Basic Conditions Statement 2022

Barmby Moor Neighbourhood Plan

Draft Document – 14 January 2022

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1. Legal Requirements

1.1. The draft Barmby Moor Neighbourhood Plan (the Plan) is submitted by Barmby Moor Parish Council, which, as a qualifying body, is entitled to submit a neighbourhood plan for its own parish. The Plan has been prepared by Barmby Moor Parish Council.

1.2. The majority of parish of Barmby Moor has been formally designated as a Neighbourhood Area through an application made on 14th January 2016 under the Neighbourhood Planning Regulations 2012 (part2 S6) and approved by East Riding of Yorkshire Council on 22nd March 2016.

1.3. The part of Barmby Moor Parish not included in Barmby Moor Neighbourhood Area is included in the Pocklington Neighbourhood Plan by agreement between Pocklington Town Council and Barmby Moor Parish Council as this excluded area has more in connection with and influenced by Pocklington than Barmby Moor.

1.4. The Plan contains policies relating to the development and use of land within the neighbourhood area.

1.5. The Plan identifies the period to which it relates as 2021 to 2036. The period overlaps the East Riding Local Plan (2012 – 2029) adopted in April 2016.

1.6. The Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

1.7. The Plan relates only to the parish of Barmby Moor. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

2. Introduction and Background

2.1. What is a Neighbourhood Plan?

2.1.1. Neighbourhood Plans were introduced through the amended Localism Act in 2011 as a community-led framework, setting planning policies and guidance for future development and growth. Neighbourhood Plans can deal with a variety of social, economic and environmental issues within a neighbourhood, such as housing, community facilities, conservation and transport.

2.1.2. A Neighbourhood Plan should contain, through research obtained by consultation, local needs and issues for policy development, which are backed by extensive evidence-based material from the locality. Once adopted, the Plan will become part of the East Riding Development Plan and therefore carry full legal weight in the determination of future planning applications.

2.1.3. Neighbourhood Plans will not be approved unless they receive more than 50% of the votes cast in a community referendum.

2.1.4. Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004[1].

2.1.5. The basic conditions are

a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.

b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the Neighbourhood Plan. This applies only to the Neighbourhood Plan.

[1] Basic conditions: https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum

c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the Neighbourhood Plan. This applies only to the Neighbourhood Plan.

d) the making of the Neighbourhood Plan contributes to the achievement of sustainable development.

e) the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Development Plan for the area of the authority (or any part of that area).

f) prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.

2.1.6. An independent qualified person, the Examiner, must verify that a Neighbourhood Plan appropriately meets all the Basic Conditions before it can be voted on in a local community referendum. This is to ascertain that referenda only take place when proposals are workable and fully compliant.

3. Context

3.1. Context

Plan-making

3.1.1. The National Planning Policy Framework states that Plans should:

a) be prepared with the objective of contributing to the achievement of sustainable development.

b) be prepared positively, in a way that is aspirational but deliverable.

c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.

d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals.

e) be accessible through the use of digital tools to assist public involvement and policy presentation.

f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in the National Planning Policy Framework, where relevant).

3.1.2. Regarding Neighbourhood Plans the National Planning Policy Framework states specifically:

- Neighbourhood Planning gives communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies

- Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Supporting Development in Villages and the Countryside

3.1.3. The East Riding Local Plan (ERLP) addresses the future development of the East Riding of Yorkshire as a whole. Development plans cover Major Haltemprice Settlements, Principal Towns, Towns, Primary Villages, Villages and the Countryside. Barmby Moor is classified as a Village in the ERLP. In developing the Barmby Moor Neighbourhood Plan attention has been made to Policy S4 of the ERLP, which suggests by 2029 "Very limited development will have been promoted in Villages and uses appropriate to a rural location supported in the Countryside".

3.1.4. The nearest Town is Pocklington. Beverley and Driffield are designated Principal Towns.

Framework

3.1.5. The policies of the Barmby Moor Neighbourhood Plan are set within the context of the National Planning Policy Framework and the East Riding Local Plan. The scope and content of the Barmby Moor Neighbourhood Plan have been shaped by the priorities and aspirations of the Barmby Moor community, led by the Parish Council.

Conformity

3.1.6. Barmby Moor Neighbourhood Plan has been prepared and is in conformity with:

- The Neighbourhood Planning (General) Regulations 2012[2].
- The National Planning Policy Framework[3].
- The strategic policies of the East Riding Local Plan 2012 - 2029[4].

[2] Neighbourhood Planning Regulations 2012: https://www.legislation.gov.uk/uksi/2012/637/contents/made
[3] National Planning Policy Framework: https://www.gov.uk/government/publications/national-planning-policy-framework--2
[4] East Riding Local Plan 2012 - 2029: https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/east-riding-local-plan/

4. Conclusion

4.1. The Plan is hereby submitted to the East Riding of Yorkshire Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

4.2. This Basic Conditions Statement is submitted under Regulation 15(2)(d) and Paragraph 8 of Schedule 4B of the Town and Country Planning Act, 1990 (as amended).

4.3. A map of the approved Neighbourhood Plan Area is attached to this Statement (Appendix 3: Map of Barmby Moor Neighbourhood Plan Area).

4.4. A Consultation Statement is attached to this Statement (Appendix 4: Barmby Moor Neighbourhood Plan Consultation Statement).

4.5. A copy of the submitted the Plan is attached to this Statement (Appendix 5: Barmby Moor Neighbourhood Plan Proposed Submission 2018).

Appendix 1 – Policy Extracts

NATIONAL PLANNING POLICY FRAMEWORK

1 Introduction

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied1. It provides a framework within which locally prepared plans for housing and other development can be produced.

2 Achieving sustainable development

1. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

2. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

    a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

    b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3 Plan-making

1. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

4 Decision-making

1. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5 Delivering a sufficient supply of homes

1. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

2. Neighbourhood Planning groups should also consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.

3. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.

4. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

5. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

    a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

    b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

    c) the development would re-use redundant or disused buildings and enhance its immediate setting;

    d) the development would involve the subdivision of an existing residential dwelling; or

    e) the design is of exceptional quality, in that it:

        - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
        - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

6 Supporting a prosperous rural economy

1. Planning policies and decisions should enable:

   a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

   b) the development and diversification of agricultural and other land-based rural businesses;

   c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

   d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

2. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

7 Promoting healthy and safe communities

1. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

   a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

2. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
   a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

   b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

   c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

   d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

   e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

3. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

4. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

5. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

    a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

    b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

    c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

6. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

7. The Local Green Space designation should only be used where the green space is:

    a) in reasonably close proximity to the community it serves;

    b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

    c) local in character and is not an extensive tract of land

8 Achieving well-designed places

1. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

2. Planning policies and decisions should ensure that developments:

   a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

   b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

   c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

   d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

   e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

   f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

4. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

9 Protecting Green Belt land

1. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

2. Green Belt serves five purposes:

    a) to check the unrestricted sprawl of large built-up areas;

    b) to prevent neighbouring towns merging into one another;

    c) to assist in safeguarding the countryside from encroachment;

    d) to preserve the setting and special character of historic towns; and

3. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

4. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

   a) buildings for agriculture and forestry;

   b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

   c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

   d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

   e) limited infilling in villages;

   f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

   g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

      – not have a greater impact on the openness of the Green Belt than the existing development; or

      – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

10 Protecting Green Belt land

1. Planning policies and decisions should contribute to and enhance the natural and local environment by:

    a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

    b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

    c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

    d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

    e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

    f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

2. To protect and enhance biodiversity and geodiversity, plans should:

    a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

3. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

   a) mitigate and reduce to a minimum, potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

   b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

   c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

11 Conserving and enhancing the historic environment

1. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

2. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

   a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

   b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

3. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

4. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

6. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

7. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

8. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

9. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

10. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

11. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 6 or less than substantial harm under paragraph 7, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

12. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

ERLP POLICY A6: VALE OF YORK SUB AREA

Plans, strategies and development decisions in the Vale of York sub area should:

A. Housing

1. Support the role of Pocklington and Market Weighton as the main focus for residential development in the sub area through the allocation of sites within the settlements and a range of urban extensions.

2. Support the delivery of housing, at a level commensurate with the scale and function of the settlement, in Bubwith, Holme on Spalding Moor, Stamford Bridge, Melbourne and Wilberfoss through the allocation of sites within the settlements and a range of urban extensions.

3. Contribute to the overall mix of housing in the sub area, including through the delivery of smaller properties.

B. Economy

1. Support appropriate expansion and diversification of the sub area's key economic sectors including tourism; manufacturing and engineering; and agriculture/ food and drink.

2. Promote employment development at Pocklington Industrial Estate and York Road, Market Weighton.

3. Support the role that Full Sutton and Holme and Spalding Moor Industrial Estates have in contributing to the rural economy.

4. Support development and investment that will contribute to the viability and vitality of Pocklington and Market Weighton Town Centres.

5. Support sensitive development which capitalises on, or enhances, the tourism potential of the Yorkshire Wolds, including the provision of small scale serviced and self-catering tourist accommodation in Market Weighton and Pocklington, and appropriately located touring caravan and camping parks, boutique/ specialist hotels or holiday parks.

C. Environment

1. Support integrated approaches to habitat and species management, safeguarding and enhancing designated sites, including the Lower Derwent Valley and the River Derwent, and green infrastructure corridors, and avoid development that would have a detrimental impact, working in conjunction with neighbouring authorities where appropriate.

2. Protect the diverse character, skyline and views across the Yorkshire Wolds, including the steep sided dales, rolling elevated farmland, western escarpment and extensive prehistoric ritual landscape, and the Lower Derwent Valley Important Landscape Area.

3. Take account of the character and quality of landmarks such as Church Hill at Holme on Spalding Moor, and respect, and, where possible, enhance views of these features.

4. Retain the distinctive character and landscape setting of villages on the Wolds.

5. Ensure the integrity of the Sherwood Sandstone aquifer, and the Etton and North Newbald Groundwater Source Protection Zones, are protected.

6. Protect the Registered Battlefield at Stamford Bridge, and its setting, from inappropriate development.

7. Manage improvements to the Pocklington Canal, River Derwent, River Foulness and Market Weighton Canal where it would create economic, environmental and recreational opportunities, and does not adversely affect conservation initiatives or the quality of the natural environment.

8. Maintain the physical separation of Pocklington and Barmby Moor, and Market Weighton and Goodmanham.

9. Proactively manage the risk of flooding posed from the River Derwent and urban watercourses such as Pocklington Beck, including the risk of surface water flooding, having regard where appropriate to the relevant Strategic Flood Risk Assessment and flood risk management plans and strategies.

D. Community and Infrastructure

1. Enhance connectivity within the sub area and with the rest of the East Riding and the City of York by supporting transport infrastructure improvements, particularly:

    i. A1079 improvements;

    ii. provision for two-way traffic on the A166 at Stamford Bridge; and

    iii. improvements to walking, cycling and public transport facilities, including those set out within the Local Transport Plan individual settlement transport strategies and major cross-country routes, such as the Wolds Way and the Way of the Roses, the Public Right of Way network, and the National Cycle Network.

2. Support the provision of additional infrastructure, including:

    i. additional sewage treatment capacity within the existing Holme on Spalding Moor and

    ii. Market Weighton waste water treatment works;

    iii. primary health care capacity, including GPs and dentists across the sub area;

    iv. drainage and flood alleviation schemes, particularly in Pocklington and Market Weighton; and

    v. additional primary school pupil capacity for existing schools in Market Weighton.

ERLP POLICY ENV5

Strengthening green infrastructure

A. Development proposals should:

    1. Incorporate existing and/or new green infrastructure features within their design; and

2. Capitalise on opportunities to enhance and/or create links between green infrastructure features such as those listed in Table 10. Links should be created both on-site and, where possible, with nearby green infrastructure features.

B. Development proposals within, or in close proximity to, a green infrastructure corridor should enhance the functionality and connectivity of the corridor.

ERLP POLICY S4

A. Outside of the settlements listed in Policy S3, development will be supported to help maintain the vibrancy of Villages (listed in Appendix B) and the Countryside where it:

1. Is of an appropriate scale to its location taking into account the need to support sustainable patterns of development;

2. Encourages the re-use of previously developed land where appropriate; and

3. Does not involve a significant loss of best and most versatile agricultural land.

4. Development in Villages and the Countryside should also accord with the specific provisions of parts B or C of this policy.

Villages

B. Within the development limits of Villages, as set out on the Policies Map, the following forms of development will be supported where it does not detract from the character and appearance of the village:

1. New housing, usually comprising a single dwelling;

2. Affordable housing for local people;

3. New and/or enhanced local services and facilities; and

4. Economic development.

Countryside

C. Outside of a development limit land will be regarded as the Countryside and the following forms of development supported, where proposals respect the intrinsic character of their surroundings:

1. Conversion of buildings for economic development (including work-live units), tourism or community uses. Conversions for new housing will be supported where the preservation of the building would enhance the immediate setting and where it:

   i. would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or

   ii. would re-use a redundant or disused building without significant alteration or significant extension.

2. Replacement dwellings;

3. New dwellings of exceptional quality or of truly outstanding innovative design;

4. Affordable housing for local people;

5. Agricultural, forestry or other rural-based occupational dwellings subject to demonstrating an essential need. Such dwellings will be subject to an agricultural occupancy condition;

6. Employment uses in accordance with Policy EC1;

7. Agricultural, horticultural and forestry uses;

8. New and enhanced infrastructure;

9. Energy development and associated infrastructure;

10. Development to support existing military defence operations; and

11. Sports, equine, recreation, community facilities and tourism development.

ERLP POLICY H2

Providing affordable housing

A. Affordable housing will be required as part of housing developments, including where it would form part of a wider site or allocation, where the proposal comprises:

1. 10 housing units or more, or 0.33 hectares or more, in the Major Haltemprice Settlements, Principal Towns and Towns; or

2. 3 housing units or more elsewhere.

B. Development that meets the thresholds in Part A should:

1. Achieve the level of affordable housing set out in Figure 8, unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme; and

2. Provide affordable housing on site unless it can be demonstrated that an off site contribution would be more appropriate.

C. Rural exception sites for affordable housing will be supported where they:

1. Are well related to the development limits of a Major Haltemprice Settlement, Principal Town, Town, Rural Service Centre or Primary Village; or

2. Are within or well related to the development limits of a Village; and

3. Meet an identified local need for the type and scale of development proposed; and

4. Are of a scale and design that is appropriate to the role, character and appearance of the settlement; and

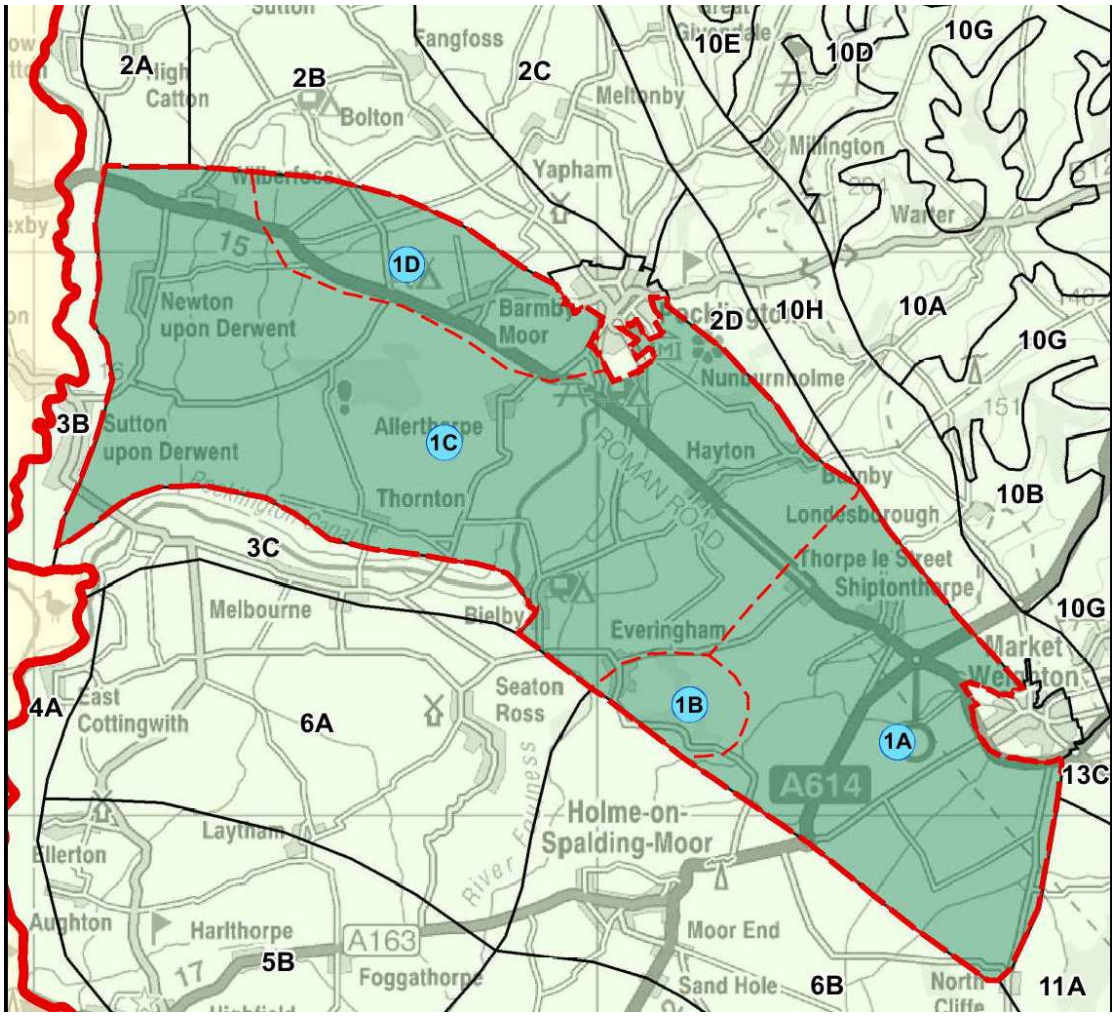
5. Provide for 100% affordable housing. If it is demonstrated that this is not achievable, market housing units will be allowed if they support the delivery of at least 80% of the units as affordable housing.

D. The tenure split, size and type of affordable housing will be informed by the latest Strategic Housing Market Assessment, the housing register, housing surveys and the level and type of existing affordable housing in the locality.

E. Where affordable housing is provided as part of a mixed tenure site it should be integrated into the development in terms of its design and layout.

Appendix 2 – Barmby Moor Landscape Character Assessment

3.1.7. East Riding of Yorkshire Landscape Character Assessment (LCA) Update 2018[5] assesses the majority of the Barmby Moor Neighbourhood Plan Area as being Flat Open Farmland Landscape Character Types 1C and 1D.



[5] East Riding of Yorkshire Landscape Character Assessment Update 2018: https://www.eastriding.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=721196

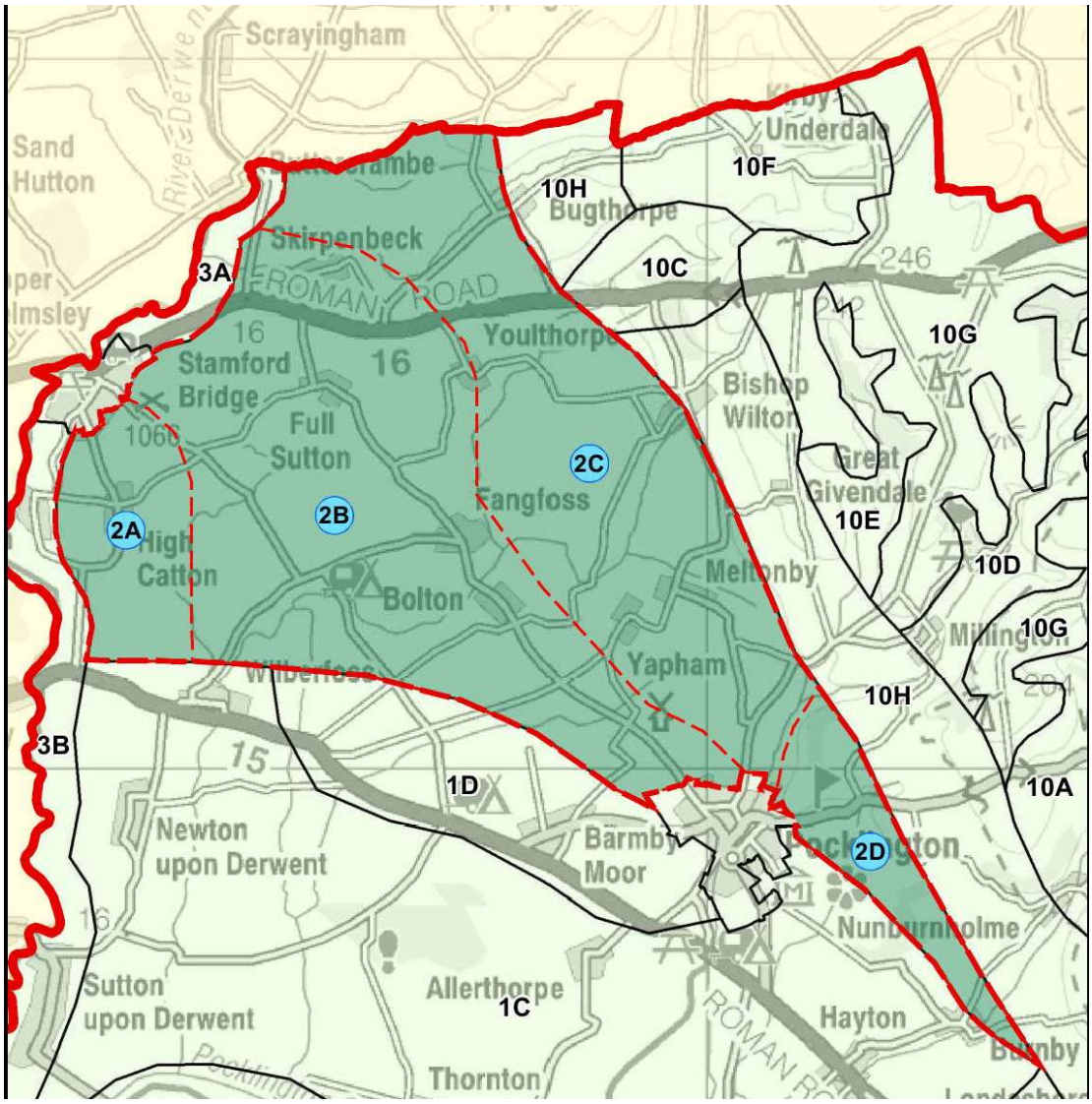
3.1.8. The sensitivity to development of these areas is given in the following table:

Sensitivity to Development at LCA level					
	Residential	Commercial	Industrial	Agricultural	Recreational
1 A	Medium	Medium	High-Medium	Low-Medium	Low-Medium
1 B	High	High	High	High-Medium	High-Medium
1 C	Medium	Medium	High-Medium	Low-Medium	Low-Medium
1 D	Medium	Medium	High-Medium	Low-Medium	Low-Medium

3.1.9. The Landscape Assessment includes the following statements that are pertinent to the Barmby Moor Plan Area:

- This is a predominantly rural landscape where settlement is limited to small villages and scattered farmsteads.
- This Landscape Character Type LCT) has some capacity to accommodate residential development, sensitively located within more urban areas.
- The introduction of large-scale commercial development into the surrounding agricultural landscape would affect the character, however, there is some capacity to accommodate small scale commercial development adjacent to existing development.
- Any further industrial development would risk affecting the integrity of the rural landscape.
- Further agricultural development, in association with existing, would have a limited effect on the landscape character of the area.
- There is limited recreational development within this LCT. The predominantly rural and sparsely settled LCT may have capacity to accommodate recreational development without affecting its overall integrity, depending on the scale and nature of the development.

3.1.10. A small area to the northeast of the Barmby Moor Neighbourhood Plan Area is assessed as being part of the Open Farmland Landscape Character Type 2B.



3.1.11. The sensitivity to development of this area is given in the following table:

Sensitivity to Development at LCA level					
	Residential	Commercial	Industrial	Agricultural	Recreational
2 A	Medium	High-Medium	High-Medium	Medium	Medium
2 B	Medium	High-Medium	High-Medium	Medium	Medium
2 C	Medium	High-Medium	High-Medium	Medium	Medium
2 D	High-Medium	High	High	High-Medium	High-Medium

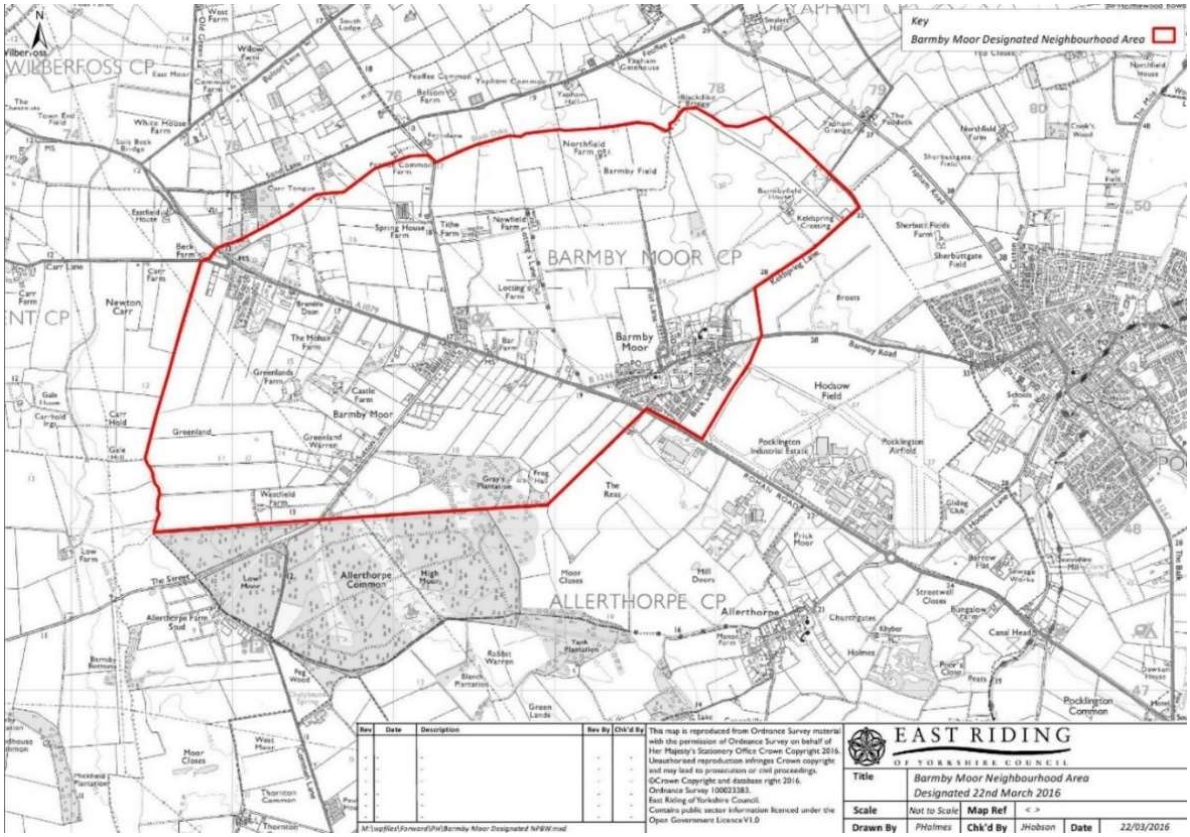
3.1.12. The Landscape Assessment includes the following statements that are pertinent to the Barmby Moor Plan Area:

- This Landscape Character Type (LCT) is predominantly agricultural land. There are some scattered farmsteads with associated small-scale agricultural development. The LCT is assessed as having low-medium sensitivity to additional agricultural development, in association with existing.

- There may be some capacity to accommodate sensitive recreational development in this area despite the lack of existing.

Appendix 3 - Map of Barmby Moor Neighbourhood Plan Area

Approved Neighbourhood Plan Area



Appendix 4 – Consultation Statement

A copy of the Consultation Statement is brought into this document by reference. A copy of the Consultation Statement accompanies this document.

Appendix 5 – Barmy Moor Neighbourhood Plan

A copy of the Barmby Moor Neighbourhood Plan is brought into this document by reference. A copy of the Neighbourhood Plan accompanies this document.