



Your Parish, your future

APPLEBY PARISH NEIGHBOURHOOD PLAN

Pre-Submission (Regulation 14) Consultation
February 2018

Contents

INTRODUCTION	5
PROFILE OF THE PARISH OF APPLEBY	5
WHAT HAS BEEN DONE SO FAR.....	7
VISION AND OBJECTIVES	8
DELIVERING THE PLAN VISION.....	9
HOUSING.....	14
THE RURAL ECONOMY	19
TRAFFIC AND TRANSPORT.....	24
NATURAL ENVIRONMENT.....	27
HERITAGE ASSETS.....	29
COMMUNITY ASPIRATIONS	30
ACKNOWLEDGEMENTS	31

I INTRODUCTION

- 1.1 The Appleby Parish Neighbourhood Development Plan (“the Plan”) relates to the Parish of Appleby and the Qualified Body to create the Plan is Appleby Parish Council. North Lincolnshire Council formally designated the Plan area on 18th December 2014.
- 1.2 A Neighbourhood Development Plan is a planning document, through which the Government aims to give local people more say about what goes on in their area. However, all Plans must be in line with higher level planning policy, namely the 2012 National Planning Policy Framework, the 2014 Planning Practice Guidance and, in the case of this Plan, the saved policies of the North Lincolnshire Local Plan and the adopted North Lincolnshire Local Development Framework (Core Strategy DPD and Housing & Employment Land Allocations DPD). The principal policies and guidance – local and national – which relate to the policies in this Plan are referred to in Appendix 7.
- 1.3 The overall requirement is that a Neighbourhood Plan has a presumption in favour of sustainable development.
- 1.4 The Plan relates to the whole of the Parish of Appleby. This includes the village of Appleby and the communities of (1) Old Sawmill, Carr Side and the former station area, (2) Santon and (3) Clapp Gate. The Plan covers a wide range of topics, such as traffic and transport, services and facilities and environment and climate change. The Plan includes those areas of the Parish outside the Appleby village conservation area, which were not previously covered by the Appleby village Design Statement. A plan showing the designated area of the Plan is shown in Appendix 1.
- 1.5 The objectives of the Plan are to identify a Community Vision for the future of the Parish of Appleby as a whole and then to set out clear planning policies to realise that Vision.
- 1.6 An important part of the Plan is deciding where any new housing or places of employment should go, but it is about much more than this. The Plan looks at a wide range of Key Issues and sets out policies for housing, employment, services and facilities, traffic and transport and environment and climate change.
- 1.7 The Plan must also comply with European Regulations on strategic environmental assessment and habitats regulations which seek to provide a high level of protection of the environment.

2 PROFILE OF THE PARISH OF APPLEBY

- 2.1 The principal settlement in the Parish is the village of Appleby. It is a small village, one of the few settlements on Ermine Street, a Roman road that once ran from London to Lincoln and on to York, via a ferry crossing of the River Humber at Winteringham.
- 2.2 There is evidence of Roman activity in the area, but whether Appleby was actually a Roman settlement is the subject of some debate. However, the present village is essentially Saxon in origin.

- 2.3 The village and its church were mentioned in the Domesday Book (1086). Following the English Civil War (in around 1650) Appleby and its lands were sold to Sir George Winn, who later lived at Nostell Priory in Yorkshire and whose family have been associated with the village ever since. Rowland Winn came to live at Appleby Hall in 1854, shortly after which ironstone was discovered in the area and he was instrumental in the founding of iron and steel making in Scunthorpe. During his time Appleby was transformed by the building of a number of model estate cottages to house agricultural and other employees of the estate. These cottages, along with a number of older dwellings, give the village the character we see today.
- 2.4 To the south of Appleby village lie some smaller communities: the houses adjacent to [what used to be] Appleby Station (much of it built at about the same time as the model cottages in Appleby itself), Clapp Gate and Santon. The Romans made pottery at Santon, but it only really developed during the last century with the expansion of the steel industry in Scunthorpe and the satellite industries that grew up around it. A more detailed history, including archaeological references, is included in Appendix 2.
- 2.5 About a mile south of the village of Appleby lie the remains of Thornholm Priory, founded by King Stephen in the 12th century but dissolved by Henry VIII in 1538.
- 2.6 The Anglican parish church in Appleby village is dedicated to St Bartholomew. Although there has been a church in Appleby since Norman times, the present building dates from the early 13th century. It fell into disrepair in the late 18th century and was rebuilt during the next century. The church is a grade 2* listed building, containing some magnificent stained glass windows, and is richly adorned with a collection of beautifully carved gargoyles and grotesques.
- 2.7 The appearance of Appleby village has, to a large extent, been preserved by the managed integration within the existing settlement of new housing, built to high standards of design. The core of Appleby Village is a conservation area with a wide range of listed buildings (heritage assets) – including the important ‘Winn cottages’ – that create a distinctive village setting. The village still retains its ‘compact’ appearance and the majority of its residents are within 10 minutes walk of its focal points – the Village Hall and the Church.
- 2.8 The Old Sawmill, Carr side and Station Area adjacent to the railway line forms its own discrete settlement and contains mainly traditional cottages alongside Ermine Street, with open views across farmland set back within the Ancholme Valley.
- 2.9 The settlement of Santon has some 40 houses, all of similar design (albeit strikingly different to the design of the majority of traditional buildings in the rest of the parish). This settlement is characterised by large gardens backing onto open countryside and wooded areas on one side. Santon contains a number of small industrial units and is adjacent to the huge Scunthorpe steel works complex.
- 2.10 The Clapp Gate settlement is set within a wooded area 3 miles south of the village of Appleby, where there are 12 properties of stone or brick construction.
- 2.11 Much of the parish, particularly Appleby village itself, is surrounded by large tracts of open farmland. To the east of the parish are the lowlands of the Ancholme River valley, with the picturesque Lincolnshire Wolds rising on the other side of the River. One of the attractions of the Parish is its majestic woodland, particularly in the southern part of the parish, which has been described as “an area of great landscape value”. To the West lie historic iron ore deposits, along with Risby Warren, a nationally important Site of Special Scientific Interest.
- 2.12 This topography, along with the parish’s proximity to the tidal River Humber, make it a haven for bird life, both native and migrant.

- 2.13 The 2011 Census shows the resident population of the parish to be 599, with 239 households. The age profile of residents is reasonably similar to Britain as a whole, with a slightly higher proportion of people between the ages of 60 and 84.
- 2.14 There is a higher proportion of white British residents compared to the whole country, but that proportion is consistent with the rest of North Lincolnshire.
- 2.15 There is a higher proportion of married couples having no dependent children than is average for either the County or across the UK.
- 2.16 The Parish is relatively prosperous, with a higher proportion of those still in employment working as managers and in professions, with higher average incomes, and consequently fewer people in receipt of welfare benefits.
- 2.17 The Parish has a higher proportion of larger homes – 37% having 8 or 9 rooms – compared with the nation average (12.7%).
- 2.18 There is a higher than (national) average number of cars or vans per household, perhaps reflecting the lack of public transport serving the parish.

3 WHAT HAS BEEN DONE SO FAR

- 3.1 The Plan has been prepared by the accountable body – Appleby Parish Council – and covers the period up to 2030. The Parish Council has been assisted by the Appleby Neighbourhood Development Plan Group (‘ANDPG’), drawn from the residents of the Parish. The ANDPG has undertaken extensive consultation with the people of Appleby Parish and others with an interest in the Parish, and their views have been considered in preparing this Plan.
- 3.2 The Parish of Appleby has strong community cohesion and has previously produced documents to influence the development of the area, particularly the Appleby Village Design Statement (1998). This level of community involvement has been a sound basis for the development of the Plan. A Statement of Consultation (Supporting Document A) shows how the community has been engaged in the development of the Plan. Communication has been through articles in the Parish newsletter (which goes free to every household and business in the Parish) and via a link to an updated page on the Appleby Parish Council website.
- 3.3 Extensive consultation has been at the heart of the development of the Plan. Following an initial consultation at Appleby Fayre in June 2015, a residents’ survey was undertaken in August 2015 with a paper copy delivered to each property in the Parish, but which could also be completed online. Responses were received from 67 properties – representing 147 people. The results were summarised in a report distributed to every property, as well as being included in the Autumn 2015 newsletter.
- 3.4 An open public meeting (a ‘Visioning Day’) was held on 21 May 2016 to test support for a Neighbourhood Development Plan and to gather opinions on a Vision, themes and key issues. All residents, along with owners and managers of businesses, were invited. Over 80 people attended and expressed unanimous support for the development of such a Plan. These views were then reflected in a summary and further feedback form to ensure the group had understood residents’ views.

- 3.5 Activities for young people (under 18s) were part of the Visioning Day, so that they could express their own ideas for the future. The issues raised mainly concerned activities for them. However some of the young people took part in the whole exercise and made helpful comments on the presentations and themes.
- 3.6 Following this, there have been several consultations and meetings with other stakeholders – landowners and North Lincolnshire Council – about issues raised, including housing and access to the countryside and heritage sites.
- 3.7 In summary, a large amount of consultation has been undertaken to help ensure the Plan is robust (Appendix 3).

4 VISION AND OBJECTIVES

Vision

- 4.1 Following the initial consultations, the ANDPG crafted a vision statement for the Parish of Appleby, which has been consulted upon and agreed by the community. The Vision is intended to guide the principles of development with the Parish of Appleby over the lifetime of the Plan, for the next 15 years.

*Appleby:
a rural parish in the Ancholme Valley, whose natural
environment and distinctive buildings should be preserved
and enhanced.*

Objectives

- 4.2 A number of key objectives evolved from the consultation responses received and set out the principle priorities for future development to enable this vision to be delivered throughout the Parish of Appleby:
- 1 seek to ensure that any development is acceptable in planning terms with reference to design, scale, access, residential amenity, impact on visual amenity, drainage, ecology and all policies contained within this Neighbourhood Plan;
 - 2 promote a high standard of design and scale which reflects the local character of the Parish of Appleby and incorporates high standards of energy efficiency and flexibility to meet the changing needs of present and future generations;
 - 3 support appropriate applications for infill development where it reflects the local character of the settlement in terms of scale and design and will contribute to enhancing the built environment of the Parish for instance to enable those wishing to ‘downsize’ but remain living within the Parish;
 - 4 support rural exception affordable housing sites intended to meet identified affordable housing need in the rural area as identified by North Lincolnshire Council’s Strategic Housing Market Assessment;

- 5 promote social development by safeguarding and enhancing community facilities and open spaces to support health and wellbeing for everyone's benefit and to sustain communities including promoting the provision of children's play space at Santon;
 - 6 support the relevant highway authority in securing highway improvements throughout the Parish;
 - 7 support measures to improve public transport, highway safety and to improve accessibility for non-vehicular users to access the countryside;
 - 8 protect, conserve and enhance the character of the local built environment and the area's heritage assets including the Conservation Area in Appleby village;
 - 9 support measures to introduce a heritage trail throughout the Parish highlighting the wealth of historic cultural features;
 - 10 safeguard and enhance the countryside within the Parish and its distinctive landscape character as part of the Ancholme Valley. In the open countryside, outside of settlements and green infrastructure corridors, development will only be supported where it is essential for the purposes of agriculture, agricultural diversification and forestry; and
 - 11 protect and enhance the network of habitats, watercourses and wildlife corridors that are important for biodiversity and geology and any other areas suitable to create an integrated network of natural habitats throughout the Parish.
- 4.3 The spirit of the Localism Act 2011 has been adopted in producing this Neighbourhood Plan, embracing the concept of local distinctiveness that contributes to a sense of place and well-being for the present community and for future generations.

5 DELIVERING THE PLAN VISION

- 5.1 The Neighbourhood Plan consists of a number of planning policies, a revised 'Parish-wide design guide', a Conservation Area Design Statement, and a number of community aspirations, which have been formalised as a result of the various consultation events held as part of the neighbourhood planning process.
- 5.2 This Plan will become an established part of the Development Plan adopted by North Lincolnshire Council to help guide future development within the Parish of Appleby.
- 5.3 The Parish Council is committed to work alongside North Lincolnshire Council and local landowners to support and encourage the delivery of the community aspirations, where practicable, for those which fall outwith the planning system.

It is important to note that all planning policies and community aspirations contained within this Neighbourhood Plan have been prepared to deliver the plan vision for the next 15 years in order to achieve a sustainable and thriving Parish

Presumption in Favour of Sustainable Development

- 5.4 In conformity with both national and local planning policies, the Neighbourhood Plan has been prepared in accordance with the presumption in favour of sustainable development. It recognises and supports the strategic development needs set out in the saved policies of the adopted North Lincolnshire Local Plan and in the adopted North Lincolnshire Local Development Framework.
- 5.5 The Plan has focused on planning for the development needs of the rural communities, countryside and businesses that are found within the Parish of Appleby. Agricultural and other businesses based in the rural area form the basis of the economy and we want them to continue to thrive. The settlements of Appleby, Clapp Gate and Santon are the hubs for their communities and we want them to continue to be attractive and vibrant, with housing and open spaces and community facilities suitable for people of all ages. Being a rural parish, transport networks are a vital form of infrastructure and service to many within the communities and we want to ensure that, where possible, they are improved. At the same time, we recognise the importance of our countryside setting, with its natural and historic environment, which we want to protect and enhance.

Policy AP1: SUSTAINABLE DEVELOPMENT

Where there are no policies in the Appleby Parish Neighbourhood Plan relevant to a planning application, a presumption in favour of sustainable development as set out by the provisions of the National Planning Policy Framework and those policy documents contained within the North Lincolnshire Local Development Framework will apply

- 5.6 The Plan acknowledges that the National Planning Policy Framework 2012 ('the NPPF') contains a comprehensive framework in respect of sustainable development.
- 5.7 The presumption in favour of sustainable development is defined in the NPPF by five principles:
- i living within the planet's environmental limits;
 - ii ensuring a strong, healthy and just society;
 - iii achieving a sustainable economy;
 - iv promoting good governance; and
 - v using sound science responsibly.
- 5.8 In addition, the NPPF embraces three critical roles for sustainable development:
- a an economic role, contributing to a strong, responsive, competitive economy;
 - b a social role, supporting vibrant and healthy communities and
 - c an environmental role, protecting and enhancing our natural, built and historic environment.

5.9 The NPPF also recognises twelve core planning principles. In summary, they:

- 1 are led by local plans which set out a vision for the future of the area;
- 2 enhance and improve the places where people live;
- 3 drive sustainable development;
- 4 secure a high quality of design and a good standard of amenity;
- 5 protect and recognise the diversity of different areas;
- 6 support the transition to a low-carbon future;
- 7 help conserve and enhance the natural environment;
- 8 encourage the re-use of land;
- 9 promote mixed use developments;
- 10 conserve heritage assets;
- 11 make full use of public transport, walking and cycling; and
- 12 improve health, social and cultural wellbeing.

5.10 The Plan is designed to embrace these principles, the roles of sustainable development and the twelve core planning principles, in so far as they can be applied to the Parish of Appleby.

Policy AP2: DESIGN PRINCIPLES

Proposals for all new development within the Parish should demonstrate that it meets the requirements of the Parish Design Statement (as shown in Part 3 of the Plan).

Proposals should demonstrate, where appropriate, how:

- a** the Parish Design Statement and/or the Appleby Conservation Area Design Statement (the latter shown in Part 2 of the Plan) have been taken into account;
- b** the design reinforces the character of the village or rural area by being individual, respecting the local vernacular building character in terms of scale, form, materials used, plot density, special architectural and landscaping features, whilst safeguarding and enhancing the heritage assets of the area and the natural environment;
- c** the design helps to reinforce the existing streetscape or green public spaces;
- d** the design incorporates the highest standards of energy efficiency;
- e** the design has incorporated appropriate infrastructure for high-speed internet and telecommunication technologies;
- f** the design can be accessed safely from the highway incorporating sufficient off-street parking;
- g** the development has been made accessible to people with limited mobility;
- h** the design uses sustainable surface water management solutions in new developments to reduce all water disposal into public sewers and manage the release of surface water effectively;
- i** the design ensures that safety and security have been taken into account; and
- j** the design ensures that buildings are flexible to meet the changing needs of future generations.

Justification

- 5.11** The overwhelming view of local people expressed during consultations was that the strengths of the Parish lie in its strong sense of community and the identity of its distinct rural settlements. Residents have a close relationship with the open countryside: most live surrounded by open farmland. The overall vision for the Plan is therefore not only to conserve the Parish's rural character to reflect the views of the residents, but also to enhance the appearance of its settlements by requiring any new development to be appropriately sympathetic to its immediate surroundings.
- 5.12** This policy therefore sets out the general design principles to be considered in all forms of development and seeks to ensure that new buildings are well designed and respect the built character of the local area. Design and Access Statements should be submitted with a planning application to demonstrate how these matters have been taken into account in the design and layout of any new development.

- 5.13 The attractiveness of an area depends to a large extent on the design quality of the buildings and landscaping and how they respect the character of the local context. Well-designed new development provides the opportunity to reinforce and enhance the character of the community. The Parish Design Statement has been prepared to provide locally distinctive guidance.
- 5.14 Development – particularly new housing – should be designed to be accessible to those with limited mobility and so that they can be adapted to the changing needs of people through their lifetimes. It will be important to provide a wider choice of housing in the Plan area, not only to meet the needs of a growing elderly population and those with disabilities, but also with the aim of keeping people in their own community with support networks.
- 5.15 People who are responsible for building work (for example, the agent, designer, builder or installer) must ensure that the work complies with all applicable requirements of the Building Regulations 2010. Part L of the Regulations states that provision for conservation of fuel and power shall be made by limiting heat gain and losses and providing building services which are efficient, have effective controls and are properly commissioned, and that information is provided so that the building can be operated efficiently. Part L1A relates to conservation of fuel power in new dwellings, whilst Part L2A relates to the conservation of fuel power in new buildings other than dwellings.
- 5.16 Anglian Water provides guidance on the disposal of surface water. Their principles for new development include the following:
- Surface water discharge to be managed at source. Discharge to the public sewer should always be the last resort after all other options have been explored through the hierarchy of preference.
 - Wherever possible, run-off rates should not exceed the run-off from greenfield land with run-off up to and including the 100 year event being managed on site where possible.
 - Measures that provide water quality improvements should be actively encouraged. Developers should be encouraged to set part of their site aside for surface water management, to contribute to flood risk management in the wider area and supplement green infrastructure networks.
 - Surface water should be removed from combined sewer systems.
 - Developers should be encouraged to maximise permeable surfaces.

HOUSING

Policy AP3: HOUSING PROVISION

Applications for infill housing developments within existing settlements will be supported where the proposals:

- a are in keeping with the scale, form and character of their surroundings, meeting the provisions of Policy AP2;**
- b will not adversely impact upon the amenities of existing and future residents in the area with regard to light, privacy, air-quality, noise and light pollution;**
- c pay regard to energy efficient design principles; and**
- d provide a safe and suitable access to the site for all.**

Justification

- 5.17 The Plan seeks to maintain and enhance the quality of life of all sections of the community in the Parish and ensure that it develops in such a way as to meet the present and future needs of its rural communities. It is acknowledged that some growth in its stock of housing is needed to underpin population growth for sustainable development. A mixture of housing types would enable a broad age range to be maintained in the community.
- 5.18 However, the successful integration of new houses, and the families who will occupy them, into the existing communities is a significant issue for the Parish, especially when set against the desire to maintain its character and sense of community. The tension between these two issues became apparent during the consultation exercises. Therefore, any new development should not dominate existing housing and should avoid placing undue pressure on local services and facilities, although there will in any event be a need for some improvements and additions to these. Restricting new housing to a few sites integral to the communities in the Parish would enable their individual characters to be retained.
- 5.19 It is therefore a key requirement of the Plan that any development in the Parish should be carefully planned, well designed and visually sympathetic to its surroundings, in order to enhance the character of those surroundings. Sites for the construction of new houses are limited and there is little scope for infill, particularly within Appleby Village, as any sites chosen should not alter the overall shape and structure of the Village.
- 5.20 Nevertheless, it is important that any new development should, wherever possible, be affordable, not only to encourage young families, but also those wishing to downsize, to live in the Parish.
- 5.21 The Plan proposes that future housing development in the Parish should be in the form of small scale incremental growth, conversions and infilling. The reasons for this are:
- to safeguard the character of the communities and the attractive countryside settings;
 - to continue to support the community facilities and services in the villages, particularly for families in order to support the village schools;
 - that there is likely to be limited need for new market and affordable housing in the Parish,

based on evidence from the consultation process and the North Lincolnshire Council Housing Needs Assessment;

that it is anticipated that any requirement for significant areas of growth will be accommodated in other parts of North Lincolnshire;

Policy AP4: INFILL DEVELOPMENT

Applications for smaller infill residential development (including self-build) will be supported within established settlements where it would mean that current residents within the Parish could down-size and remain living within the Parish, subject to conformity with the provisions of the relevant policies within this Neighbourhood Plan.

Infill development will be permitted providing that:

- a there is no adverse effect on the amenities of any adjoining residential premises or adjoining use(s) through:**
- b overlooking and loss of privacy; or**
- c loss of amenity area to the adjoining dwellings;**
- d It would not affect the general quality and character of the area by:**
- e increasing the density of development in that area to an unacceptable level; or**
- f resulting in the loss of important natural and man-made features.**

Justification

- 5.22** Appleby village in particular has a considerable number of larger properties (and, conversely, a relatively small number of smaller properties). It became apparent during the consultation process that a high proportion of those who favoured some housing development also acknowledged the need for affordable (or at least more modestly-sized) housing, in order to give older residents the opportunity to downsize. It was nevertheless felt to be extremely important that any such development should still fit in with the character of the village.
- 5.23** Enabling residents to infill in appropriate cases – for example by building in the garden of their former home – would have the additional advantage of freeing up existing properties, thus enable new families to move into the Parish.

Policy AP5: RURAL EXCEPTION SITES FOR LOCAL NEEDS

Applications for affordable housing will be supported as an exception to other policies concerning the countryside in order to meet locally identified affordable housing need, subject to the following criteria being met:

- a Sites should be within or directly adjoin an existing settlement;**
- b Proposals must be for small schemes of 10 dwellings or fewer based on evidence of local need supplied by North Lincolnshire Council; and**
- c Any such developments must be appropriate in scale, design and character to the immediate locality and meet the provisions set out in Policy AP2; and**
- d A thorough site appraisal must be submitted to demonstrate why the site is the most suitable location for the proposal setting out why the need cannot be met within the settlement development limit and must be able to demonstrate that it is viable and available at the time of submission of the application; and**
- e In all cases, occupancy will be restricted, in perpetuity, to a person in housing need and resident or working in the relevant settlement, or who has other strong links to the relevant locality in conformity with North Lincolnshire Council's Local Occupancy Criteria, both on initial occupancy and subsequent changes of occupancy. Thus, a cascade approach to the locality issue will be adopted (first priority is to be given to those satisfying the criteria in relation to the settlement or adjoining settlement or group of rural settlements); and**
- f The locality to which the occupancy criteria is to be applied is taken as the relevant settlement (or any other adjoining settlement, unless otherwise agreed with North Lincolnshire Council and the Parish Council.**

In exceptional circumstances proposals that intend to include a limited element of market housing, or plots for open market sale, may be acceptable if they meet all the criteria in Policy AP2 and Policy AP3. It must be demonstrated that the site would not be viable, as a rural exception site, without cross-subsidy. The developer will be required to submit an open book viability assessment to be carried out by North Lincolnshire Council. In such cases the assessment must show that the scale of market housing component is essential for the successful delivery of the rural exception affordable housing scheme and that it is based on reasonable land values as a rural exception site

The occupancy restriction in paragraph e above shall not apply to market housing or plots for open market sale.

Justification

- 5.24** The National Planning Policy Framework states that in rural areas “local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs”.
- 5.25** This policy allows for the granting of planning permission for small sites comprising affordable housing to meet local needs as an exception to normal policies. The policy sets out the criteria against which such proposals will be evaluated and under what circumstances schemes for affordable housing may be permitted.

- 5.26 It is recognised that there may be difficulties in securing an adequate supply of housing for local needs in rural areas. Where it can be demonstrated that a proposed development will meet a particular locally-generated need that cannot be accommodated in any other way, affordable housing will be allowed as an exception to normal policy.
- 5.27 The delivery of rural exceptions sites can be difficult but they can play a vital role in maintaining sustainable communities and meeting the needs of people who live or work in the rural area. It is also recognised that self-build could be a way of delivering market housing in rural areas.
- 5.28 The provision of small-scale market development in conjunction with affordable units will help cross-subsidise the affordable housing and enable more development sites to come forward to meet local demand. Such schemes will, however, only be supported where viability assessments or some other clear reason demonstrates that this is the only way that affordable housing to meet the needs of those with local connections can be delivered on the site. Indeed, NPPF paragraph 54 states that local planning authorities should, in particular, consider whether allowing some market housing would facilitate the provision of significant affordable housing to meet local needs.
- 5.29 Local connections are currently identified as:
- an applicant who currently lives in the rural area and has done so for at least two years;
 - an applicant who has previously lived in the rural area for a continuous period of 10 years;
 - an applicant who has close family living in the rural area, who have done so for at least the last five years. Close family is defined as children, parents, brothers and sisters only; and
 - an applicant who has permanent employment in the rural area.

Policy AP6: HOUSING IN THE COUNTRYSIDE

Outside the Parish settlements, new housing will be only supported in exceptional circumstances:

- a** Where it is essential for a person employed in agriculture, forestry or other use requiring a countryside location and where it is essential for the worker to live permanently at or near the place of work; or
- b** Where it would re-use existing rural buildings and where the building is permanent, substantial and would not require extensive alteration, re-building or extension; or
- c** For new housing of an exceptional quality or innovative design that reflects the highest standard of architecture, significantly enhances its setting and is sensitive to the landscape character and heritage assets of the area.
- d** Proposals for new housing development and the reuse of existing buildings should pay particular attention to design and landscape character so as to preserve and enhance the character and distinctiveness of the open countryside of the Ancholme Valley.

Justification

- 5.30 The National Planning Policy Framework advises that new isolated homes in the countryside should be avoided unless there are special circumstances.
- 5.31 There are, however, a number of underused rural buildings in the plan area; in appropriate cases this policy would facilitate the conversion of those that are of a sufficient size to provide reasonable living accommodation with only minor extensions e.g. for a porch or garage. The buildings should be of permanent construction (e.g. built of brick or stone) and should be capable of conversion without requiring demolition and rebuilding.

THE RURAL ECONOMY

- 5.32 The Plan aims to enhance the rural economy by encouraging diversification and promotion of agriculture, tourism and retail businesses. Employment opportunities should be enhanced and local entrepreneurs encouraged. For the success of the rural economy, improved telecommunications and superfast internet connectivity across the whole area is essential to facilitate communication to enable businesses in the area to operate competitively and to enable people to work from home.
- 5.33 The Parish's rural location within the picturesque Ancholme Valley was considered during the consultation process to be of paramount importance and there was an overwhelming view that it should not be detracted from by any large-scale industrial or other development.

Policy AP7: DEVELOPMENT OF THE RURAL ECONOMY

The development of the rural economy will be supported through:

- a** The retention or expansion of existing agricultural and other businesses;
- b** The re-use or replacement of suitable land/buildings for employment-generating uses in villages and the countryside;
- c** The provision of live-work units and small-scale business units;
- d** The construction of well-designed new buildings in association with existing buildings to assist in the diversification of the agricultural holding to sustain its viability, or to assist in the expansion of an existing businesses;
- e** Appropriate tourism-related initiatives; and
- f** Recreation uses appropriate to a countryside location.
- g** New specialist retail businesses, including farm shops and artisan craft units, will be supported where such developments would provide support for the rural economy and could not reasonably be expected to locate within the Parish settlements but would enable the re-use of existing redundant buildings. Improvements to technology and communications infrastructure will be supported to facilitate the development of businesses in the area in conformity with the provisions of Policy AP2.

All proposals should accord with all other necessary policies contained within the Plan, particularly with regard to design and impact on the countryside and neighbouring residents or businesses.

Justification

- 5.34 The Plan will:
- a** enhance the rural area as a good place to work for agricultural and other businesses and for people wishing to work from home, through the provision of high quality communications and ease of access to the regional road network.

- b encourage the re-use of redundant buildings for appropriate economic uses, particularly where the new economic use can help support the continued agricultural use of the farm holding or other local business to provide local employment.
 - c support sustainable development that will encourage visitors to the rural area, especially that which relates to the safeguarding and enhancement of the historic and natural environment.
 - d seek to promote the development of shops and other businesses that serve the local community.
- 5.35 A wide range of businesses can operate successfully from a rural location. The Parish is well located close to Scunthorpe, Hull, Immingham and Grimsby as well the nearby market towns of Brigg and Barton upon Humber with the M180 providing good transport links to the region and beyond. The development of the Parish's economy will enhance the vibrancy and vitality of the settlements in it and help support the diversification of agriculture. A careful balance will need to be achieved in supporting proposals that assist the economic sustainability of local communities, whilst addressing any potential environmental consequences. There is a clear link between the economic stability of rural areas, and the likely success in achieving a well-managed countryside.
- 5.36 The Plan seeks to support small-scale enterprises that can be accommodated primarily through the conversion of existing buildings within communities or on farmsteads. Well designed and landscaped small scale new buildings may be acceptable where needed to accommodate new uses that would help to support the agricultural economy, or the expansion of an existing business located in the rural area.
- 5.37 Care will be needed to ensure that new business development does not impact on residential amenity or result in unacceptable levels of increased traffic on the rural roads in the Parish.
- 5.38 It will be particularly important to encourage environmentally-sensitive schemes which capitalise on the tourism and recreational potential of the rural area. Improvements to cycleways, bridleways and footpaths are supported through Policy AP13 to help improve the accessibility and attractiveness of the rural area to cyclists, horse riders and walkers.
- 5.39 The establishment of new small retail uses outside settlement development limits may be acceptable where the shop primarily sells goods grown or manufactured on the premises or nearby. Small shops and cafés serving visitors to tourism and leisure uses may also be acceptable with a preference for locations in villages.

Policy AP8: WORKING FROM HOME

Applications for planning permission to enable a business to operate from a residential property will be supported to enable homeworking, where it can be proved that development will:

- a be in keeping with the scale, form and character of its surroundings;**
- b not adversely impact upon the amenities of residents in adjacent properties;**
- c not increase vehicular traffic flows on the lanes around the Parish to its detriment;**
- d provide suitable car-parking provision as necessary; and**
- e have safe and suitable access to the site for all people; and**
- f satisfy the requirements of Policy AP2 of this Plan.**

Justification

- 5.40** A considerable number of Parish residents commute to Scunthorpe, Grimsby and Hull (and even further afield) to work. However, the development of the internet has enabled people to work much more flexibly, either partly or wholly from home. Even before Appleby village was connected to superfast broadband in 2016, some 17% of its residents already worked either wholly or partly from home, or at least from elsewhere in the Parish.
- 5.41** It is anticipated that the trend for more businesses being based from home will continue. A small-scale office development or the construction of live-work units may help to meet these needs. The attractiveness of the area for small businesses depends on good quality communications and internet connectivity. It is vital that these continue to be improved as technology changes. Improving broadband coverage in the area is critical.
- 5.42** The Parish is considered an attractive environment in which to live, so it is likely that there will be an increase in people wanting to work wholly or partly from home. Encouraging this will not only help to create a sustainable community but, by avoiding or at least reducing the need to commute to the workplace, will also have a positive environmental impact.

Policy AP9: REDEVELOPMENT OF REDUNDANT BUILDINGS IN THE OPEN COUNTRYSIDE

In addition to developments permitted by the General Permitted Development Order, proposals for the conversion or re-use of buildings will be supported where the development is, for example:

- a A farm shop selling locally produced or manufactured produce;**
- b A restaurant or café;**
- c Artisan-style food or traditional rural craft workshops (including live-work units);**
- d Artist studio and gallery;**
- e The diversification of agricultural or other land-based rural businesses; or**
- f The provision or expansion of tourist and visitor facilities.**

The buildings to be converted or re-used should be of a construction that is suitable for the proposed development without the need for major, additional construction works. Any proposals should:

- g be in keeping with the scale, form and character of its surroundings – paying close attention, where practicable, to Policy AP2;**
- h provide good access and egress to the highway and not generate significant traffic through the Parish;**
- i provide adequate car-parking for the enterprise; and**
- j provide safe and suitable access to the site.**

Justification

- 5.43** The Parish lacks any key services such as schools, shops, medical services, public houses or anything but the most basic leisure facilities. This is partly because demand for such services does not reach critical mass, but also because of an absence of suitable premises.
- 5.44** Small-scale projects to convert redundant agricultural buildings may present opportunities to address these shortages, provided that they did not adversely affect the Parish's rural setting.
- 5.45** The most suitable sites for such development appear to be the old farm complex off Risby Road and the Station area.
- 5.46** The proximity of the Parish to major centres of employment means that any scope for attracting further employment to it is likely to be limited to development utilising redundant agricultural buildings, or people working from home utilising fast broadband – see Policy AP8 above.

Policy AP10: IMPROVEMENTS TO COMMUNICATION TECHNOLOGY

All new buildings and developments within the Parish will be connected to superfast broadband via the appropriate and most up-to-date method possible.

Proposals for suitable and appropriately scaled improvements to telecommunications technology will be supported where they conform to other policies contained within this Neighbourhood Plan.

Justification

- 5.47 Whilst Appleby village itself was connected to superfast broadband in 2016, it is acknowledged that the existing broadband provision in other parts of the Parish is barely fit for purpose. A substantial upgrade is required to enable home-workers to operate more efficiently and to enable local businesses to grow, thereby providing a sustainable increase in local employment opportunities. The long-term aim must be for all properties to be connected directly to fibre cables.

Policy AP11: SAFEGUARDING AND IMPROVEMENT OF COMMUNITY FACILITIES

Community buildings, play areas, sports and recreation facilities and open spaces (including in particular the Paddock and Playing Field in Appleby village) will be safeguarded from development, unless proven to be surplus to requirements or unless alternative provision, of better quality and size, is to be made.

Recreation and associated facilities will be supported where the proposed facilities are of a type and scale appropriate to the size of the settlement.

Priority schemes include:

- a A new equipped play area at Santon; and**
- b Improvements to existing open spaces, equipped play areas and informal recreation area; and**
- c Contributions will be sought from new housing development in the Parish towards the priority areas listed above, or to improvements of existing facilities within the vicinity.**

Justification

- 5.48 The only community building in the Parish is Appleby Village Hall, which provide an essential place for the community to meet together and share activities which help build community spirit.
- 5.49 There are a very limited number of children's play areas (one – in Appleby village), playing fields (one – again in Appleby village) and incidental open spaces, but no allotments in the

Parish. All of these are important for residents' health and well-being and they contribute to the openness and attractiveness of the communities.

- 5.50 Residents in Santon have highlighted the need for an equipped children's play area.
- 5.51 National Planning Policy Framework (para 76) states that "local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them". By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.
- 5.52 Every effort will be made to retain existing community buildings and open spaces. Contributions from housing developments will be sought towards the improvement of community buildings and open spaces within Parish settlements. Other contributions (e.g. community benefits from renewable energy schemes and through grant aid) will also be sought as appropriate to fund the projects proposed.
- 5.53 It is proposed to register community buildings as assets of community value, where appropriate.

TRAFFIC AND TRANSPORT

- 5.54 With the possible exception of Ermine Street, most of the roads within the Parish are not well suited to modern traffic in terms of both volume and size. Residents have raised concerns about speeding vehicles through Appleby village, unnecessary HGV movements through Santon and the condition of roads and footpaths generally.
- 5.55 The condition of Risby Road and the speed at which vehicles travel on this narrow country lane raises safety concerns, it being the primary route for most Parishioners into Scunthorpe. However, it is frequently used as a 'rat run' into Scunthorpe, adding greatly to the volume and speed of traffic on it at peak times. As of late 2017, North Lincolnshire Council is about to start improvements to Risby Road, which perversely may increase both the volume and speed of traffic using it.
- 5.56 High Santon has no safe access to the open countryside, the existing path ending before reaching existing public footpaths.
- 5.57 Dawes Lane, High Santon is owned by British Steel and, therefore, does not come under the jurisdiction of North Lincolnshire Council.

AP12: IMPROVEMENTS TO THE HIGHWAY NETWORK

Support will be given to the Highway Authority in securing the following highways improvements through the delivery of any new development within and surrounding the Parish, including:

- a** maintaining and, where possible, improving the condition of Risby Road;
- b** in Appleby village, appropriate measures (where practicable) to discourage traffic related to any new developments from using minor roads;
- c** working alongside British Steel to secure improvements and maintenance of road conditions on Dawes Lane, High Santon; and
- d** measures that promote good driver behaviour, where possible.

Such improvements must be designed, as far as possible, to be in keeping with the rural setting.

Justification

- 5.58 Appleby Parish is rural in character, with agriculture still its main industry. In addition to the issues referred to previously, concern has also been expressed by residents about the speed at which agricultural vehicles travel on narrow lanes in Appleby village, the size of those vehicles and, at harvest time, straw litter from the transportation of straw bales.
- 5.59 There is a need to address concerns about speeding vehicles through Appleby village, unnecessary HGV movements through Santon and the condition of roads (particularly Risby Road – although see ante) and footpaths generally.
- 5.60 The main parking problem within Appleby village is created by the width of the roads and lanes, yet narrow roads and lanes are an endearing feature of the village and there is a desire to maintain the attractive appearance of soft verges. At the same time, on-road parking creates issues for agricultural vehicles leaving fields to the East of Appleby village. Proper management of car parking in Appleby village, particularly in relation to that generated by any new development, would help to alleviate this problem.
- 5.61 The maintenance of existing footpaths within and between the communities within the Parish is important for the safety of residents, and to allow pedestrians to enjoy the amenities that the countryside offers.

Policy AP13: IMPROVEMENT AND EXTENSION OF THE PUBLIC AND PERMISSIVE RIGHTS OF WAY NETWORK

Improvement and extension of the public and permissive network of bridleways, cycleways and footpaths creating circular routes and direct access to the countryside will be supported.

Improvements to the pavements within the villages, including improved maintenance will be sought to provide accessibility for people with mobility limitations and people with young children to access local community facilities.

The provision of new and improved signage, seating and litter/dog bins will be encouraged throughout the Parish.

Contributions will be sought from new housing development in the Parish towards the priority areas listed above or to improvements of existing facilities within the vicinity.

Justification

- 5.62 The creation of well-maintained long distance and circular off-road routes is an established means of attracting visitors and tourists wishing to cycle, walk or ride horses. The area has the potential to develop routes linking the Ancholme Valley Way to existing routes with the spin-off of increased business opportunities for accommodation and refreshment providers.
- 5.63 A definitive map showing existing public footpaths and bridleways in the Parish is included in Appendix 4.
- 5.64 The provision of safe off-road routes provides improved opportunities for people to walk or cycle to work and improved access to the countryside and local wildlife sites. Walking, cycling and horse riding will help in the promotion of healthy lifestyles.
- 5.65 Consultation has demonstrated that there is concern about the lack of such routes through the Parish. Poor signage and maintenance of existing routes were also highlighted. Improved pedestrian and cycleway routes to create a network linking the communities and surrounding countryside were proposed.
- 5.66 Improvements to the pavements in villages were also highlighted, with the need for dropped kerbs and better maintenance to enable people with mobility limitations and those with young children to better access local services and amenities.
- 5.67 Key infrastructure linked to development can often be paid for and maintained by development contributions. Various funding streams are available to assist with these aspirations. Other contributions – e.g. community benefits from renewable energy schemes and through grant aid – can also be sought, as appropriate, to fund the projects proposed.

NATURAL ENVIRONMENT

- 5.68 Appleby parish lies at the northern end of the Ancholme Valley, an open agricultural landscape, and is surrounded by extensive trees and hedgerows providing enclosure. To the east lies the River Ancholme, Appleby Carrs and the foot of the Lincolnshire Wolds. To the west lie the hamlets of Risby and Dragonby, to the north Winterton, Winteringham and the River Humber, and to the south the villages of Broughton, Scawby and the market town of Brigg.
- 5.69 It is important to ensure that the distinctive rural landscape, settlement pattern, historical assets, natural environment, woodland and biodiversity of the Parish are protected and enhanced by providing improved green open spaces, sport and recreation facilities to promote healthy lifestyles and mitigating the impact of development on climate change by the design of new buildings.
- 5.70 Green Infrastructure is a term used to encompass the network of multi-functional green spaces which helps to provide a natural life-support system for people and wildlife. This network of both public and privately owned land and water supports native species, maintains natural and ecological processes, sustains air and water resources and contributes to the amenity, health and well-being of people and communities within the Parish.
- 5.71 The Community places considerable value on the enhancement of biodiversity in the Parish, including the creation of wildlife habitats, the conservation of native hedgerows, the planting of native trees and wild flowers, and the protection of wildlife corridors.
- 5.72 Account should be taken of the intrinsic character and beauty of the countryside of the Parish and the need to support thriving rural communities within it, in the context of a presumption in favour of sustainable development. Development that detracts from the unique nature of the local landscape will not be encouraged.
- 5.73 The Community has identified, for special protection, green spaces of particular local significance (see Proposals Map). This local significance can be because of the green space's beauty, historic importance, recreational value, tranquility or richness of its wildlife.
- 5.74 Local green spaces identified in Appleby Parish include the playing field and paddock in Appleby Village.

Policy AP14: NATURAL ENVIRONMENT

The Neighbourhood Plan will seek to protect, manage and enhance the Parish's natural environment taking account of the intrinsic character and beauty of the countryside, whilst supporting thriving communities within it.

Development which would negatively affect internationally and nationally recognised designated sites including the Areas of Special Scientific Interest at Far Wood (North) and Risby Warren (South) will be supported only where the reasons for development are evidenced to clearly outweigh the harm to the conservation interest of the site.

- 5.75 Where development on nationally or locally designated sites including the Local Wildlife Sites at Rowland Plantation, Keb Wood, Top Wood, Santon Wood & Clapgate Reservoir & corridor to Top Wood is approved, compensatory measures will be required to maintain and enhance conservation interests, priority should be given to on-site compensatory measures before considering off-setting.

- 5.76 The Local Green Spaces identified on the Proposals Map (shown in Appendix 5) will be protected. Development proposals will be permitted only where these areas will not be adversely affected.
- 5.77 Proposals for new development should not harm the existing network of local ecological features and habitats. New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity.
- 5.78 Proposals for new development in areas considered important for nature conservation (Appleby Hall Plantation, Mickleholme Wood, Priory/Appleby Carrs, Santon Wood and Coronation Wood) as shown on the Policies Map, will not be supported.
- 5.79 All proposals for new development within the open countryside will be expected to enhance the unique nature of the local landscape and its surroundings.

Justification

- 5.80 The landscape character of the countryside of the Plan area is low-lying with a relatively open character. However, the Parish contains a number of areas of woodland and they are a very valuable feature in the landscape.
- 5.81 The Parish contains a wide range of sites that are of importance for nature conservation, green tourism, amenity, health and well-being.
- 5.82 There are two internationally important sites of special scientific interest, Far Wood (North) (Clapp Gate) and Risby Warren (South). Any proposed development which might affect these two sites will require a strategic environmental assessment.
- 5.83 The Parish also has 3 Local Wildlife Sites (LWS), which are non-statutory sites of local importance that meet agreed criteria for their nature conservation and/or geological interest: Rowland Plantation, Keb Wood and Santon Wood East (comprising Top Wood, Santon Wood and Clapp Gate Reservoir and the corridor to Top Wood). These sites are shown on the Designated Sites Map. Any currently unrecorded sites that are found to meet these criteria should also be treated as Local Wildlife Sites.
- 5.84 In addition, there are several sites in the Parish that do not meet current criteria for designation as Local Wildlife Sites but which are nevertheless considered to be important for nature conservation, for example most of the mature woodlands.
- 5.85 Although there are a number of Local Wildlife Sites, they are in many cases small and isolated which makes them vulnerable to external factors including climate change. This can result in species being unable to move between sites and increases the chances that species could be lost from individual sites and that biodiversity could continue to decline. Therefore, taking opportunities to create areas of habitat that expand existing Local Wildlife Sites, or which could form links between them, is essential to enhance the nature conservation value of the rural area. Priority should be given to any compensatory measures required as part of development proposals to create or enhance sites within the Plan area.
- 5.86 Wildlife corridors should be enhanced to safeguard, link and improve the wildlife habitats along river and stream corridors, roadside verges and hedgerows.

HERITAGE ASSETS

Policy AP15: PROTECTION AND ENHANCEMENT OF THE APPLEBY CONSERVATION AREA

When considering applications within the Appleby Village Conservation Area, or those which affect the setting of the Conservation Area, particular regard will be had to:

- a** the scale and nature of the development;
- b** the design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed;
- c** the retention of original features of special architectural interest such as walls, gateways, chimneys, etc.;
- d** the retention of existing trees, hedgerows and landscape features with appropriate landscaping improvements incorporated into design proposals;
- e** the protection of important views and vistas;
- f** the location of appropriately designed car parking; and
- g** guidance provided in the relevant Conservation Area Appraisal, the Appleby Conservation Area Design Statement and Appleby Parish Design Statement and the general design principles set out in Policy AP2 of this Neighbourhood Plan.

Justification

- 5.87** The Community wants to conserve heritage assets so that they can be enjoyed for their contribution to the quality of life of this and future generations. In Appleby Parish there are 192 records on the National Heritage List for England. There are also 22 Listed Buildings or structures, which include the church, cross base, signal box, barns and stables. These are shown on a map included as Appendix 6. In addition, most of Appleby village lies within a Conservation Area. In order to protect these heritage assets, any development must comply with the various Policies in this Plan and in particular the Conservation Area and Parish Design Statements.
- 5.88** Although most heritage assets have already been identified and are protected, the Community has identified other features which are, or will be, an important part of Appleby parish heritage, having been designated of townscape merit due to their architectural significance. These are listed in the Parish Design Statement.
- 5.89** A Conservation Group has been formed in Appleby to research the history of the Parish as a first step towards establishing a Heritage Trail.

6 COMMUNITY ASPIRATIONS

6.1 Whilst recognising that the following is outwith the control of the planning system, the Neighbourhood Plan is the vehicle by which the Parish Council wishes to set out the community's aspirations for the Parish, having been formulated as a result of the consultation events held as part of the neighbourhood plan-making process.

6.2 The Parish Council will seek to work alongside North Lincolnshire Council, interested parties and land-owners to encourage and support the delivery of the following community aspirations during the life of the Neighbourhood Plan:

CA1: the establishment of new services and facilities within the Parish to support all members of the community including a Doctor's surgery, play school/toddler groups, youth activities;

CA2: the use of Call Connect on-demand bus services across the Parish and interconnecting areas;

CA3: the establishment of a Heritage walking trail and supporting facilities throughout the Parish – and in particular the village of Appleby – to encourage residents and visitors to experience the wealth of cultural and historic features within the vicinity;

CA4: allotments within the Parish; and

CA5: agricultural traffic to use alternative routes to access fields to the east of Appleby village.

7 ACKNOWLEDGEMENTS

Thanks go to:

Dave Lofts North Lincolnshire Council Planning Officer for support from start to finish.

Other NLC officers helped us with information on Conservation, Designated sites, Housing Strategy, Footpaths and Rights of Way.

Katie Atkinson – KVA Consultancy for Expertise in Neighbourhood Planning

Kevin Leahy for Archaeology and Heritage Paper

Neighbourhood Planning Team for hours spent in planning meetings

To Andrew Fowler for all the dedicated work on the Residents Consultation Reports, Parish Design Statement, Conservation Area and Draft Report.

John Owston – Work on Final Report

Other Team members

Ivor Keyes, Derek Hall, Rosemary and John Jeremiah,

Terry Myers, Natalie Hogg, Tess Cootes, Joy Powell.

Photographs taken of Village and surrounding area

Richard Wilson, Alan Palmer and Matthew Rake (Hummingbird Helicopters)

Open Days/Fair Day - Help from Lisa Wilson, Pam Hall and Chris Keyes.

And finally to all **Appleby Parish Residents** who attended meetings and completed surveys to give the team your views.

Also to all the residents who produced the original **Village Design Statement** which formed the basis for the Design Statements in the plan.



www.applebypc.org.uk