

BARMBY MOOR NEIGHBOURHOOD PLAN

2022 to 2037



Referendum Version 2023

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1. Foreword

1. Neighbourhood Planning was introduced into the hierarchy of spatial planning in England by the Localism Act (2011)¹, giving communities the right to shape their future development at a local level.
2. The application by Barmby Moor Parish Council to designate the Parish of Barmby Moor (excluding the Industrial Estate) as a Neighbourhood Area, in accordance with the Neighbourhood Planning (General) Regulations 2012 (and subsequent amendments), was approved on 22 March 2016.
3. The Barmby Moor Neighbourhood Plan (“the Plan”) sets out a vision for the Area for the next 15 years (2023 to 2038) and reflects opinions and views of parish residents. The aim of the Plan is to retain and build upon the Parish’s strengths as a thriving rural community with Barmby Moor village at the heart of that community. We plan to meet housing, social, environmental and community needs whilst protecting the environment, improving green space and conserving the character and fabric of Barmby Moor and surrounding areas for future generations.
4. With a Neighbourhood Plan, our community will have the power to direct new development, using our own planning policies, which will work in conjunction with the East Riding Local Plan² and the National Planning Policy Framework³.

Stephen Clark

Chair – Barmby Moor Parish Council

¹ Localism Act, Schedule 9: <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

² 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/>

³ National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2. Introduction

2.1. Barmby Moor⁴

- 2.1.1. The parish of Barmby Moor lies 11 miles east of York astride the York-Hull trunk road and close to the market town of Pocklington. The village was probably a Scandinavian settlement, 'Barne's farm'; it was not until the late 13th century that Barmby was used as an alternative spelling to Barnby. The suffix 'by Pocklington' was used in the 14th century, when 'in' or 'upon the Moor', perhaps a reference to Spalding moor, also appeared. Though the parish was occasionally called simply Barnby Moor in the 18th century, it was not until 1935 that the shortened form was officially adopted. The irregularly-shaped parish covered 2,578 acres in 1851. In 1901 50 a. were transferred to Pocklington civil parish, and in 1960 the boundaries of the civil and ecclesiastical parishes of Barmby were brought into conformity.
- 2.1.2. From below 50 ft. above sea-level in the western part of the parish the ground rises to over 100 ft. in the north-east. The village was established just to the north of the junction of the Roman roads from York and Stamford Bridge to Brough, beside a beck running from Keld, or Skel, spring. The northern and western parish boundaries are largely formed by Black dike, which flows southwards towards the Beck in Thornton. The parish is almost entirely covered with outwash sand and gravel, but Keuper marl and sandstone, glacial sand and gravel, and alluvium form a small area in the north. The open fields lay north and east of the village on the sand and gravel, and an extensive common was situated on the low-lying sandy area in the west and south of the parish. The open fields and other common lands were inclosed in 1783. A large area to the east of the village was used by the Royal Air Force for Pocklington airfield, opened in 1941. The airfield ceased to be operational in 1946 and closed in 1965. Part of it was later converted to industrial and recreational uses, and much has been reclaimed for agriculture.

⁴ Most of the information on the history of Barmby Moor is from British History Online: <http://www.british-history.ac.uk/vch/yorks/east/vol3/pp140-147>

- 2.1.3. The Roman road from Brough formed part of Barmby's southern boundary before it entered the parish near the village. The precise course of the branch to Stamford Bridge is now lost. The course of the York branch is, however, still followed by the main York-Hull road. The road was turnpiked in 1764 and the trust renewed until 1881. A tollbar was situated ½ mile west of the village near the house known in 1974 as Bar Farm; two milestones erected by the trust survive. The road was straightened south of the village in the late 1960s and in the west of the parish in 1974.
- 2.1.4. A branch from the main road passes through the village and continues towards Pocklington; it was known as Barmby Row from the 15th century. Another branch from the main road leads to Yapham and crosses the Pocklington road on the outskirts of the village. Other minor roads lead from the York road to Sutton upon Derwent and Stamford Bridge, and in the east of the parish Hodsow Lane connects the main road with Pocklington. In 1348 a hermit of Stamford Bridge chapel was seeking alms for the repair of a road across Barmby moor, possibly the road from Stamford Bridge which crossed the common to enter the village from the west until it was diverted to the York road at inclosure. The railway from York to Market Weighton, opened in 1847, passed through the parish. The line was closed in 1965 and the track has been lifted; a former gatehouse stands beside the Yapham road.
- 2.1.5. The church and the moated manor-house site stand together at the village centre. Further west many houses formerly stood along the margins of the common and its two wedge-shaped projections into the village. The personal names de and super viridi and 'of the green', used by eight inhabitants c. 1295, perhaps referred to the common. After the inclosure of the common in 1783 the projections were left as 'greens', one alongside the main street and the other around a parallel street beside the beck. The two streets are connected by short cross lanes on either side of the manor-house site, one of which was called Hall Spout in the mid-19th century, and by a third lane at the western end of the village along the former common edge.

- 2.1.6. In addition to the two greens there are wide grass verges beside other streets in the village. By 1772 the beckside green already contained an island garth, later occupied by the 19th-century Kimberley House and other buildings. Further encroachment occurred in the later 19th century; in 1863, for example, a tenant rented from the lord a piece of land inclosed from the village waste in front of his house. In 1974 the beckside green was still used for the parish feast, held in July. Most of the village is only loosely built-up. The older houses date from the 18th and 19th centuries, and some of them have recently been renovated with Barmby's increasing popularity as a residential village. Residential development providing a mixture of private houses and council houses, flats, and bungalows, have taken place since the mid-20th century to the south of the Beckside street, Briarsfield, Keldspring Lane, Hodsov Fields and Grangeland Walk. A village institute was built in the 1930s.
- 2.1.7. 'The George' was referred to in the later 17th century, and an inn, kept by the occupant of Barmby Moor House, stood on the main road south of the village by 1770. A new inn is said to have been built on the site by Thomas Heard (d. 1824): it was sometimes known as Barmby Moor House or Inn, alternatively as the Bunch of Grapes and later the Wilmer Arms. It closed after 1851. It is an elegant building with a central pediment, bow windows, and a canopied porch. The Boot and Slipper, in the centre of the village, has existed since at least 1823, when it was called the Boot and Shoe. By 1840 the New Inn had been built beside the main road 1½ mile west of the village; it was renamed the Squirrels in 1974.
- 2.1.8. Outlying buildings include a dozen farmhouses, mostly built in the late 18th and 19th centuries after inclosure. One of them, Barmby Grange, now stands among the industrial buildings on the former airfield. A small estate of bungalows has grown up on the Sutton road, where there is also farming and commercial premises. Scattered bungalows and houses lie beside the trunk road in the west of the parish.
- 2.1.9. In that part of the parish transferred to Pocklington in 1901 Wilberforce Lodge, St. John's Lodge, and Dolman House were built by Pocklington School in the 1850s. The suburbs of Pocklington have spread into the area in the present century.

2.1.10. There were 91 poll-tax payers in Barmby in 1377. Of the 79 households listed in the hearth-tax return of 1672 17 were exempt; of those that were chargeable 55 had a single hearth, 3 had 2, 2 had 3, and one each had 4 and 7 hearths. There were about 60 families in the parish in 1743 and 75 in 1764. From 321 in 1801 the population rose to 537 in 1861 but fell to 437 in 1881. After the transfer of part of the civil parish to Pocklington in 1901, Barmby's population was 442. Numbers increased from 455 to 548 in 1921-31. The increase to 787 in 1951 and decrease to 502 in 1961 presumably reflected the changing status of the airfield. Residential development resulted in an increase to 768 in 1971, 1065 in 2001 and 1114 in 2011.

2.2. What is a Neighbourhood Plan?

2.1.11. 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.

2.1.12. A more detailed explanation of a Neighbourhood Plan can be found in the Basic Conditions Statement.

2.3. Why is a Neighbourhood Plan needed?

2.1.13. Barmby Moor's Neighbourhood Plan is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area. Our Neighbourhood Plan provides a vision for the future of our parish and village and sets out clear planning policies to realise this vision.

- 2.1.14. Over the years planning applications affecting the village and parish have generally been confined to existing house modifications and in-filling of vacant plots in the village with new houses. Barmby Moor Parish Council agreed that the introduction of a Neighbourhood Plan would be an appropriate means of managing inevitable change, whilst reflecting the wishes of the Parish residents and retaining its rural and historic character. Thus, it was important to give all Parishioners the chance to express their views on issues and needs within their community to assist with the formulation of policies, spelling out what is acceptable and appropriate in their environment. The Plan will present a vision of how we want to see our parish and village change and develop between 2020 and 2035.
- 2.1.15. The Neighbourhood Plan is an important and powerful planning tool for our community to influence the future of our Parish. It aims to improve the services for existing and future residents, to continue to build a strong community ensuring the right blend of open space and social and community facilities that will allow Barmby Moor to thrive and continue to be a great place in which to live and work.

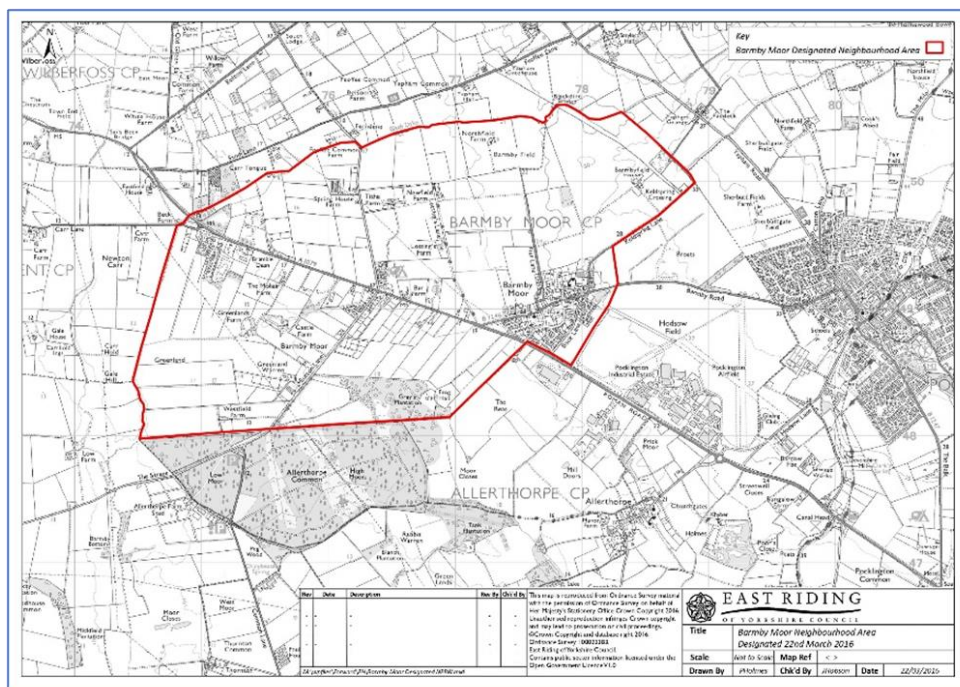
2.4. How was the Plan prepared?

- 2.2.1. Details of how this Neighbourhood Plan was prepared can be found in the Consultation Statement.

3. Barmby Moor Parish

3.1. The Plan Area

- 3.1.1. Several years prior to deciding to produce its own Neighbourhood Plan, the Parish Council of Barmby Moor agreed Pocklington Town Council's request to be able to include the Pocklington Industrial Estate and the Pocklington Airfield in its Neighbourhood Plan. Although these two areas are within Barmby Moor Parish the Parish Council at the time considered this to be beneficial as it did not intend producing its own Plan and that the two areas were more closely linked to Pocklington than Barmby Moor.
- 3.1.2. Barmby Moor Parish Council and Pocklington Town Council have worked together to help ensure that both Neighbourhood Plans have joint aspirations for the areas mention in the above paragraph.
- 3.1.3. The designated area for the Barmby Moor Neighbourhood Plan approved by East Riding of Yorkshire Council is shown below. (A larger scale version of the map is included in Appendix 1). The red line follows the boundary of the Barmby Moor civil parish with the exclusion of the airfield and industrial estate included in the Pocklington Neighbourhood Plan⁵.

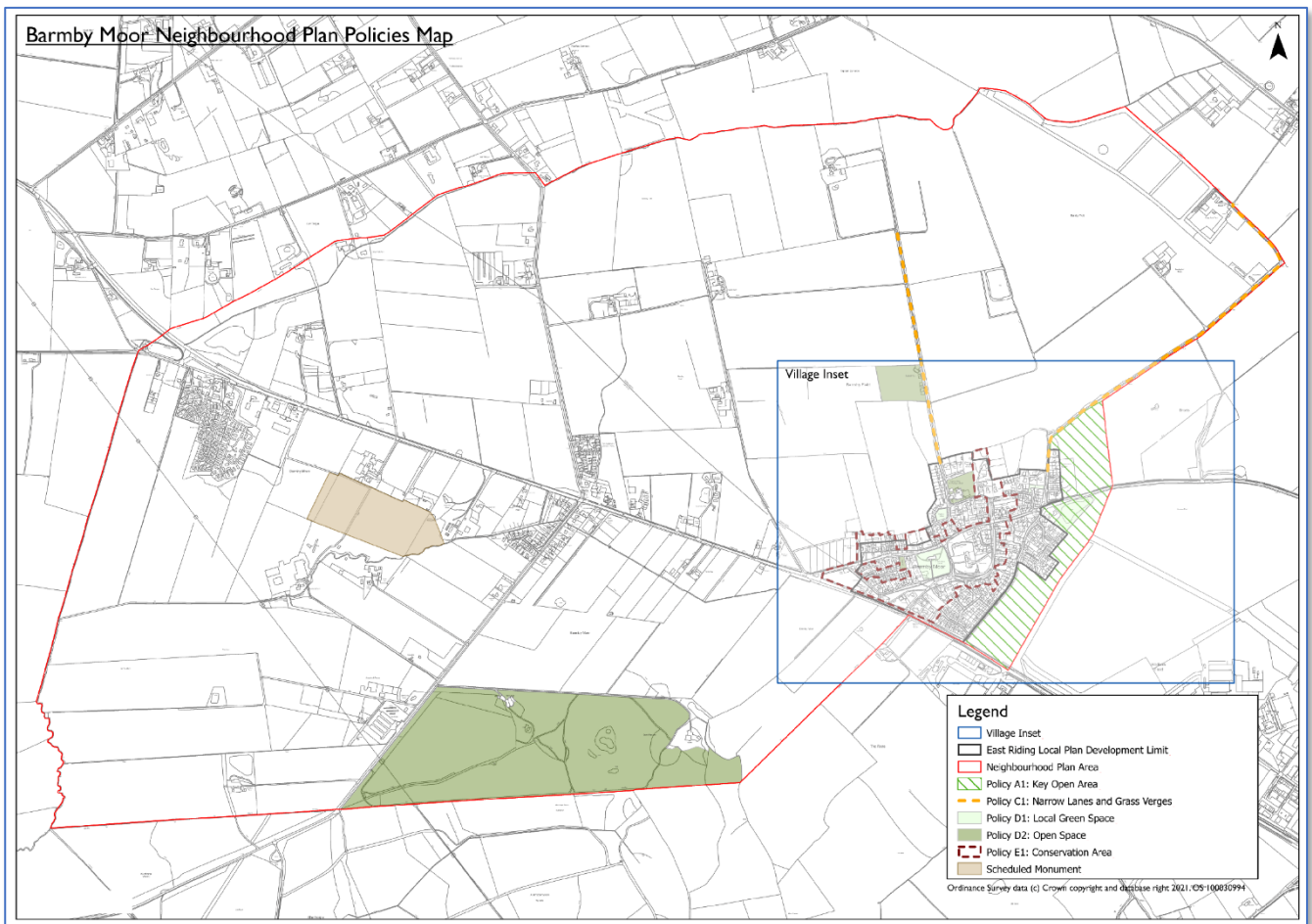


⁵ Pocklington Neighbourhood Area: <http://www2.eastriding.gov.uk/environment/planning-and-building-control/east-riding-local-plan/neighbourhood-planning/pocklington-neighbourhood-plan/#area-designated>

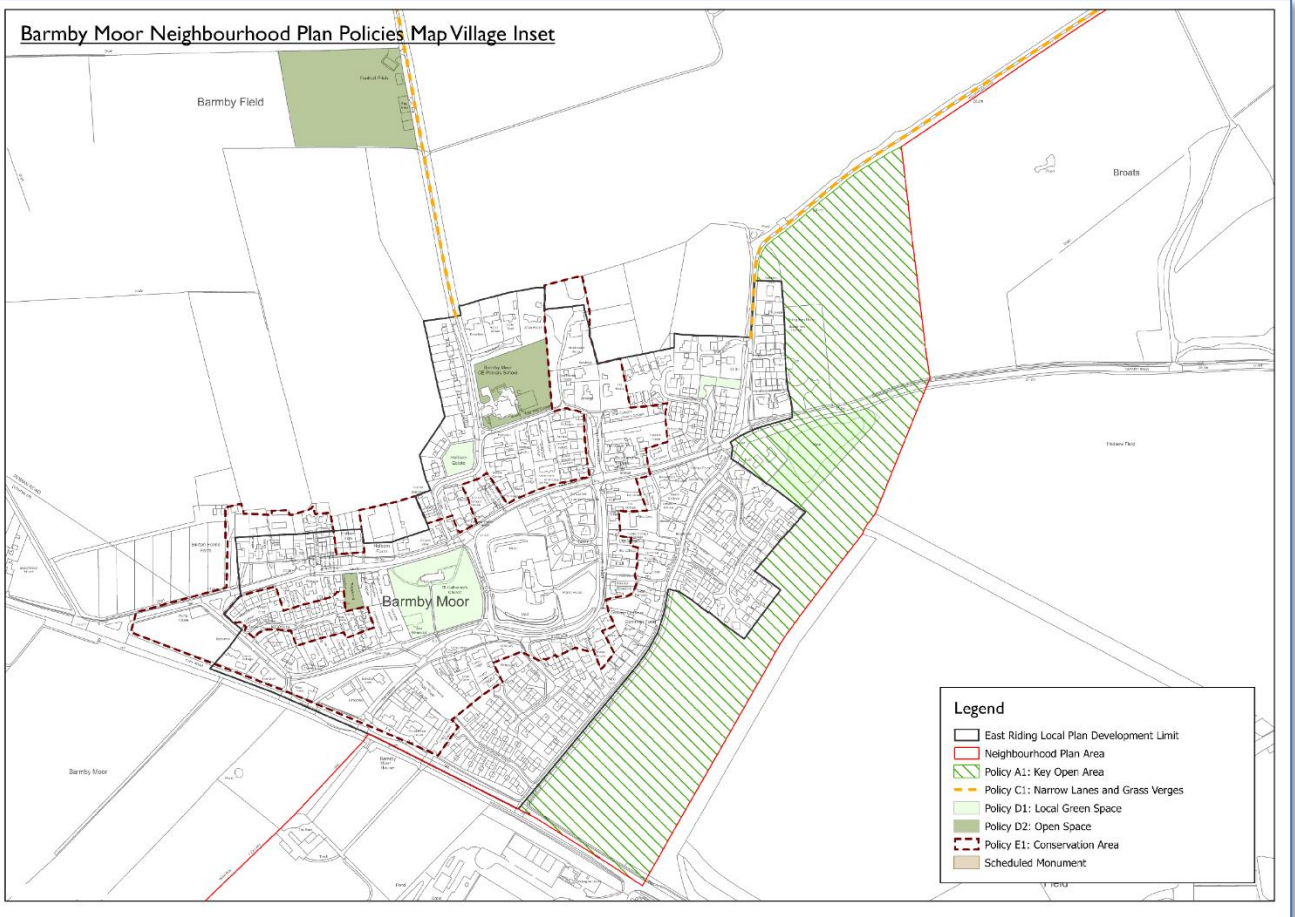
3.1.4. The Parish Council confirms that the Plan only relates to the Barmby Moor Neighbourhood Area and that no other Neighbourhood Plan relates to the designated area. The plan period is 2020 to 2037.

3.2. Barmby Moor Neighbourhood Plan Policies Maps

3.2.1. Barmby Moor Neighbourhood Plan Policies Maps showing the Development Limits, Neighbourhood Plan Area, Scheduled Monument and Neighbourhood Plan Policies are included in Appendix 2. Reduced size versions of the maps are given below.



Barmby Moor Neighbourhood Plan Policies Map Village Inset



4. Vision and Objectives

4.1. The Neighbourhood Plan Vision

- 4.1.1. The Vision for Barmby Moor's Neighbourhood Plan reflects the views of the residents of the parish collected through the consultation process and particularly from the responses from the questionnaires.
- 4.1.2. The community wants Barmby Moor to continue to thrive as a vibrant and distinctive village, to continue to respect and reflect the views of its community, to evolve whilst retaining its unique and distinctive character, and to continue providing the relaxed, peaceful and safe environment for current and future generations.
- 4.1.3. The community values its rural setting surrounded by open countryside, its rich heritage, conservation area and features, its natural environment, and green and open spaces. Barmby Moor must remain separate from neighbouring Pocklington to protect and retain Barmby Moor's identity as an individual distinct village, meeting the needs of the current population and community of the future, without compromising this distinction.

4.2. The Neighbourhood Plan Objectives

- 4.2.1. These objectives are summarised as follows:
 - 1. To protect and enhance the character and individual identity of Barmby Moor.
 - 2. To protect and enhance the rural setting of Barmby Moor.
 - 3. To protect against the coalescence of settlements.
 - 4. To protect and enhance the countryside around Barmby Moor.
 - 5. To protect and enhance views across valued landscape features.
 - 6. To protect and enhance open spaces and landscape, and support nature conservation.
 - 7. To protect and enhance the special character and appearance of the Conservation Area in Barmby Moor.

8. To provide housing to meet the needs of the community.
9. To provide employment opportunities to meet the needs of the community.
10. To support the provision of a Village Shop.
11. To protect existing and encourage new community facilities and services.
12. To promote personal well-being.
13. To support development that reduces environmental impact.
14. To support development that reduces car parking problems.

**The Neighbourhood Plan promotes
change that will be of benefit for the
whole community**

5. The Neighbourhood Plan Policies

A: The Physical Separation of Barmby Moor and Pocklington

Objectives

To protect and enhance the character and individual identity of Barmby Moor.

To protect against the coalescence of settlements.

To protect and enhance the rural setting of Barmby Moor.

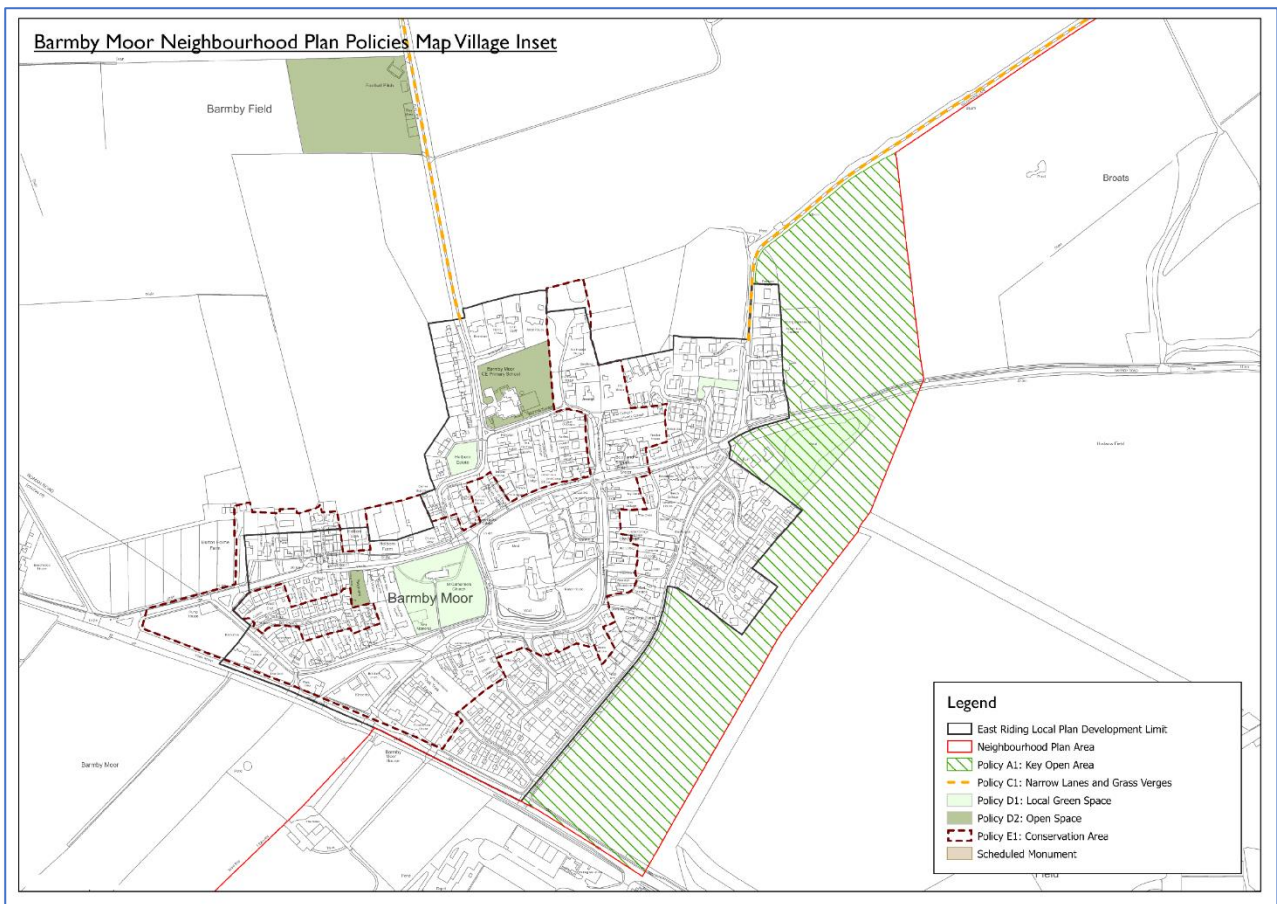
To protect against adverse change to the countryside setting of these settlements, resulting in the loss of Barmby Moor's distinctiveness and detriment to its character.

Policies

A: The Physical Separation of Barmby Moor and Pocklington

Policy A1 The Plan identifies a Key Open Area between the village and the Pocklington Industrial Estate (as shown on the Policies Map). Development proposals should retain the openness of the Key Open Area.

Development proposals which would have an unacceptable impact on the openness of the identified Area and/or which would result in the coalescence of Barmby Moor with the Pocklington Industrial Estate will not be supported.



Considerations

This is a very important issue to the people of Barmby Moor who felt that any development between Barmby Moor and Pocklington would be coalescence of the two settlements and would lead towards the loss of the individual identity of Barmby Moor. For Barmby Moor to exist as a village the gap between Barmby Moor and Pocklington must be retained.

Of the 193 respondents to the Questionnaire, 174 (90%) agreed that the physical separation of Pocklington and Barmby Moor is important and should be maintained.

The East Riding Local Plan⁶ recognises the damage caused to settlements through coalescence, with Item 8.23 stating: *“Many of the settlements in the East Riding are characterised by their rural setting which allows residents and visitors to distinguish one settlement from another. The coalescence of settlements would result in adverse change to the countryside setting of these settlements, resulting in the loss of their distinctiveness and be detrimental to their character.”*

⁶ 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/>

Item 10.130 of the Local Plan makes specific reference to the importance of the gap between Barmby Moor and Pocklington, stating: *“The gaps between Market Weighton and Goodmanham, and Pocklington and Barmby Moor, also serve an important role in maintaining the individual characters of the settlements by preventing coalescence.”*

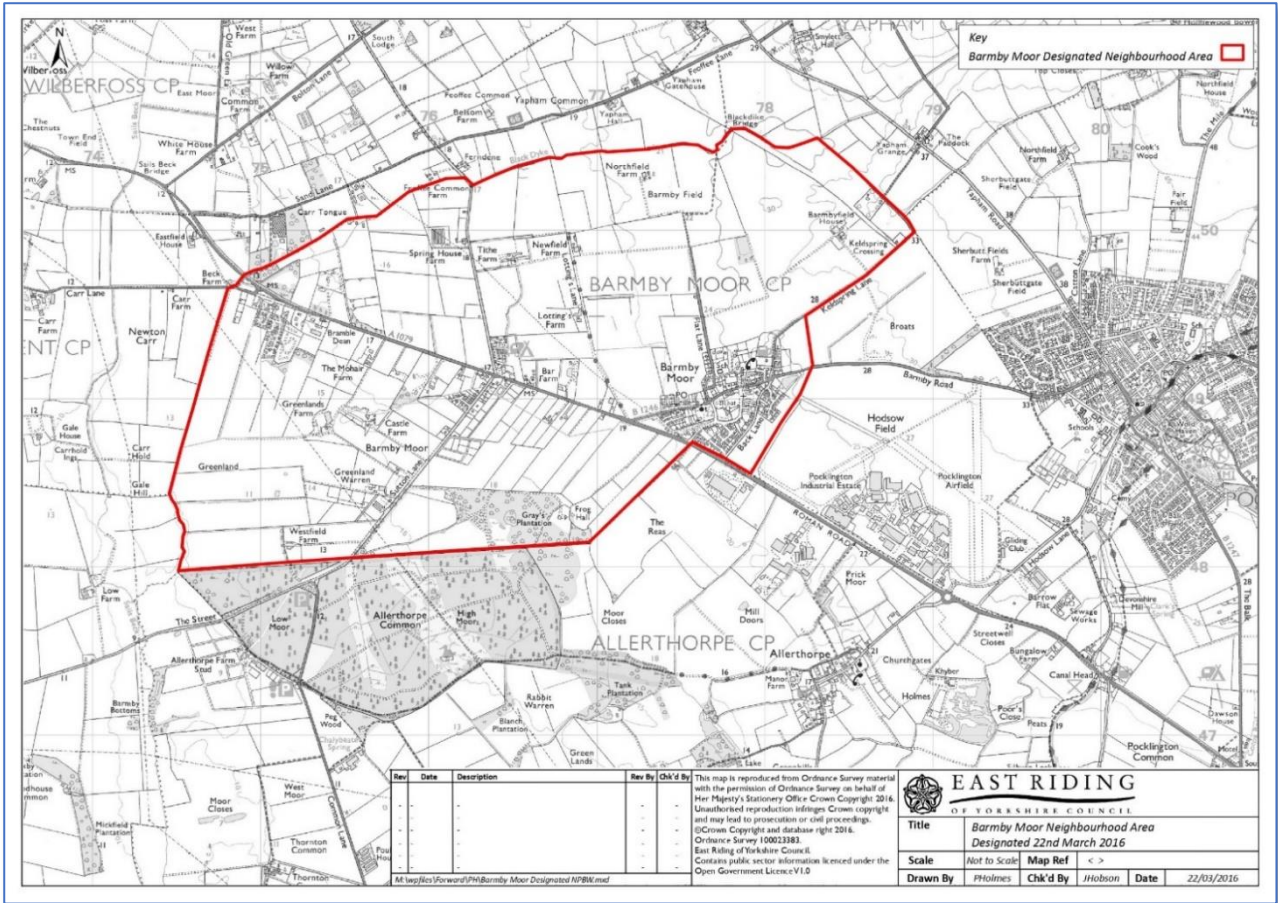
The Local Plan contains a general policy regarding maintaining the physical separation of settlements where there is a risk coalescence, with Policy ENV2 A 1 stating: *“Development proposals should protect the character and individual identity of settlements by maintaining their physical separation where there is a risk of settlement coalescence.”*

Policy A6 C 8 of the Local Plan goes further and makes specific reference to maintaining the physical separation of Pocklington and Barmby Moor, stating: *“Plans, strategies and development decisions in the Vale of York sub area should maintain the physical separation of Pocklington and Barmby Moor.”*

The Barmby Moor Neighbourhood Plan therefore includes Policy A to comply with the wishes of the people of Barmby Moor and the requirements of the East Riding Local Plan.

The Barmby Moor Designated Neighbourhood Area map shows the relationship between Barmby Moor and Pocklington and Pocklington Industrial Estate. Policy A1 covers the area from the Barmby Moor Development Limits up to the edge of the Barmby Moor Designated Neighbourhood Area facing towards Pocklington.

Policy A1 of this Plan provide a local dimension to the East Riding Local Plan (Policies ENV2 and A6). It has been designed so that it can be implemented in a complementary way to the strategic approach taken in the Local Plan. It defines the Key Open Area between Pocklington and Barmby Moor. For clarity the policy does not intend to prevent development which would traditionally be appropriate to a countryside location. Similarly, the policies do not affect permitted development rights (either generally or in relation to the agricultural uses).



It is worth noting that Pocklington Neighbourhood Draft Plan includes policies designed to preserve the gap between Pocklington and Barmby Moor and restrict the spread of Pocklington towards Barmby Moor.

B: Protection of the Open Landscape Character of the Countryside Surrounding Barmby Moor

Objectives

To protect and enhance the countryside around Barmby Moor.

To protect and enhance the character and individual identity of Barmby Moor.

To protect and enhance views across valued landscape features.

To promote personal well-being.

Policies

B: Protection of the Open Landscape Character of the Countryside Surrounding Barmby Moor

Policy B1 Development proposals should protect the open, rural, and tranquil landscape character of the countryside surrounding Barmby Moor particularly the areas to the north of Barmby Moor village alongside Keldspring Lane, and either side of Flat Lane and Lottings Lane.

Considerations

This policy seeks to protect and enhance the distinct open rural character of the countryside around Barmby Moor as expressed in the East Riding of Yorkshire Landscape Character Assessment Update 2018.

The unspoilt countryside around Barmby Moor was identified as being important to the people of Barmby Moor with 172 (89%) of the 193 respondents to the Questionnaire listing it as such.

The open landscape around Barmby Moor forms an essential part of Barmby Moor's character and acts as a visual amenity for residents and visitors. It also plays a valuable role in providing a break from the built-up environment, which is enjoyed by many people of Barmby Moor.

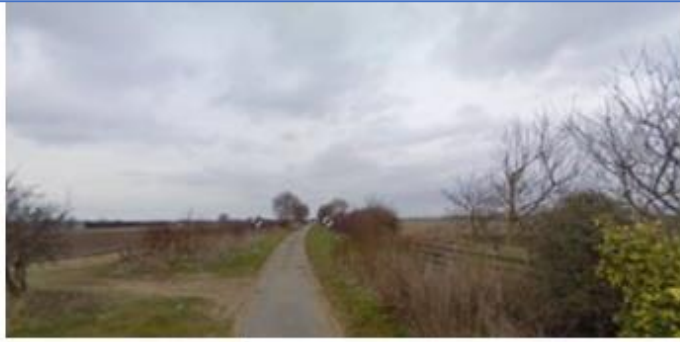
There was also a prevalence to protect the countryside with 138 respondents (72% of the total) seeing no need for any development in the countryside around the village to maintain Barmby Moor's vibrancy.

Development proposals that have a significant impact on the open landscape, such as tall buildings or larger-scale developments shall be subject to a landscape impact appraisal carried out by the applicant.

A tall building shall be defined as one that is significantly higher than its neighbour(s) and/or one that significantly changes the skyline.

Larger-scale developments shall be defined as where the site area of the development is 1 hectare or more.

View 1



View 2



Views of open landscape from Flat Lane

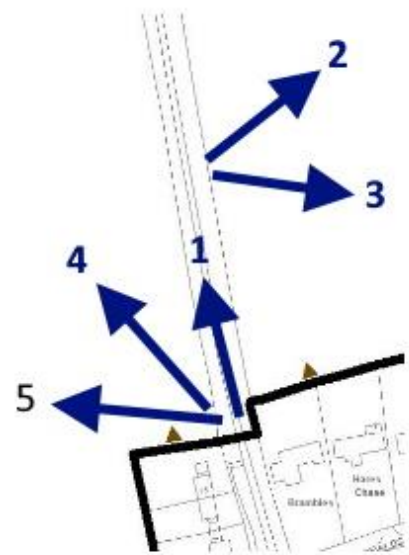
View 3



View 4



View 5

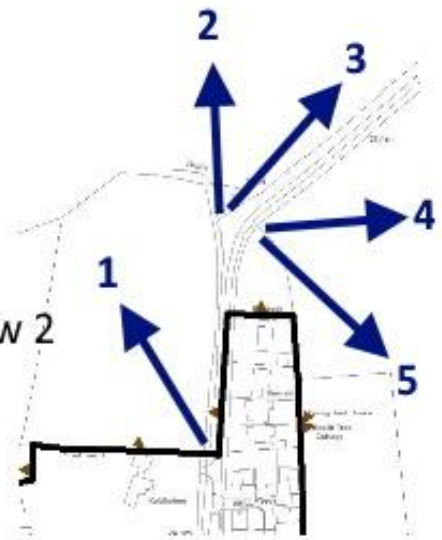




View 1



View 2



View 3

View 4



View 5



Views of open landscape from Keldspring Lane

C: Protection of Narrow Lanes and Grass Verges

Objectives

To protect and enhance the countryside around Barmby Moor.

To protect and enhance the character and individual identity of Barmby Moor.

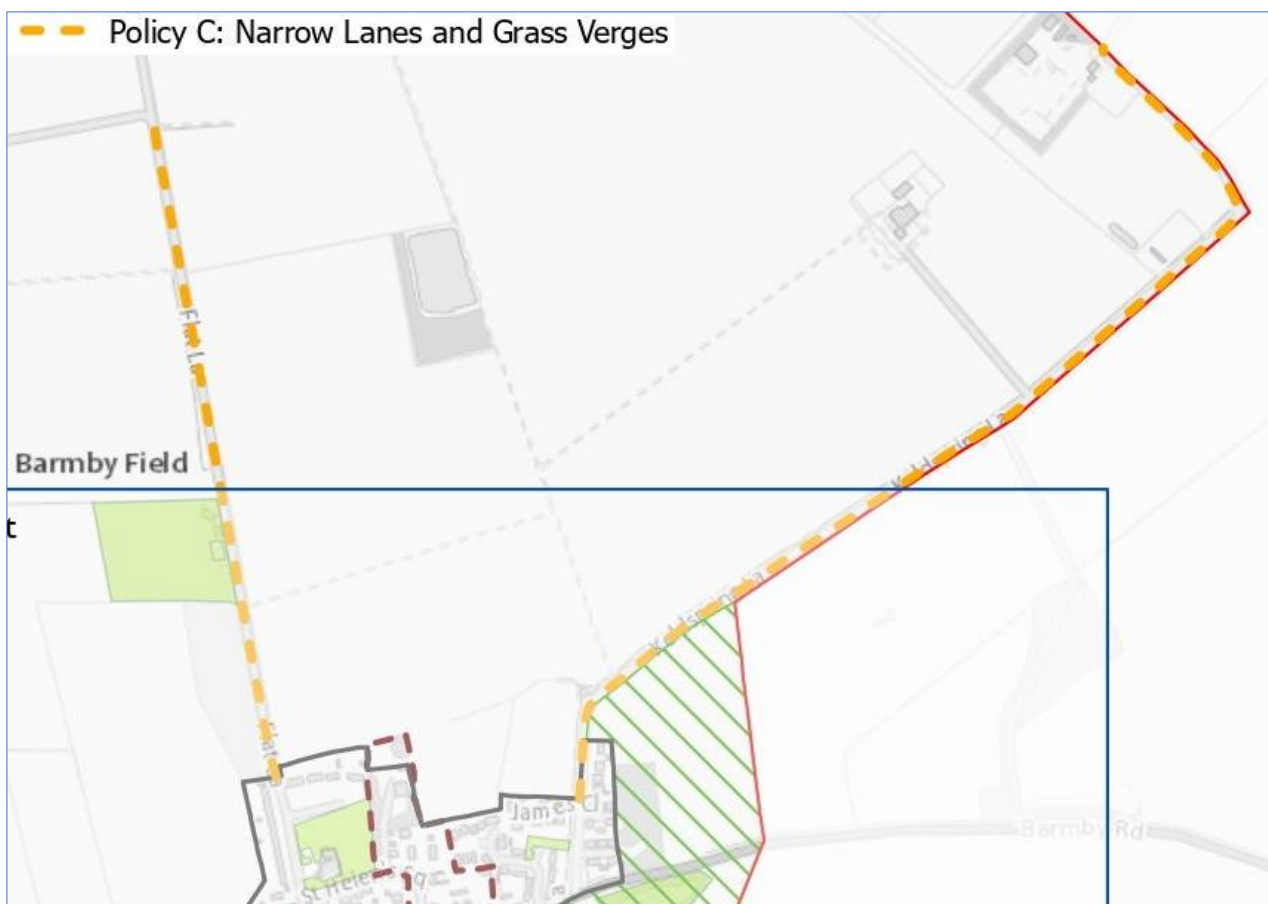
To protect and enhance views across valued landscape features.

To promote personal well-being.

Policies

C: Protection of Narrow Lanes and Grass Verges

Policy C1 Development proposals should respect the tranquil rural character and appearance (single carriageway, grassed verges, hedges and trees) of the narrow lanes and grass verges of Flat Lane and Keldspring Lane. In particular, development proposals should safeguard the existing narrow lanes and adjacent grass verges, hedges and trees and avoid any unnecessary widening of the carriageway or removing any part of the adjacent grassed verges.



Considerations

The narrow lanes and adjacent grassed verges of Flat Lane and Keldspring Lane outside the Barmby Moor development limits boundary are a feature of Barmby Moor and the countryside. Consequently, the Neighbourhood Plan seeks to preserve them for future generations. They are a distinctive feature of the locality’s character that the community wishes to preserve.

Although Barmby Moor village is surrounded by countryside, much of it is farmland and inaccessible by the public. However, two routes offer entry into countryside and escape from the built environment with immediate appreciation of tranquillity and beauty and the extensive views across the open landscape and the hills of the Yorkshire Wolds beyond.

The transition from built environment to country is immediate on leaving Barmby Moor development limits along Flat Lane and Keldspring Lane.

As these narrow lanes generally experience light traffic, they are popular and well-used by walkers, cyclists and horse riders, and by parents with children, because of their relative safety.

Wide grass verges either side of the lanes offer safe refuge from any passing traffic and provide an important environment for wildlife and biodiversity.

During the Covid-19 lockdown-period in 2020 when people could exercise but not drive, Flat Lane and Keldspring Lane were used extensively as easily accessible and safe routes for exercise. The entry into countryside and escape from the built environment with immediate appreciation of tranquillity and beauty and the extensive views across the open landscape and the hills of the Yorkshire Wolds beyond had great beneficial effect on mental health and well-being during this particularly worrying and stressful period.

If the lanes were to be widened because of development, this would increase the risk to local people using the lanes for walking, cycling and horse-riding due to increased traffic and lack of safe refuge on adjacent grassed verges. Removal of any part of the grassed verges would change the countryside appearance of these lanes. Therefore, sustainable development shall be planned away from these narrow lanes to prevent an increase in traffic, carbon emissions and pollution, which promotes continuing use of the lanes for walking, cycling and horse-riding.

There is a strong appreciation of the countryside by the people of Barmby Moor with 172 of the 193 respondents to the Questionnaire (89%) identify the unspoilt countryside around Barmby Moor as being important and 138 respondents (72% of the total) seeing no need for any development in the countryside around the village to maintain Barmby Moor's vibrancy.

Views along Flat Lane from Barmby Moor development limit boundary onwards





Views along Keldspring Lane from Barmby Moor development limit boundary onwards



D: Open Spaces

Objectives

To protect and enhance the existing Open Spaces in Barmby Moor.

Policies

D: Open Spaces	
Policy D1	<p>The following areas, as shown on the Policies Map, are designated as Local Green Spaces:</p> <ul style="list-style-type: none">• Holborn Estate Amenity Land• Briarsfield Amenity Land• St Catherine’s Churchyard• Barmby Moor Fishing Ponds. <p>Development proposals on the identified local green spaces will not be supported except in very special circumstances.</p>
Policy D2	<p>‘Development proposals should protect the following existing open space, sports, and recreational land:</p> <ul style="list-style-type: none">• Barmby Moor School Playing Fields• Main Street Playground (The Little Play Park)• Flat Lane Playing Fields• Allerthorpe Woods (part).

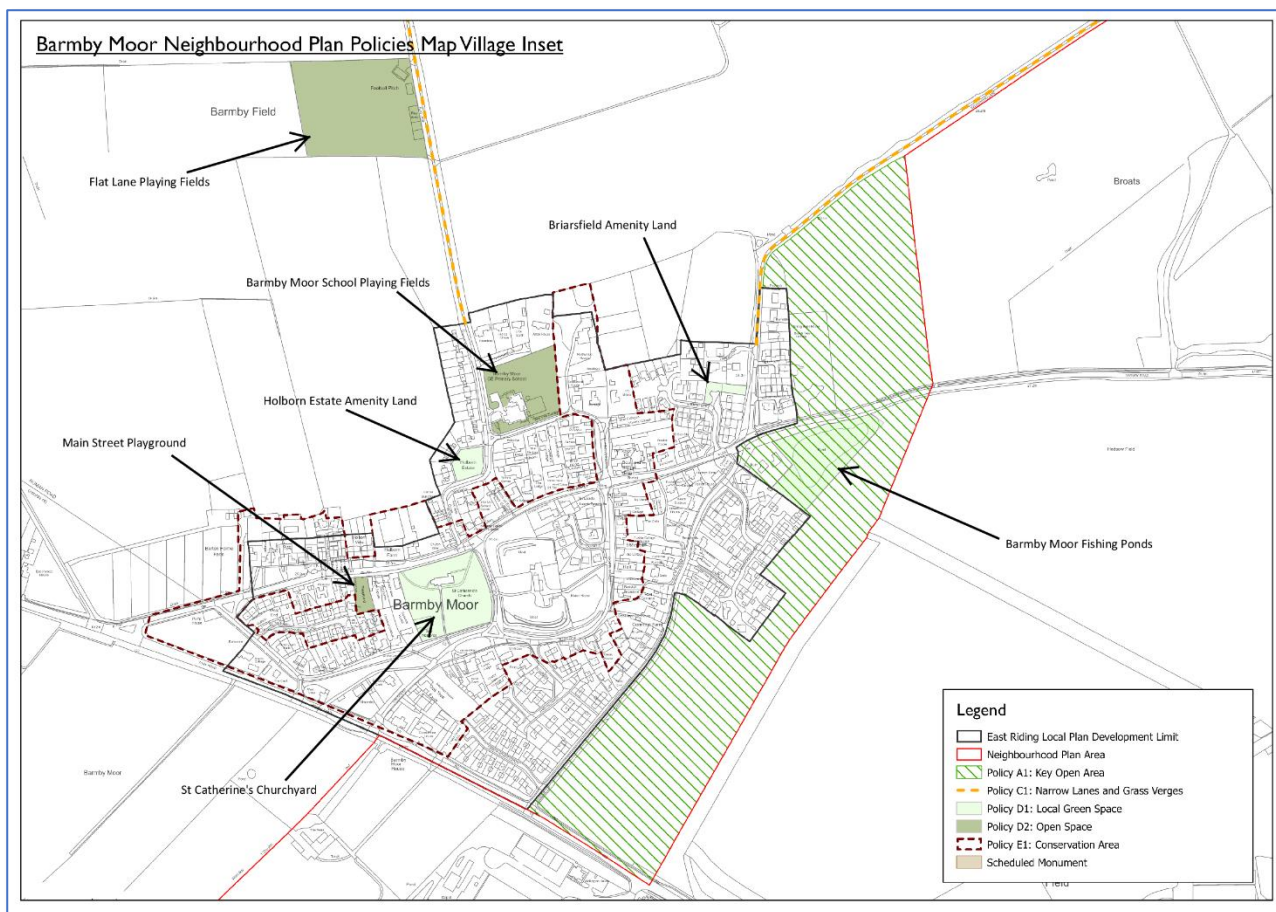
Considerations

National Planning Policy Framework Paragraph 96 states: *“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.”*⁷

East Riding Local Plan Item 8.25 states: *“Open areas within settlements may often form an essential part of their character and act as a visual amenity for residents and visitors. They may also have a valuable role to play in providing a break in an otherwise built up environment.”*⁸

⁷ National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ 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/>



East Riding of Yorkshire Council, Conservation Area Appraisal, Barmby Moor (October 2007) states: *“RELEVANCE AND IMPORTANCE OF OPEN SPACES: The open spaces within the Conservation Area play an important part in its special character, since they create a sense of spaciousness which most other East Riding villages lack.”*⁹

Of the 193 respondents to the Questionnaire, 155 (80%) wanted to see the current ‘Open Spaces’ in Barmby Moor designated as ‘Local Green Spaces’ and therefore protected as an open or green space.

The Green Spaces in Policy C1 satisfy the requirements of NPPF Paragraph 100:

Holborn Estate Amenity Land

1. The space is in close proximity to the community it serves.

⁹ East Riding of Yorkshire Council Barmby Moor Conservation Area Appraisal, 2007: <https://www.eastriding.gov.uk/planning-permission-and-building-control/conservation-areas-and-listed-buildings/conservation-areas/conservation-area-appraisals-and-management-plans/>

2. The space has been identified as being special to the local community due to its integral part of the Holborn Estate and recreational value as a safe place for children to play (80% of respondents would like to see it designated as Green Space).
3. The space is local in character and not an extensive tract of land.
4. The space is capable of enduring beyond the end of the plan period.

Briarsfield Amenity Land

1. The space is in close proximity to the community it serves.
2. The space has been identified as being special to the local community due to its tranquillity and richness of wildlife (80% of respondents would like to see it designated as Green Space).
3. The space is local in character and not an extensive tract of land.
4. The space is capable of enduring beyond the end of the plan period.

St Catherine's Churchyard

1. The space is in close proximity to the community it serves.
2. The space has been identified as being special to the local community due to beauty, historic significance, tranquillity and richness of wildlife (80% of respondents would like to see it designated as Green Space).
3. The space is local in character and not an extensive tract of land.
4. The space is capable of enduring beyond the end of the plan period.

Main Street Playground (The Little Play Park)

1. The space is in close proximity to the community it serves.
2. The space has been identified as being special to the local community due to its recreational value (80% of respondents would like to see it designated as Green Space).
3. The space is not an extensive tract of land.
4. The space is capable of enduring beyond the end of the plan period.

Barmby Moor Fishing Ponds

1. The space is in close proximity to the community it serves.
2. The space has been identified as being special to the local community due to its beauty, historic significance, recreational value, tranquillity and richness of wildlife (80% of respondents would like to see it designated as Green Space).
3. The space is local in character and not an extensive tract of land.
4. The space is capable of enduring beyond the end of the plan period.

The Local Green Spaces will be protected for their amenity and recreational value, and the contribution they make to the character and appearance of the parish. Policy D1 follows the matter-of-fact approach in the NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the East Riding of Yorkshire Council. It will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.'

E: Conservation Area

Objectives

To protect and enhance the special character and appearance of the Conservation Area in Barmby Moor.

Policies

E: Conservation Area

Policy E1 Development proposals should preserve and enhance the special character and appearance of the Barmby Moor Conservation Area and respond positively to the details of this character as set out in the Barmby Moor Conservation Area Appraisal (October 2007) or any update of that appraisal.

Development proposals in the Conservation Area shall reflect the informal and understated nature of its historic properties and incorporate matching traditional materials such as clay or slate roof tiles, and facing brickwork, painted brickwork or painted render external walls (as specified in the Conservation Area Appraisal) wherever practicable.

Where otherwise acceptable schemes in the Conservation Area require the removal of trees, development proposals should incorporate the planting of native tree species appropriate to the site concerned within their proposed layouts.

Considerations

The Barmby Moor Neighbourhood Plan seeks to protect and enhance the special character and appearance of the Conservation Area in Barmby Moor. The special character and appearance are well detailed in the East Riding of Yorkshire Council Barmby Moor Conservation Area Appraisal, 2007.¹⁰

¹⁰ East Riding of Yorkshire Council Barmby Moor Conservation Area Appraisal, 2007:
<https://www.eastriding.gov.uk/planning-permission-and-building-control/conservation-areas-and-listed-buildings/conservation-areas/conservation-area-appraisals-and-management-plans/>



An important statement in the Conservation Area Appraisal is “The special character or appearance of the Conservation Area can be found in part in its lack of intensive development, which has resulted in the majority of the village's historic character and appearance being retained intact.”¹⁹

Of 193 respondents to the Questionnaire 172 (89%) agreed that the character/identity of the conservation area should be protected.

F: Housing

Objectives

To provide housing to meet the needs of the community.

To protect and enhance the character and individual identity of Barmby Moor.

To protect against the coalescence of settlements.

To protect and enhance the special character and appearance of the Conservation Area in Barmby Moor.

To protect and enhance the countryside around Barmby Moor.

Policies

F: Housing

Policy F1 Within the defined development limits of Barmby Moor village, small scale sensitive infill and redevelopment housing proposals will be supported, subject to proposals satisfying all the following criteria:

1. The proposal incorporates a high standard of design which responds positively to the site context, the scale and mass of neighbouring buildings and the wider street scene. Development proposals should demonstrate the way in which they have taken account of the Design Guidance in Section 5 of the Plan.
2. The proposal does not detract from the character and appearance of the Conservation Area, Listed Buildings, or the village more generally.
3. Satisfactory access arrangements that enable safe ingress and egress that avoids any significant loss of privacy to adjacent properties or harm to the character and appearance of the village.
4. The proposal does not cause an unacceptable impact on the amenity to neighbouring properties.

Policy F2 Outside of the defined development limits of Barmby Moor village, proposals for replacement dwellings will be supported provided that:

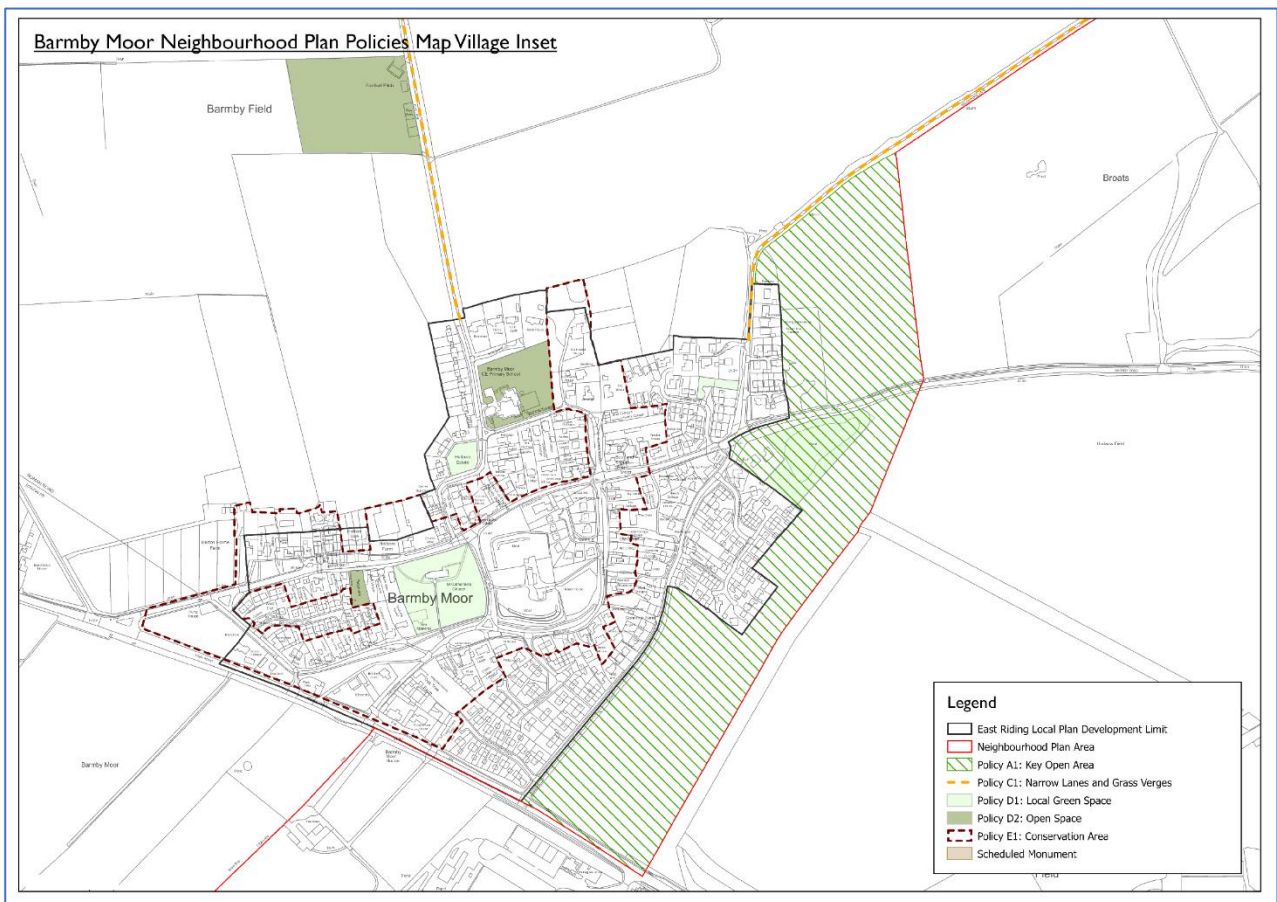
1. The residential use has not been abandoned.
2. The original dwelling is not a residential caravan or mobile home, unless on a like for like basis or in relation to dwellings for agricultural, forestry or rural-based occupations as described in national planning policy and Part C5 of Policy S4 of the East Riding Local Plan.
3. The replacement dwelling is on the site of the original building, the size and design of the replacement is in keeping with its surroundings and there is no increased detrimental impact on the countryside.
4. In the case of an old building of character, it can be demonstrated that the dwelling cannot be retained through renovation or improvement.

Policy F3 Rural exception sites for modest development of affordable housing (up to 10 dwellings) will be supported where all following six criteria are satisfied:

1. That there is a proven local need.
2. The sites are well related to the development limits of Barmby Moor.
3. That no other suitable site exists within the Barmby Moor Development Limits.
4. That provide for 100% affordable housing.
5. The affordable housing will only be available to:
 - a. A person who has lived within Barmby Moor for over 3 years upwards, or
 - b. A person having a strong local connection such as having grown up in Barmby Moor, have moved away, but now need to return to look after an elderly relative for example, or

c. A person who is a Key Worker as defined by HM Government providing key worker services in the Barmby Moor Neighbourhood Area.

6. That secure arrangements exist to ensure the housing shall remain affordable and available to meet the continuing needs of local people.



Considerations

The East Riding Local Plan¹¹ does not designate Barmby Moor as an area where large scale developments will be located, therefore it is anticipated that any new development will be on an individual scale and on plots considered to be infill in conformance with the ERLP Policy S4. Barmby Moor is a Village that has grown slowly and organically over the year and should not be identified as an area for larger developments.

¹¹ 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/>

Development should respect the Village scale. Consideration must be given to NPPF paragraph 53 regarding back land infilling (garden land) to ensure that proposals do not adversely affect existing properties. In most cases the new development will consist of a single or a small number of dwellings. The first criterion of the policy stresses the importance of achieving high-quality design. The Design Guidance in Section 5 of this Plan has been prepared to add value to existing design advice at a national and a local level. Proposals in the Conservation Area should also have regard to the contents of the Conservation Area Appraisal

Over time some new housing development in the wider area may be required to meet local needs. Any development, residential or commercial, should be sensitively sited and not compromise the historic fabric nor the natural environment of the area. Additionally, such developments should make a positive contribution to the landscape and not negatively impact the amenities of the area including recreational use.

Only 62 respondents to the Questionnaire (38% of the 192 total respondents) identified a need for more than single new dwellings within Barmby Moor development limits, and 93 (48% of the 192 total respondents) would not like to see more than new single houses built within the development limits.

Many respondents, 138 (72% of the 192 total respondents), saw no need for any housing development outside the Barmby Moor development limits needed to maintain the village's vibrancy.

72% of the respondents to the Plan Questionnaire did not identify any need for affordable housing.

Irrespective of this, rural exception sites for modest development of affordable housing are supported by the Plan. There are some 400 dwellings within Barmby Moor Development Limits. An appropriate scale for affordable is considered to be no more than 2.5% of the existing housing stock, or a maximum of 10 houses.

G: Employment and Business Opportunities

Objectives

To provide employment opportunities to meet the needs of the community.

To protect and enhance the countryside around Barmby Moor.

To protect and enhance the character and individual identity of Barmby Moor.

Policies

G: Employment and Business Opportunities

Policy G1 'Development proposals for the appropriate extension of existing employment sites and for the conversion of existing buildings to employment uses will be supported where their scale is appropriate to their surroundings and where they do not have unacceptable traffic, environment, amenity, and landscape impacts.

Development proposals for the use of vacant or under-used agricultural buildings for employment uses will be particularly supported where they meet the criteria in the first part of this policy.

Considerations

Although this was not a particularly strong issue from the respondents to the Questionnaire, the Barmby Moor Neighbourhood Plan supports increased appropriate employment in the Area.

Of 193 respondents to the Questionnaire, 90 (47%) saw a need for more employment opportunities, 88 (45%) saw no need for it and 15 (8%) did not answer this question, which has been taken to mean that they had no opinion on this matter.

Of the respondents who saw a need for more employment opportunities, 50% favoured small business with 1-5 employees, 35% favoured medium business with 6-20 employees, and 14% favoured large business with 20+ employees. Agricultural and related industries was the type of industry identified by respondents as being most appropriate to the area, followed by IT and new technology, manufacturing and finally retail.

H: Village Shop

Objectives

To support the provision of a Village Shop.

To provide employment opportunities to meet the needs of the community.

Policies

H: Village Shop

Policy H1 A development proposal to provide a village shop in Barmby Moor that comprises no more than 280 square metres (gross) floorspace will be supported subject to the following criteria:

1. The development is in keeping with the scale of the village.
2. The proposed use will not give rise to detrimental impact on local residential amenities as a result of either intended or unintended consequences.
3. The proposal will not generate an unacceptable level of customer and service traffic.
4. The proposal will not have a harmful visual impact on either the core of the village or the adjacent open countryside as a result of inappropriate design or signage.

Considerations

This policy seeks to provide local services and employment and reduce the need for travel.

The wish for a village shop in Barmby Moor featured highly amongst its residents with 162 of the 193 respondents to the Questionnaire (84%) stating that they would support a village shop.

Development proposals to provide a shop or shops of more than 280 square metres (gross) floorspace will be determined against the requirements of Local Plan Policy EC3.

I: Community Facilities and Services

Objectives

To protect existing and encourage new community facilities and services.

Policies

I: Community Facilities and Services	
Policy I1	<p>Proposals for the development of new community facilities and services and for the upgrading and/or modification of existing community facilities and services will be supported subject to them:</p> <ol style="list-style-type: none">1. Not unacceptably impacting on residential amenity by means of noise, disturbance or significant additional traffic generation.2. Not having an unacceptable impact on the character or setting of the immediate locality.
Policy I2	<p>Proposed developments which would result in the loss of existing community facilities will not be supported other than where they are accompanied by evidence on viability grounds or where they incorporate suitable replacement community facilities.</p>

Considerations

This policy arises from respondents' comments in the Questionnaire regarding what they consider good about the Parish and what developments they would like to see within the Parish.

J: Environment Protection

Objectives

To support development that reduces environmental impact.

To protect and enhance the countryside around Barmby Moor.

To protect and enhance the character and individual identity of Barmby Moor.

Policies

J: Environment Protection

Policy J1 As appropriate to their scale, nature and location development proposals should:

1. Reduce the risk of flooding through sustainable methods, such as green roofs, permeable surfaces, water butts, etc.
2. Where practicable improve the disposal of sewerage.
3. Safeguard and where possible enhance biodiversity by such measures as planting of native species, hedgerow/verge creations, tree planting, setting aside land for wildlife, etc.
4. Incorporate measures to extend the accessibility of footpaths and bridleways into the countryside.
5. Safeguard the character and appearance of the rural landscape through materials used, scale, form and layout of buildings, planting and landscaping.

Policy J2 Where otherwise acceptable schemes require the removal of trees development proposals should incorporate the planting of native tree species appropriate to the site concerned within their proposed layouts.

Considerations

The Barmby Moor Neighbourhood Plan supports conserving and enhancing the natural environment and development which recognises the distinctive quality of the landscape of the area and seeks to protect and enhance the local rural landscape character and its biodiversity.

Of the 193 respondents to the Questionnaire, 173 (90%) made comments on environmental protection matters that should be included in the Neighbourhood Plan.

K: Car Parking

Objectives

To support development that reduces car parking problems.

Policies

K: Car Parking

Policy K1 Proposals to improve car parking facilities and drop-off facilities at Barmby Moor CE Primary School will be supported where they do not result in unacceptable impacts on the amenity of residential properties in the immediate locality and the capacity and safety of the local highways network.

Considerations

Along with most cities, towns and villages, Barmby Moor suffers from inadequate domestic car parking provision meaning cars having to park sometimes inappropriately on public roads. Car parking issues that need addressing was identified by 120 of the 193 respondents to the Questionnaire (62%).

Better car parking and drop-off provision the Barmby Moor CE Primary School was identified specifically by 65 respondents as a particular issue requiring attention.

6. Neighbourhood Plan Design Guidance

6.1. Design Guidance

- 6.1.1. The design of new and replacement dwellings should be sympathetic and in keeping with the general character of the village, which comprises red/brown brick, stone and painted masonry walls, and slate, clay and concrete tile roofs. Red/brown brick is considered the most appropriate building material for the village. Also, the type, colour and finish of components should be in keeping with the local vernacular. Elements such as windows and doors are particularly important as these can help emphasise the local distinctiveness. A consistent choice of materials should be adopted.
- 6.1.2. The design of extensions should be sympathetic, set back and subordinate in size to the original building and in keeping with the general character of the village. Similarly roof pitches, windows and colour schemes should be in harmony with the original palette. Garages and extensions should have pitched roofs in accordance with the existing building and/or style of the neighbourhood. Exemptions may be given for innovative contemporary creative solutions that successfully integrate modern architectural design into the local vernacular.
- 6.1.3. Dormers should be small and unobtrusive, appropriate in scale and number to the main roof of the building. The size of these windows needs to be in proportion with the existing fenestrations and in accordance with the rhythm of the building. Lead cheeks are considered appropriate with pitched, cat slide or flat roofs to be determined by the locality.
- 6.1.4. Particular attention needs to be given to boundary treatments and landscaping. The preservation of existing trees, hedgerows and stone/brick walls should be encouraged. Where removal of hedgerows is unavoidable, new planting should incorporate native species rather than exotic conifers. Timber close boarded fence should not be erected where visible from the road. There will be a presumption against street facing gates above 1m in height.

- 6.1.5. Opportunities to incorporate features into new build or retro-fitted buildings which are beneficial to wildlife are encouraged, e.g. the incorporation of roosting opportunities for bats or the installation of bird nest boxes. Similarly, the incorporation of features which contribute to the efficient use of water (e.g. water butts) is encouraged.
- 6.1.6. All new developments shall provide off-street car parking provision so as not to cause any additional parking on public roads. All houses shall provide off-street car parking at the rate of one parking space per bedroom or two car parking spaces in the case of one-bedroom developments.
- 6.1.7. For single garages to be classed as a car parking space they shall be a minimum internal size of 3.00m wide x 5.00m long being able to accommodate a typical-size family car. For double garages to be classed as two car parking spaces they shall be a minimum internal size of 5.50m wide x 5.00m long able to accommodate two typical-size family cars.
- 6.1.8. Ideally, where garages are provided for car parking, they should also provide storage space as well. Recommended internal sizes for single garages are 3.00m wide x 6.00m long and double garages 6.00m wide x 6.00m long.
- 6.1.9. Vehicular access arrangements must not be detrimental to the character of the village streets. Access to houses may include a variety of surface finishes for example, block pavements, gravel, tarmacadam or concrete with traditional brick edging detail.
- 6.1.10. Key views into and from villages will need to be respected, particularly principal vistas to heritage assets and open landscape.
- 6.1.11. Solar panels to roofs can dominate a setting. Their installation is encouraged in appropriate locations that are not prominent.
- 6.1.12. The wide verges along country lanes will need to be maintained where possible to preserve nature and for conservation purposes. The existing bio-diversity, habitats, ecology and wildlife of the area should be protected. All existing public footpaths and byways need to be fully protected.
- 6.1.13. The following are some examples of new housing in Barmby Moor that fit into and are sympathetic to the character of the village and illustrate what the design guidance is attempting to achieve.





7. Delivery Strategy

7.1. Development Management

7.1.1. The Neighbourhood Plan will be implemented through a combination of ERYC's consideration and determination of planning applications. Whilst ERYC will be responsible for development management, the Parish Council will use the Neighbourhood Plan to frame their representations on submitted planning applications.

7.1.2. The majority of the policies in the Neighbourhood Plan will be delivered by land and property owners and developers responding to its planning policies. Care has been taken to ensure, as far as possible, that these policies are achievable.

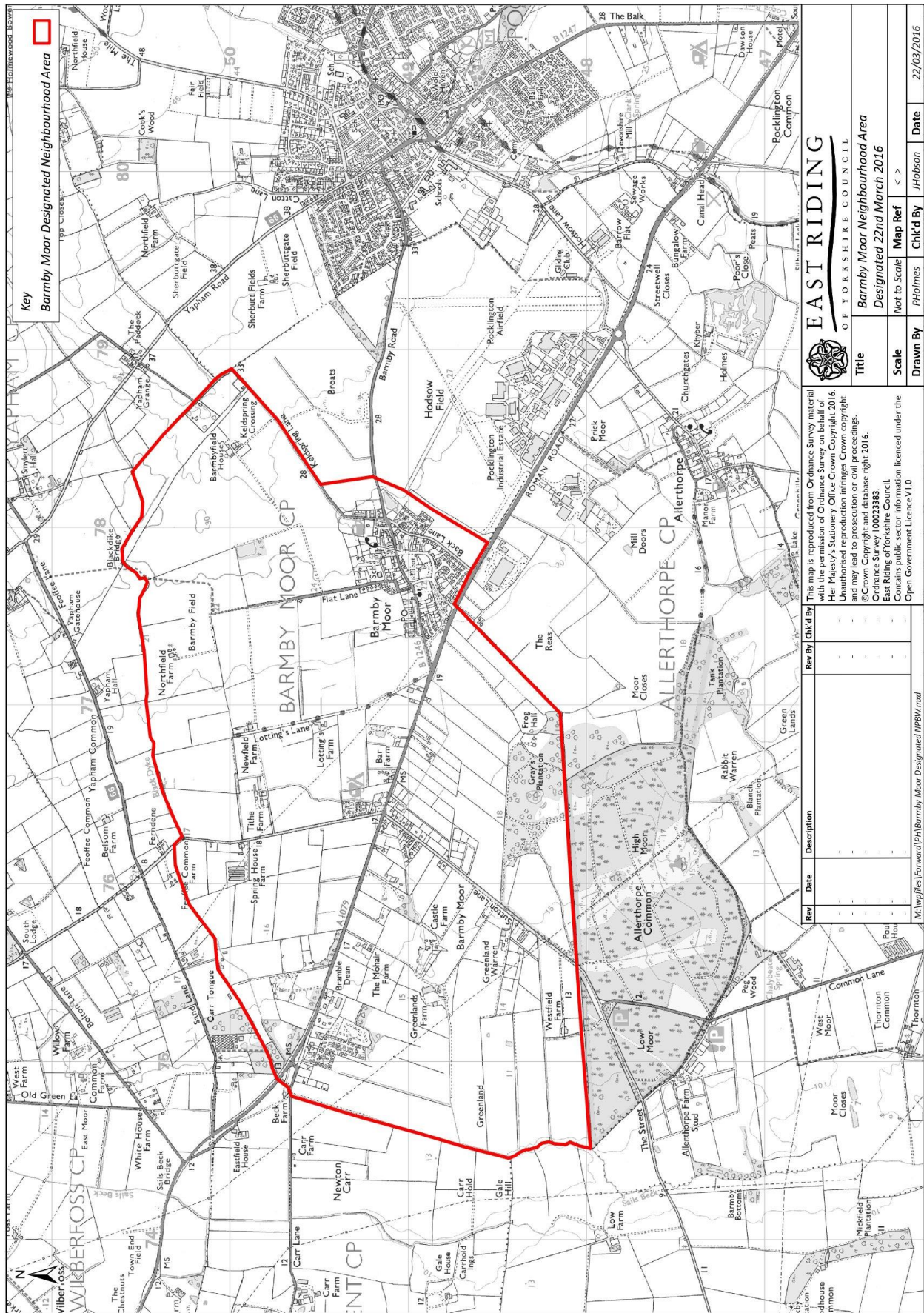
7.2. Regular Review

7.1.3. The Parish Council is committed to retaining an ongoing process of consultation with its parishioners and therefore will undertake a review of the Neighbourhood Plan every 5 years to ensure it is up to date and relevant to changing circumstances. Additionally, they will ascertain that it remains compliant with both national and local planning policy.

8. Sources and Acknowledgements

- 7.1. East Riding Local Plan (2012-2029), Adopted Strategy Document (April 2016)
- 7.2. Communities and Local Government, National Planning Policy Framework (March 2012)
- 7.3. East Riding Barmby Moor Neighbourhood Area Designated 22nd March 2016
- 7.4. East Riding Local Policies Map Inset 63
- 7.5. East Riding of Yorkshire Landscape Character Assessment Update 2018
- 7.6. East Riding of Yorkshire Council, Conservation Area Appraisal, Barmby Moor (October 2007)
- 7.7. East Riding Local Plan Sustainable Transport Supplementary Planning Document May 2016
- 7.8. East Riding Strategic Flood Risk Assessment
- 7.9. Adopted Policies Map (July 2016) – Pocklington
- 7.10. British History Online
- 7.11. Pocklington Camera Club

Appendix 1 - Barmby Moor Designated Neighbourhood Area



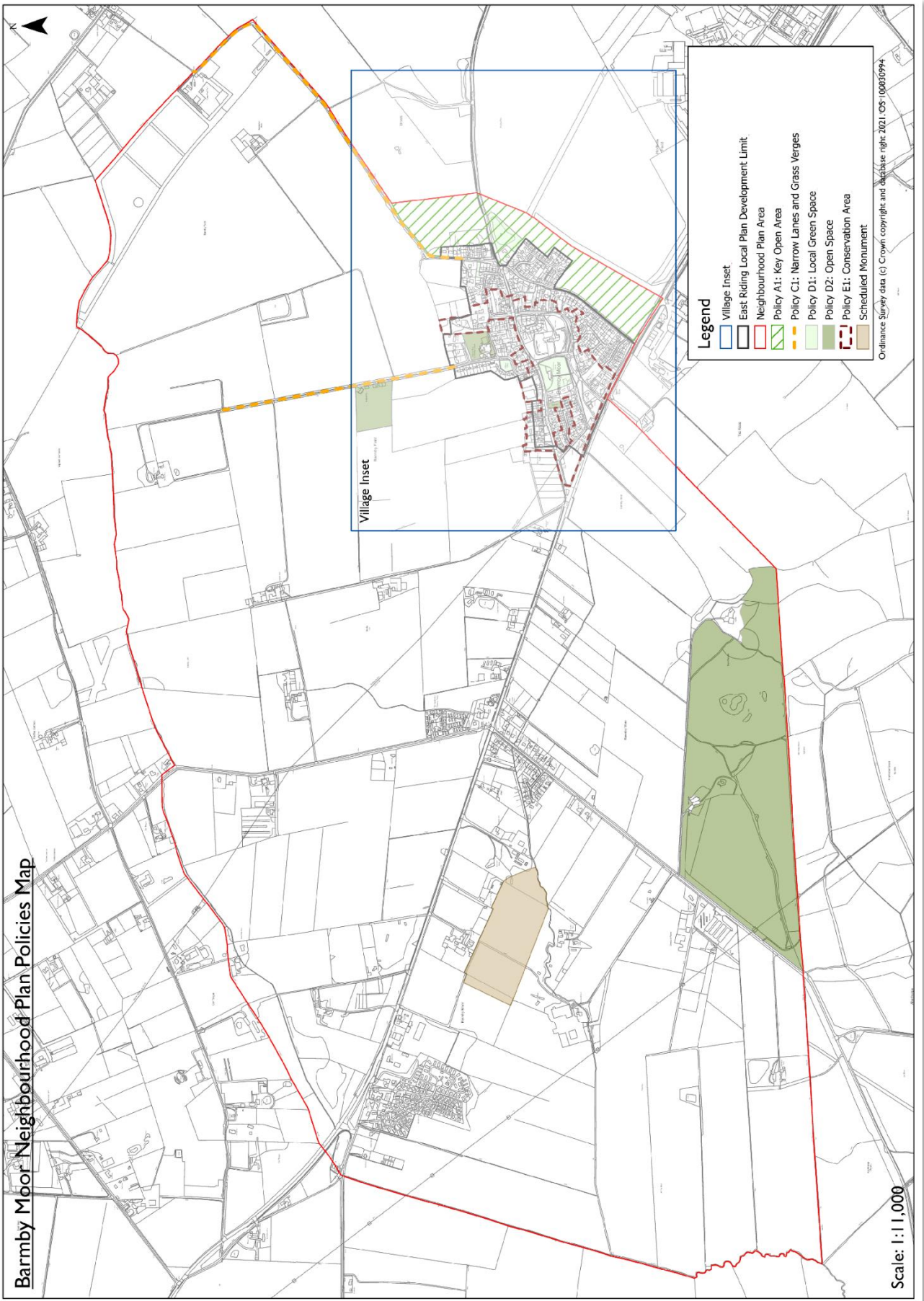
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Map Ref	< >
Chk'd By	JHobson
Date	22/03/2016

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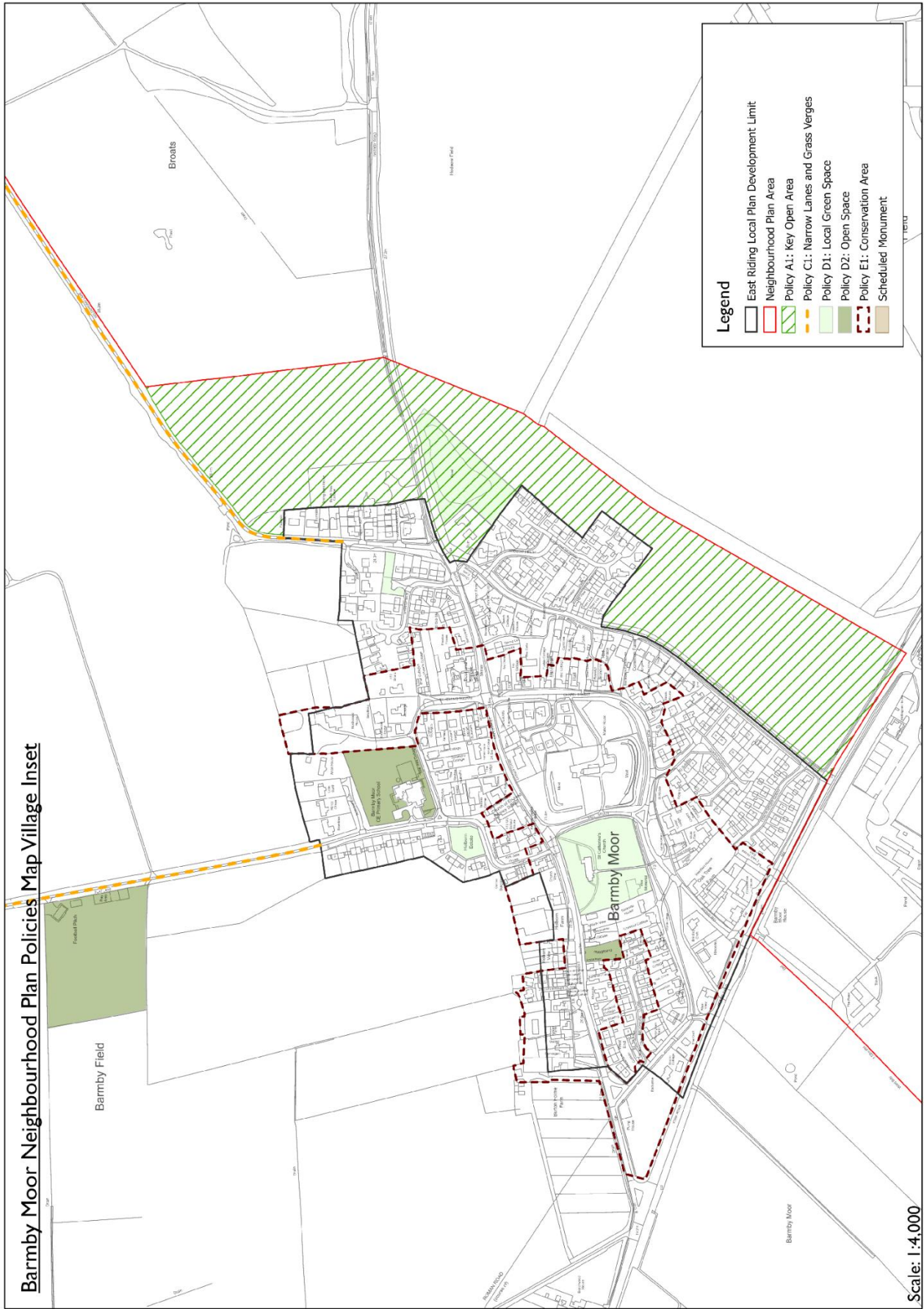
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Appendix 2 – Policies Maps



Barmby Moor Neighbourhood Plan Policies Map Village Inset



Scale: 1:4,000