordination of after-school activities.

It is clear that there is appetite within the parish for the encouragement of further business activity, but nothing that drives heavy traffic / large vehicles through the villages. A suggestion that Acaster Airfield could be developed to encourage high-tech businesses to the area should be investigated.

A village shop was by far the most popular retail outlet demanded by respondents, however, the difficulty in sustaining such a business is acknowledged. A volunteer-run scheme may be possible

A5 BUSINESS SURVEY: SUMMARY OF FINDINGS

Appleton Roebuck and Acaster Selby Neighbourhood Development Plan Business Survey October 2013 - Summary of Findings

1. Number of Surveys Returned: 18 responses out of 74 delivered surveys.

2. Nature of Business

Garage & Service Station
Pub/Licensed Bar x 2
Business Consulting x 3
Farming x 4
Jewellery
Construction
School
Solicitors
Printing
Property Investment & Management
Commercial Diving
Freight Forwarding/Transport
Textile Design
Cattery

3. Number of Employees

No employees as proprietor operated - 3
Full Time: 1 employee - 7;   up to 5 employees - 5;   more than 5 employees - 2
Part Time: 1 employee - 6;   up to 5 employees - 2;   more than 5 employees - 1

4. Are there any specific sites in the parish that you think could be developed for industry or commerce? Why?

'No.'x3

'None.'

'It's not obvious that the land is available. Most appears to be rural. That said, any development would need to be light impact as we lack the road infrastructure for heavy vehicles.'

'Land adjacent to Appleton/Colton Road. Access to that area would avoid the already congested Main Street of Appleton Roebuck.'

'Don't want to see any industrial sites built in the area.'

'Not in Appleton Roebuck.'

'Local office accommodation would be welcome.'

'Redundant farm buildings into light manufacturing or quality office space on the perimeters of the parish.' 'Old pig farm site Broad Lane.'

'Yes. At the Diver Training College we would like to build a hyper-beric oxygen treatment therapy unit.'

'This is a rural village and only very light industry should be considered - to exclude machinery/ manufacturing.'

'What area would be acceptable to parishioners and the council?' 'Village shop - in a suitable area.'

'Use old buildings.'

'At the moment industry sites appear to be just on outskirts of parish. These appear to work very well and maybe could be enlarged.'

'Not that I'm aware of.'

5. Are there any specific sites in the parish that you think should NOT be developed for industry or commerce? Why?

'No.' x3

'Industry - all of it.'

'Village centres other than for retail or food and drink outlets.'

'No. Businesses need as much assistance & co-operation in their endeavours.'

'Nearby housing.'

'The area around North Hall Farm. This area has been landscaped and should be protected.' 'As above.' ['Not that I'm aware of.']

6. What do you consider to be the main barriers to growth for business in the parish?

Employment Land	4
Skilled Workers	5
Poor Transport	8
Inadequate Business Support	6
Broadband/Mobile Phone Communications	13
Rent/Rate Levels	4
Lack of Affordable Premises	7
Lack of Premises to Expand into	8
Planning Policies	7

'I would like to see more networking carried out in the parish, perhaps a monthly meeting for business owners to share ideas and support each other.'

'We have currently expanded into further premises on Thorp Arch Estate, Wetherby - suitable premises not available in the parish.'

'There should only be made provision for very light industry so little or none of above applies. A lack of suitable space/land.'

'Imagination.'

7. Have you any specific ideas as to how this Plan could be used to encourage businesses and business growth?

'No.' (x2)

'As we are not aware of the details of the plan we cannot pass any relevant comment.'

'The area would lend itself to small professional service business working out of brownfield sites, - e.g. converted farm buildings.'

'The Parish Council needs to be proactive, imaginative and seeking to communicate with existing businesses as to the opportunities and hidden potential within the Parish. However, without parishioners' support such an exercise is futile and the village will continue to evolve as a commuter hub.'

'Mobile banking, Post Office available at more convenient/out-of-hours times, faster broadband.'

'Allow building of small scale office parks.'

'Improve broadband and mobile phone communications.'

'Make the results known to all participants and potentially invite feedback on the results, plus possible meetings, etc.'

'Positive dialogue with SDC, leadership is required.'

'Focus on an area that can be developed in the home or small premises, e.g., graphic design, computer related skills, e.g., database design. Encourage links between individuals. Link with York College & York University.'

'Push the Telcos for higher speed internet. The current switch is maximum 8mb p/s which in some more distant properties is no better than the dial-up. Optic or higher speed switch would facilitate more home working.'