



ALLERTHORPE

NEIGHBOURHOOD PLAN

2019 - 2034



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1 Foreword

Allerthorpe is a beautiful Yorkshire village and justifiably deserves its conservation status whilst still retaining a fine community spirit and being a great place to live.

However, much as we might like nothing to change, nothing ever stays the same and there will be inevitable changes in society's needs and development pressures in the future. 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 of Yorkshire Council's Local Plan and the National Planning Policy Framework.



Figure 1 - Allerthorpe Main Street

Allerthorpe's Neighbourhood Plan ("the Plan") sets out a vision for the Parish for the next 15 years (2019 – 2034) that builds on and reflects the opinions and views of parish residents. The Plan is designed to build on the East Riding of Yorkshire Council's Local Plan so that we may have greater influence on planning and consenting activities in the future. This document is a draft Neighbourhood Plan as defined in the Localism Act.

The aim of the Plan is to retain and build upon the parish's strengths as a rural thriving village that works together in a rural community with the neighbouring villages of Barmby Moor, Thornton and Melbourne. Our objective is to achieve sustainable development that meets housing, social, environmental and community needs whilst protecting the environment, improving green space and conserving the character and fabric of the village for future generations.

Philip Wiltshire

Chairman - Allerthorpe Parish Council

2 Introduction

2.1 Allerthorpe

- 2.1.1 Allerthorpe Parish lies with the East Riding of Yorkshire. It is situated on the south side of the A1079 (York Road) which connects Beverley and York, the city of York being about 12 miles to the west. The parish's closest neighbour is the small market town of Pocklington, which is about 1.5 miles north-east of Allerthorpe village.
- 2.1.2 The Parish comprises the village of Allerthorpe, the hamlet of Waplinton, a business park and several tourist accommodation sites, the remaining areas being largely open fields, agricultural land and woodland.
- 2.1.3 The village of Allerthorpe is accessed from the A1079 by a single C class local road and comprises 70 dwellings with local services limited to a public house, The Plough Inn, and a church. There are no shops, schools or other services within the village. Most of the Parish's population of just 220 reside within the village.
- 2.1.4 Most of the village settlement falls within the designated Allerthorpe Conservation Area. An appraisal carried in 2009 described the village's special interest as follows:
- “Allerthorpe's special character is defined by its green verges and front facing cottages. It is a traditional English linear patterned village, with a looping back road that runs off Main Street, on its north side. Buildings such as Saint Botolph's Church, The Gables and The Grange and The Rookery (formally known as Allerthorpe Hall), have made positive contributions to the architecture of Allerthorpe. These buildings have given Allerthorpe a diversity of architecture which spans from the Mid-17th Century to the present.”
- 2.1.5 Allerthorpe Business Park is located adjacent to the A1079 just south of Barmby Moor. It comprises several large modern units that are occupied for employment uses.
- 2.1.6 A feature of the Parish is the number of self-catering tourist accommodation sites. These include the established Old Gravel Pit Lodges to the east of the village and Allerthorpe Lakeland Park in the south of the parish. A new caravan park is currently under development on part of the Allerthorpe Park Golf Course, also to the south of the village. This development was granted Planning permission on appeal and had been opposed by many parishioners.
- 2.1.7 Overall, the character of the Parish is distinctly rural with the small attractive village providing the focus of built development.

2.2 What is a Neighbourhood Plan?

- 2.2.1 Neighbourhood Plans were introduced through the amended Localism Act in 2011 as a community-led frame-work, 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.

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

2.2.3 Neighbourhood Plans will not be approved unless they receive more than 50% of the votes cast in a community referendum. Plans must also meet several criteria before they can be put to a community referendum and legally come into force. These conditions are to ensure Plans are compliant and take account of wider policy considerations that are already in force on a regional and national basis. The following points must be taken into consideration when developing Neighbourhood Plans:

- They must have regard for national planning policy emanating from Central Government.
- They must be in general conformity with strategic policies in the development plan for the local area (i.e. such as in a core strategy) prepared by the Local District Council.
- They must be compatible with EU obligations and human rights requirements.

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

2.3 Why is a Neighbourhood Plan needed?

2.3.1 Allerthorpe'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 Plan provides a vision for the future of our parish and village and sets out clear planning policies to realise this vision.



Figure 2 - Back Lane

2.3.2 Over the years planning applications in 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. However recently there has been an increase in the number of planning applications relating to larger developments in the Parish associated with the leisure industry. Allerthorpe 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's 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. It will present a vision of how we see our parish and village change and develop between 2019 and 2034.

- 2.3.3 The Neighbourhood Plan is an important and powerful planning tool for our community to influence the future of our Parish with an objective of achieving sustainable development. 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 so allowing Allerthorpe to thrive and continue to be a great place to live.

2.4 How was the Plan prepared?

- 2.4.1 Allerthorpe Parish Council decided in 2011 to consult the community on whether there was support for a Neighbourhood Plan to influence the future development of the Parish. At a community meeting in July 2012 parishioners supported the proposal and our journey started. Management of the process and development of the plan was led by the Parish Council. That process involves the following stages

Stage 1: Getting started

Stage 2: Identifying the issues to address in your Neighbourhood Plan

Stage 3: Develop a vision and objectives

Stage 4: Generating options for your draft Neighbourhood Plan

Stage 5: Preparing your draft Neighbourhood Plan

Stage 6: Consultation and submission

Stage 7: Independent examination

Stage 8: Referendum and adoption

Stage 1 included defining the area that the plan was to relate to. This step has been completed and included a six-week public consultation period. The East Riding of Yorkshire Council confirmed in March 2014 that it had approved the Allerthorpe Neighbourhood Plan designated area.

- 2.4.2 As a Neighbourhood Plan is a plan for the community it must derive its objectives, actions and authority from the Community. The Parish Council initially sought the views of the residents at the Annual Parish Meeting held on in May 2013. The meeting was attended by 15 residents. Following a presentation on the benefits to the Parish of adopting a Neighbourhood Plan the residents present at the meeting supported its preparation.

- 2.4.3 The Parish Council led the process required for the preparation of the plan, including submission of relevant applications and the key activities of communication and consultation. Communication has included regular reporting on progress at Parish Council meetings, updates on the Parish Council website and in communications in the Parish Magazine.

- 2.4.4 The Parish Council then proceeded with stage 2 to assist in development of the Neighbourhood Plan, consultation was supported by the issuing of a residential questionnaire and a business questionnaire in March 2016. A summary of the responses to the questionnaires was made to residents at the Parish Annual Meeting in May 2016. From the consultation, the Parish Council has formulated its vision and objectives which are

presented in this document. The vision and objectives take into account higher level planning policy, as required by the Localism Act.

2.4.5 100 residential questionnaires were sent out and 50% were returned and 35% of local businesses responded to the business specific questionnaire.

2.4.6 The residential questionnaire included questions to determine demographics, on schools and community facilities, housing, business / employment opportunities and importance of issues such as traffic, transport, crime and anti-social behaviour. Respondents were also invited to add their concerns and / or views on other subjects important to them.

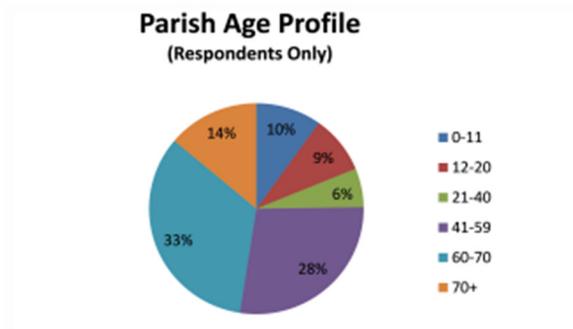


Figure 3 - Respondent Age Profile

2.4.7 71% of respondents highly rated the parish overall (8-10 on the satisfaction scale)

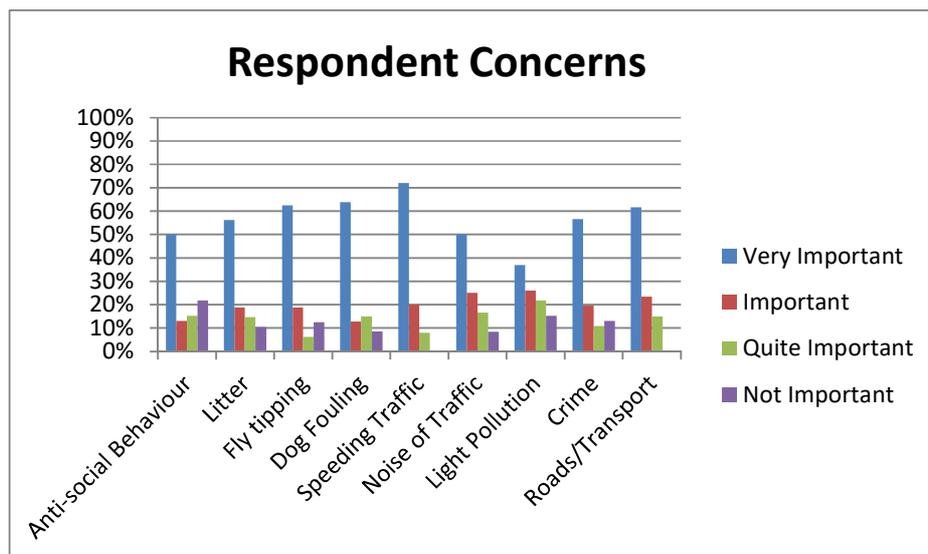


Figure 4 - Consultation Concerns

Quote from a community consultation respondent.

“This is a beautiful English village that should be protected. People choose to live here for seclusion and peace and accept restricted services given the location.”

2.4.8 Following the initial consultation, the Parish Council proceeded through stages 3, 4 and 5 and produced a draft Plan document utilising the results of the community consultation and in from discussions and engagement with East Riding Council.

- 2.4.9 Whilst the draft Plan was being prepared an application to convert part of the Allertorpe Golf course site into a large holiday lodge complex. The initial application for 225 units was refused, but then followed by an application for 150 units which was also refused. The community was strongly opposed to both developments due to their size and impact on the nature and character of the Parish. On appeal the application was subsequently granted despite strong representations from the Parish Council and the community. The significant concerns raised by the community have been taken into consideration in drafting the Plan.
- 2.4.10 Community engagement included a Parish open day held on the 25th November 2017 in the Allertorpe village hall where all the policies were on display and discussions held and comments made. Some 25 members of the community attended and over 50 comment sheets received with 99% support of the policies.
- 2.4.11 Following the November open day, the draft Plan was amended to reflect comments made. The amended draft Plan was further reviewed by the East Riding Yorkshire Council and an independent consultant.
- 2.4.12 A pre-submission consultation on the draft Plan was held over a six-week period (7th April – 19th May 2018), which included seven open days in the Allertorpe village hall on consecutive Saturdays.
- 2.4.13 Comments made during the pre-submission consultation period were considered and amendments made to the draft Plan.
- 2.4.14 Essentially, the Plan provides a vision for the future of the Parish, agreed by residents, businesses and interested parties following extensive consultation. It sets out our Parish objectives, together with the policies required for their realisation.

3 Allertorpe Parish

3.1 The Plan Area

The Allertorpe Parish lies within the East Riding of Yorkshire and is some 12 miles east of York and 20 miles west north-west of Beverley.

- 3.1.1 The designated area for the Allertorpe Neighbourhood Plan approved by the East Riding Yorkshire Council is shown below. The red line follows the boundary of the Allertorpe civil parish and encompasses the village, Waplinton, Allertorpe Common as well as the business park on the south side of the A1079.

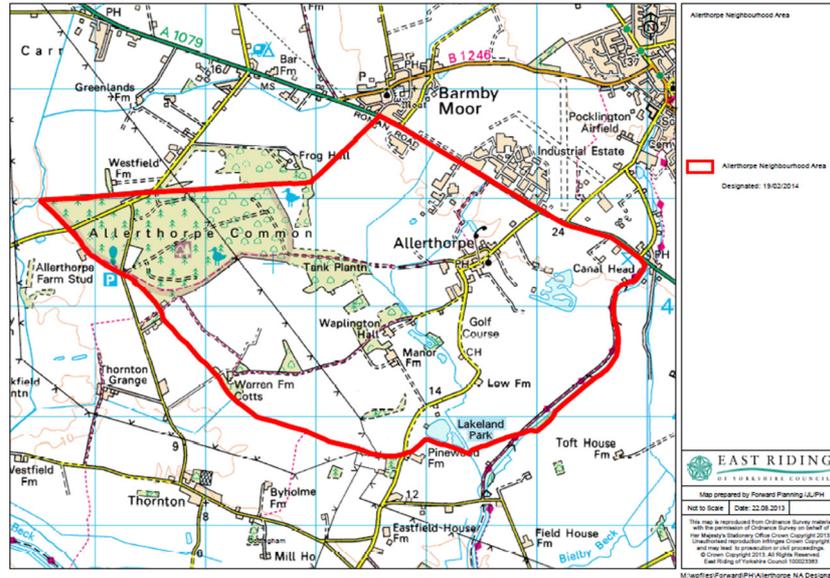


Figure 5 - Neighbourhood Plan Area

3.1.2 The Parish Council can confirm that the Plan only relates to the Allerthorpe Parish and that no other Neighbourhood Plan relates to the designated area. The Parish Council is aware that both Barmby Moor and Pocklington are both in the process of preparing their own Plans.

4 Vision and Context

4.1 Vision

4.1.1 The Vision for Allerthorpe’s Neighbourhood Plan reflects the views of the residents of the parish collected through the consultation process and particularly the responses from the questionnaires. The vision can be summarised in the following simple statement:

In 2034 Allerthorpe will remain a village with a thriving community whilst retaining its rural character and the parish’s recreational access to the natural environment

4.1.2 All feedback has clearly indicated that any planning should ensure the nature and character of the village is respected. This means that any development does not overshadow or compromise the existing and natural environment. The size of the village, natural environment and the local countryside were recognised by residents as special for quality of life. Key then to the Plan is to protect rights of way and the rural landscape from inappropriately sited and uncontrolled development. However, it is recognised that some development will be required over time and the Plan should allow some sensitively sited development, including residential, agricultural and industrial, that are appropriate in scale and design to the topography of the Parish and the size of the village. It is important that Allerthorpe should remain a caring and safe community in which all residents are proud to

live and work. Allerthorpe should continue to be supported by sustainable infrastructure suitable for a rural community, including recreational amenities.

4.1.3 Allerthorpe's Neighbourhood Plan embraces the concept of local distinctiveness that contributes to a sense of well-being for the present community and future generations. It aims to progress the spirit of Localism through influencing planning matters in conjunction with the East Riding of Yorkshire Council's Local Plan and the National Planning Policy Framework through:

- a) Recognising the distinctive nature and quality of the landscape of the Parish, and seek to protect and enhance the local landscape character, its biodiversity, footpaths and bridleways;
- b) Promoting the safeguarding and enhancement of the conservation area and other locally important features that contribute to the character of the Parish;
- c) Protecting historic buildings and features of the Parish, whilst allowing for a limited amount of new development to meet local needs, having regard to national and local planning policies for development in the countryside;
- d) Encouraging measures to improve facilities for the younger generation and for families.
- e) Maintaining a safe environment through supporting improvements in crime prevention, highway safety and provision of safe amenity areas;
- f) Recognising the value of tourism related land uses to the wider economy whilst ensuring that their scale and cumulative impact needs to be carefully balanced to protect the nature and character of Allerthorpe and its environment; and
- g) Encouraging local employment opportunities within businesses in keeping with preserving the character of the Parish.

The period of the Plan runs from 2019 to 2034, and the community will continue to be engaged with its evolution during that time.

4.2 Context

4.2.1 Framework - The policies of the Allerthorpe Parish Neighbourhood Plan are set within the context of the National Planning Policy Framework 2012 (NPPF) and East Riding Local Plan (ERLP). The Plan has also been re-checked, in August 2018, to ensure that its content and policies pay regard to the Revised National Planning Policy Framework, which was published on 24 July 2018. The scope and content of the Allerthorpe Neighbourhood Plan have been shaped by the priorities and aspirations of the Allerthorpe community, led by the Parish Council.

4.2.2 Planning Context - The following statements provide the context in which the Plan Policies were compiled:

- The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012.
- The Regulations have informed the preparation of policies for the Allerthorpe Neighbourhood Plan.
- Ensuring that the Neighbourhood Plan is in general conformity with the strategic policies of the ERLP (prepared by the East Riding of Yorkshire Council).

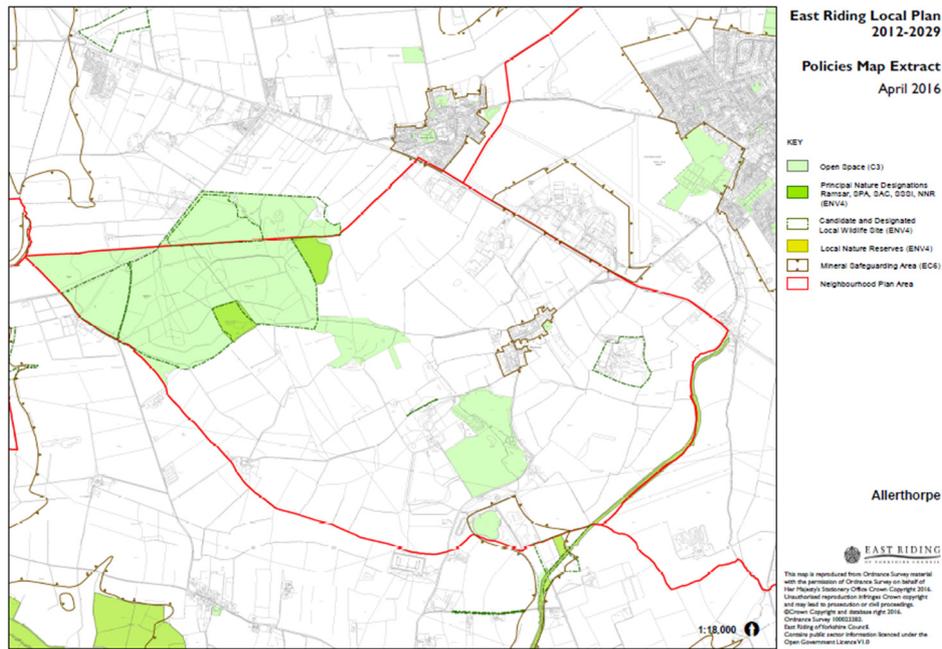


Figure 6 - Allerthorpe Surrounding Town and Villages

4.2.3 Supporting Development in Villages and the Countryside

The ERLP addresses the future development of the East Riding of Yorkshire as a whole. Development plans cover Major Haltemprice Settlements, Principal Towns, Towns, Primary Villages, Villages and the Countryside. Allerthorpe is classified as a Village in the ERLP. In developing the Allerthorpe Neighbourhood Plan attention has been made to Policy S4 of the ERLP, which suggests by 2029 “Very limited development will have been promoted in Villages and uses appropriate to a rural location supported in the Countryside”. Attention has also been given to Policy S4(c) criteria for development in ‘villages’, Policy S4(c) criteria for development in the countryside and Policy EC2 when considering support for tourism development ensuring that scale and cumulative impact is appropriate for the location.

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

4.2.4 Neighbourhood Plans

The NPPF (paras 183-185) sets out the broad parameters within which a Neighbourhood Plan should be prepared. It notes that there are several key elements that should be at the heart of making a Neighbourhood Plan:

- Neighbourhood Plans give communities direct power to develop a shared vision of the neighbourhood and deliver the sustainable development they need.
- Neighbourhood Plans can shape and direct sustainable development within their area.
- The ambition of the Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider area.
- Neighbourhood Plans should be in general conformity with the strategic policies of the Local Plan and plan positively to support them. They should not promote less development than set out in the Local Plan and should not undermine its strategic policies.

To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

5 Policies

5.1 Policy Summary

Housing Policies	
ANP01	<p>Within the defined development limits of Allerthorpe Village, small scale sensitive infill and redevelopment housing proposals (usually comprising a single dwelling) will be supported, subject to proposals satisfying all of the following criteria:</p> <ul style="list-style-type: none"> • The proposal incorporates a high standard of design that respects the site context, neighbouring buildings and the street scene; • The proposal does not detract from the character and appearance of the Conservation Area, Listed Buildings or the village more generally; • Satisfactory access arrangements that enable safe ingress and egress that avoids any unacceptable loss of privacy to adjacent properties or harm to the character and appearance of the village; and • The proposal does not cause an unacceptable impact on the amenity to neighbouring properties.
ANP02	<p>Outside of the defined development limits of Allerthorpe village, proposals for replacement dwellings will be supported provided that:</p> <ul style="list-style-type: none"> • The residential use has not been abandoned; • The original dwelling is not a residential caravan or mobile home; • 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; • In the case of an old building of character, it can be demonstrated that the dwelling cannot be retained through renovation or improvement. <p>Other than replacement dwellings meeting the above criteria, new dwellings will not be supported outside the defined village development limits, except in the special circumstances included in national policy. In all cases the dwelling should not impact on the setting of village or result in the obstruction of any of the significant public views as identified in Figure 11 of this Neighbourhood Plan.</p>
Environment Protection Policies	
ANP03	<p>Built development will not be supported within Flood Zones 2 and 3 as shown on Figure 13. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</p>
ANP04	<p>Development proposals which safeguard and, where possible, enhance biodiversity, wildlife habitats and opportunities, the character and appearance of the rural landscape and footpath / bridleway accessibility, will be supported.</p>
Economy and Business Policies	
ANP05	<p>Proposals for employment development through the appropriate extension of existing employment sites accessible to and from the A1079 and through 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.</p> <p>Proposals for the use of vacant or under-used agricultural buildings for employment uses will be particularly supported where they meet the criteria included in the first part of this policy.</p>

ANP06	Proposals for new telecommunications infrastructure will be supported where their design and location are appropriate to the character and landscape of the neighbourhood area. Proposals for extending fast fibre broadband beyond fibre to cabinet to fibre to properties will also be supported.
Leisure and Tourism Policies	
ANP07	<p>Development proposals for the use of land for stationary lodges, mobile homes or caravans (residential or touring) will be supported subject to the following criteria insofar as they are relevant to the site and/or the development concerned:</p> <ul style="list-style-type: none"> • they would not result in an unacceptable impact on the highway network or highway safety; • they would preserve or enhance the character or appearance of the Allerthorpe Conservation Area; • they can be satisfactorily accommodated within the countryside; • they are of an appropriate scale to their locations and will not result in an unacceptable cumulative impact of holiday accommodation within the neighbourhood area; • they promote sustainable modes of travel appropriate to the location of the site and its size; and • they would not involve an unacceptable loss of any Open Space (as designated in Policy C3 of the East Riding Local Plan).
Transport Policy	
ANP08	Proposal for enhanced or extended cycle and pedestrian access from the A1079 through Allerthorpe village to Allerthorpe Common, as well as links to and along Pocklington Canal, will be supported.
Services, Facilities and Community Policies	
ANP09	<p>Proposals for the development of new community facilities and for the upgrading and/or modification of existing community facilities will be supported.</p> <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>
ANP10	<p>Development proposals for new outdoor recreation facilities will be supported, subject to the development:</p> <ul style="list-style-type: none"> • not having an unacceptable impact on residential amenity by means of noise, disturbance or significant additional traffic generation. • not having an unacceptable impact on the character or setting of the immediate locality.
ANP11	Where proposals otherwise conform with the development plan in general, and the locational requirements of Policies ANP01 and ANP02 of this Plan in particular, new development will be supported where it meets the relevant Design Guidance Note at Appendix 3 and Appendix 4.

5.2 Allerthorpe Village

- 5.2.1 Allerthorpe and its surrounding parish have a long history with evidence of activity dating back to 400 B.C. The parish has always been rural in nature with a small village historically based around farming activities, further details are given in Appendix 2.
- 5.2.2 There are now some 70 residences in Allerthorpe village the majority along Main Street and Back Lane and in a small development built in the late 1980s behind Main Street. The parish has a relatively small population being estimated in the 2011 Census at 220.
- 5.2.3 There are five listed buildings in the village, all Grade II
- | | |
|----------------------------|--|
| Saint Botolph's Church | rebuilt in 1876 |
| K6 Telephone Kiosk | designed by Sir Giles Gilbert Scott to commemorate the Silver Jubilee of the coronation of King George V in 1935 |
| Low Farmhouse | part of the Waplington Hall Estate |
| The Gables | dates from the mid-17 th century |
| The Grange and the Rookery | formerly Allerthorpe Hall built between 1802 and 1809 |
- 5.2.4 Main Street has linear greens stretching from the church at the east end of the village to the Plough Inn in the west. Allerthorpe village was designated a conservation area in 1981 and the last appraisal was carried out by the East Riding of Yorkshire in 2009 (Allerthorpe Conservation Area Appraisal – ACAA). The appraisal highlighted

“Allerthorpe’s special character is defined by its green verges and front facing cottages. It is a traditional English linear patterned village, with a looping back road that runs off Main Street, on its north side. Buildings such as Saint Botolph’s Church, The Gables and The Grange and The Rookery (formally known as Allerthorpe Hall), have made positive contributions to the architecture of Allerthorpe. These buildings have given Allerthorpe a diversity of architecture which spans from the Mid-17th Century to the present.”



Figure 7 - The Gables



Figure 8 - The Rookery



Figure 9 - Old Post Office



Figure 10 - Front Facing Cottages

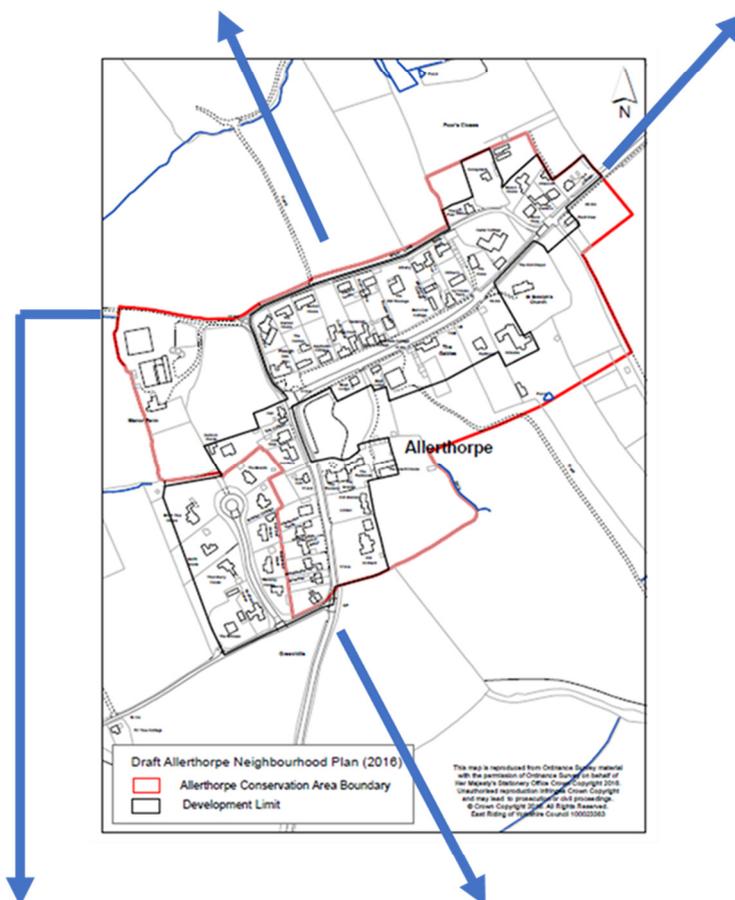
5.2.5 Allertorpe village and its nature is characterised by its small size and setting in open countryside, with open areas of farmland to the North, East, West and South and views of the Yorkshire Wolds to the North as shown in figure 11. Further to the north of the village beyond the open fields are a large grain store complex and a small industrial estate. To the south of the village beyond the fields are several leisure developments, including water based activities, fishing and golf.



View North from Back Lane



View East from Main Street



View West from Village



View South out of Village



Figure 11 - Views North, East, South and West from Village

- 5.2.6 Housing - There is a significant mixture of housing styles in the village ranging from traditional red brick construction to modern bungalows and includes several cottages. Most the village lies within a conservation area which maintains the character and appearance of the village. The village has a long history but the current buildings date from the mid-17th century onwards. There has been infilling over the recent years where old buildings at the end of their lives have been replaced and the older small farm outbuildings replaced with houses. New builds have been sympathetic with their surroundings and resulted in a good range of 2 to 5 bed or more accommodation. Apart from infill, the last significant development of houses in the village was the replacement of the old pig farm (behind Main Street just off the road to Waplington) with a close of 4/5 bed detached executive houses.
- 5.2.7 As evidenced by the consultation the responses from parishioners revealed the range of their views and importance of retaining key features of the village as shown below.

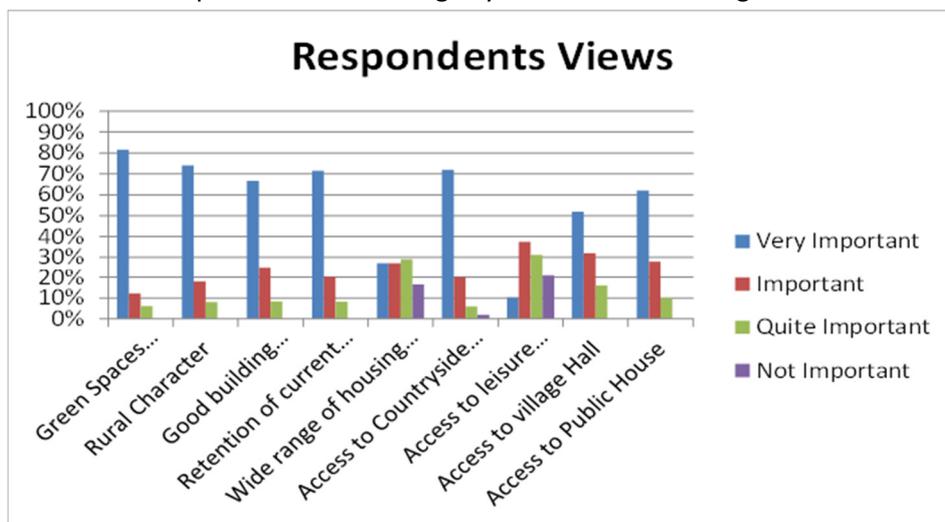


Figure 12 - Consultation Key Feature Retention

- 5.2.8 As noted in the ACAA "The key feature in the preservation of the character and appearance of the Area is that the site layout, plot ratio and site coverage of the residential properties respects the local landscape character and the contextual surroundings. The typically generous plots have either large front or rear gardens that accommodate landscape trees that will become dominant elements of the long-term landscape structure of the village and wider countryside".
- 5.2.9 Allerthorpe Village Housing Policy – It should be noted that Allerthorpe is a rural parish which requires sustaining and supporting through planning policies that support economic growth in order to create jobs and prosperity by taking a positive approach to sustainable new development. The ERLP does not designate Allerthorpe Parish 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. Allerthorpe is a Village that has grown slowly and organically over the years and should not be identified as an area for larger developments.

5.2.10 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 dwelling.

ANP01

Within the defined development limits of Allerthorpe Village, small scale sensitive infill and redevelopment housing proposals (usually comprising a single dwelling) will be supported, subject to proposals satisfying all of the following criteria:

- **The proposal incorporates a high standard of design that respects the site context, neighbouring buildings and the street scene;**
- **The proposal does not detract from the character and appearance of the Conservation Area, Listed Buildings or the village more generally;**
- **Satisfactory access arrangements that enable safe ingress and egress that avoids any unacceptable loss of privacy to adjacent properties or harm to the character and appearance of the village; and**
- **The proposal does not cause an unacceptable impact on the amenity to neighbouring properties.**

5.2.11 Housing in the wider Parish - Some new housing development is likely over time to 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 Parish. Additionally, such developments should make a positive contribution to the landscape and be traditional in design. Furthermore, it should not negatively impact the any amenities of the Parish, including recreational use, and conform with ANP02, ERLP Policy S4. Policy ANP02 refers to national policy on this matter. This is currently captured in paragraph 79 of the NPPF (2019). Its effect is to identify the limited range of houses which are appropriate for a countryside location.

ANP02

Outside of the defined development limits of Allerthorpe village, proposals for replacement dwellings will be supported provided that:

- **The residential use has not been abandoned;**
- **The original dwelling is not a residential caravan or mobile home;**
- **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;**
- **In the case of an old building of character, it can be demonstrated that the dwelling cannot be retained through renovation or improvement.**

Other than replacement dwellings meeting the above criteria, new dwellings will not be supported outside the defined village development limits, except in the special circumstances included in national policy. In all cases the dwelling should not impact on the setting of village or result in the obstruction of any of the significant public views as identified in Figure 11 of this Neighbourhood Plan.

87.5mm between 1990 and 2025 and then by a further 80.5mm in the following ten years. Peak river flow allowances in the Humber river basin district are 10% in the central case rising to 20% at the upper end allowance for the period 2015 to 2039. Although the majority of Allerthorpe Parish lies between 15 and 25 metres above sea level, there are some areas vulnerable to flooding as indicated in section 5.3.4. and any development should take the impact of climate change in account.

ANP03

Built development will not be supported within Flood Zones 2 and 3 as shown on Figure 13. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

5.3.5 Allerthorpe Parish includes the eastwards upper section of the Lower Derwent Valley. The Lower Derwent Valley is a section of the River Derwent Corridor between Kexby to the north and Barmby to the south. It is recognised as a discrete area of environmental and landscape value due to its traditionally managed meadows flood plain, fens, swamps, valley mires, alder woodlands and other wetland habitats lying adjacent to the River Derwent, Pocklington Canal and associated watercourses.

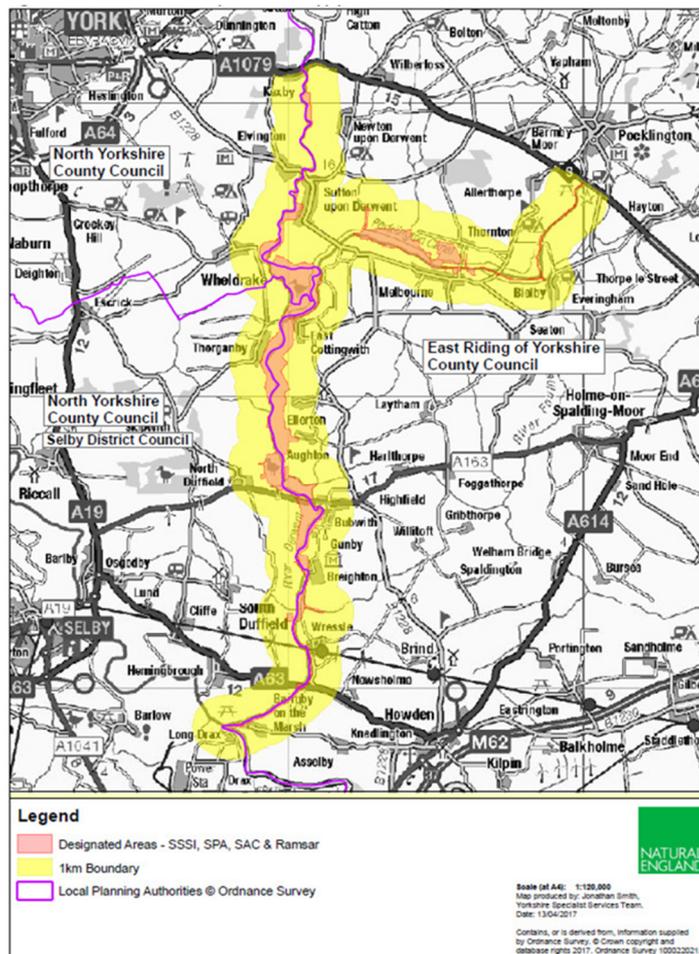


Figure 14 - Upper Derwent River Valley

5.3.6 Historically the open fields around Allerthorpe were enclosed by the exchange and new enclosure of 1640 and divided and allotted in unspecified amounts to about 20 tenants.

Since then, the surrounding fields may have lost many of their smaller, more ancient subdivisions, but narrow curving closes still reflect the original enclosure pattern. In this respect regardless of provenance and vernacular, they all contribute to the greening of the village environment and constitute interconnecting green corridors between otherwise fragmented blocks of habitat, in particular Allerthorpe Common and Pocklington Canal.

- 5.3.7 To the west of the village are open fields leading to Allerthorpe Common. As can be seen from figure 11 a track / footpath links the village to the common. The common is a nature reserve with old oaks, birches, heather and gorse with a rich wild life. Part of the common is owned by the Forestry Commission and is planted with pines. The common was designated a site of special scientific interest (SSSI) in 1965 mainly because its botanical value and is good for walking and enjoying and providing access to the natural environment. Yorkshire Wildlife Trust has managed the site since 1966.



Figure 15 - Allerthorpe Common

- 5.3.8 More recently the Forestry Commission has left open large tracts of coniferous forest felled for timber surrounding the nature reserve. This land is now returning to lowland heath allowing species from the nature reserve to colonise. On site grazing using rare breed longhorn cattle helps keep tree saplings and some of the coarse competitive grasses that can take over the heath in check.



Figure 16 - Longhorn Cattle

5.3.9 Pocklington Canal provides the southern boundary of the Parish. The canal is some 200 years old and runs for nine and half miles from the Canal Head on the south side of the A1079 to the River Derwent at East Cottingwith. The canal has nine locks, four bridges and seven swing bridges, four of the locks are within the Parish. The canal is still navigable for all its length and a footpath runs along its entire length providing an excellent recreational resource. The canal was first notified as a site of special scientific interest in 1987 and supports a diverse aquatic flora including the nationally rare species and an outstanding assemblage of aquatic invertebrates.



Figure 17 - Pocklington Canal

5.3.10 The open nature of the countryside of the Parish is a key feature and is highly valued by residents. The countryside is typical of Vale of York with level fields of mainly arable crops divided by small streams or land drainage and bordered by a variety of trees, shrubs and areas of woodland. The countryside substantially contributes to the quality of life within the Parish and its character. During the consultation parishioners confirmed that key to the quality of life in the Parish is retaining the rural outlook, the open views from the village and access to green spaces and the countryside.

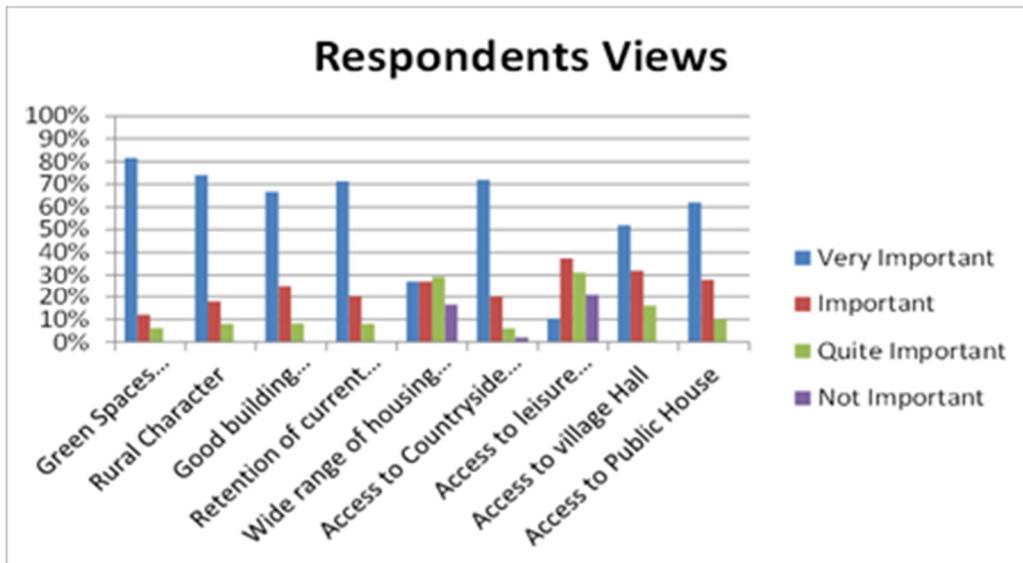


Figure 18 - Community Response Quality of Life

5.3.11 The Allerthorpe Neighbourhood Plan supports conserving and enhancing the natural environment and development which recognises the distinctive quality of the landscape of the Parish of Allerthorpe and seeks to protect and enhance the local rural landscape character, its biodiversity, footpaths and bridleways, i.e. green spaces and green corridors. This conforms with NPPF section 11 and in particular NPPF para 109, 110 and 114 together with ERLP Policies A6, S4 & ENV5

5.3.12 One of the existing green corridors runs from Allerthorpe Common along the route of Stone Beck, through the Allerthorpe golf course to Pocklington Canal, both the common and canal are designated SSSIs. Other streams in the Parish support both drainage of agricultural land and sustain important sites for flora and fauna. Many are along public rights of way and bridle paths which serve to provide important rural infrastructure and public access to the natural environment. Where possible similar areas will be identified, in line with the Government's aim to expand and enhance such areas.

5.3.13 Any new development site will need to include new green corridors and maintain the existing green corridors and important wildlife habitats and proposals will only be supported where they respect and contribute to the conservation aim of the Allerthorpe Neighbourhood Development Plan.

ANP04

Development proposals which safeguard and, where possible, enhance biodiversity, wildlife habitats and opportunities, the character and appearance of the rural landscape and footpath / bridleway accessibility, will be supported.

5.4 Economy

5.4.1 Farming - Historically the major activity in the Allerthorpe parish has been farming and still today most the land area is still farmed. However, there a number of residents still involved in farming but due to farming practices and intensive use of machinery numbers employed are low. A mixture of crops is grown in the parish, including cereals and market garden produce. Due the nature of the soil in the area there is also a significant production of turf for domestic and commercial use.

5.4.2 Industry - Within the parish boundary are also two significant industrial areas, a business park and the second a grain storage and distribution complex. Both areas are accessed from the A1079.

- The Allerthorpe Business Park is a 12-acre industrial park offering fully serviced building plots with B1/B8 consent. The site is now fully occupied and has units with businesses that include software development, a parcel distribution centre, fabrication and a gym. The remaining space will be occupied by a tyre distributor.
- The grain store is owned and operated by Cofco Ltd and provides storage for up to 50,000 tonnes of combinable crops in both flat stores and silos. The site also operates a grain drying/conditioning plant, together with “state of the art” human consumption bean cleaning and grading equipment.

5.4.3 From the consultation 66% of respondents indicated that they did not believe the parish needed to provide more business opportunities. However, if more opportunities were provided the preferences are shown in the accompanying chart.

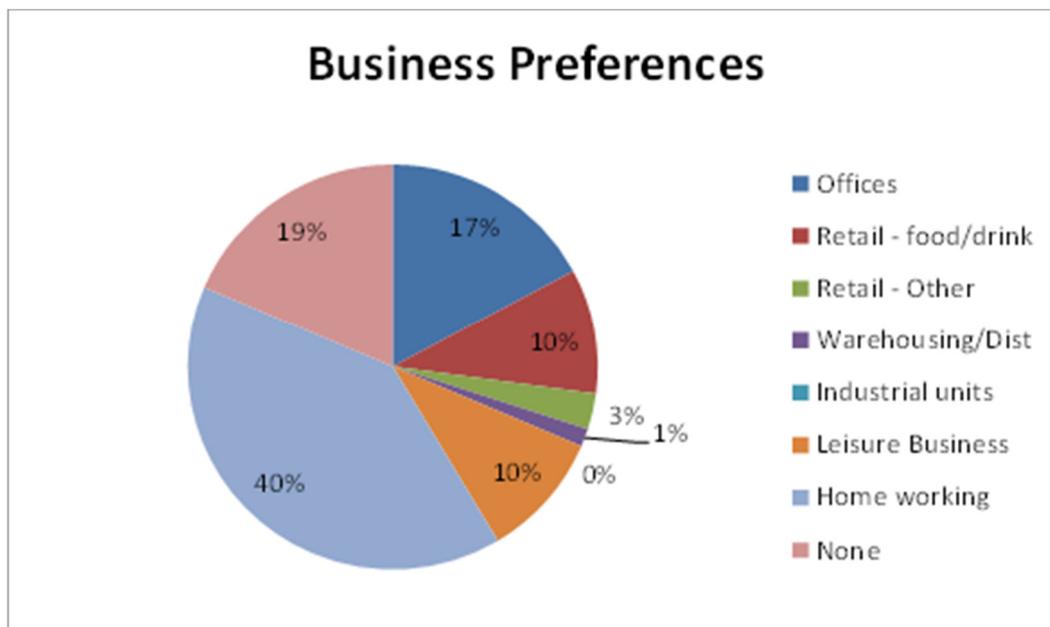


Figure 19 - Community Response Business Preferences

5.4.4 The Allerthorpe Neighbourhood Plan supports increased employment in the Parish. Where conversion of former agricultural buildings leads to the sustainable re-use of vacant buildings and provides opportunities for the establishment and development of small

businesses which generate wealth and employment opportunities for local people this will be supported. The Plan will support further development of the existing Allertorpe Business Park, but not new industrial sites that do not have direct access to the A1079. Any development is subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

ANP05

Proposals for employment development through the appropriate extension of existing employment sites accessible to and from the A1079 and through 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.

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

5.4.5 A key requirement for businesses to operate within the Allertorpe Parish is a robust, reliable and fast telecommunication infrastructure. This conforms with NPPF paras 42 & 43.

ANP06

Proposals for new telecommunications infrastructure will be supported where their design and location are appropriate to the character and landscape of the neighbourhood area. Proposals for extending fast fibre broadband beyond fibre to cabinet to fibre to properties will also be supported.

5.5 Leisure and Tourism

5.5.1 Allertorpe Parish has several developments that contribute to the East Riding policy of promoting leisure and tourism, both in terms of attractions and provision of holiday homes. In addition, the Pocklington Canal and Allertorpe Common attract nature lovers and walkers.

5.5.2 The East Riding has a significant number of holiday homes to support tourism, with a large cluster in the vicinity of the Allertorpe village which is within the YO42 postal code area (see figure 20).

5.5.3 Figure 21 shows the distribution of holiday homes in the East Riding. Within the YO42 postal code area that covers Pocklington and the surrounding district there are over 600 holiday homes (actual or planned) of which some 45% are within the small parish of Allertorpe.



Figure 20 - Allertorpe within YO42 postal area

5.5.4 The Old Gravel Pits to the north of the village has 4 cabins. Whilst to the south the Lakeland Park development, which also utilises historic gravel pits provides sailing and other water-based activities. Lakeland Park has sites for 10 cabins, 23 static caravans and parking for 33 mobile caravans and has recently applied for planning permission to increase this number. The old lakes that formed part of the Waplington House estate have now been converted for leisure use as a fishing lake (Conifer Lakes) with 5 lodges, 5 static caravans and 22 pitches for tents and caravans. In addition, over 100 acres of farm land were converted to a golf course in the early 1990's. The golf club went into liquidation in 2013, but now, following appeal and a public enquiry, has planning permission for conversion to provide 150 holiday lodges and an 11-hole golf course.

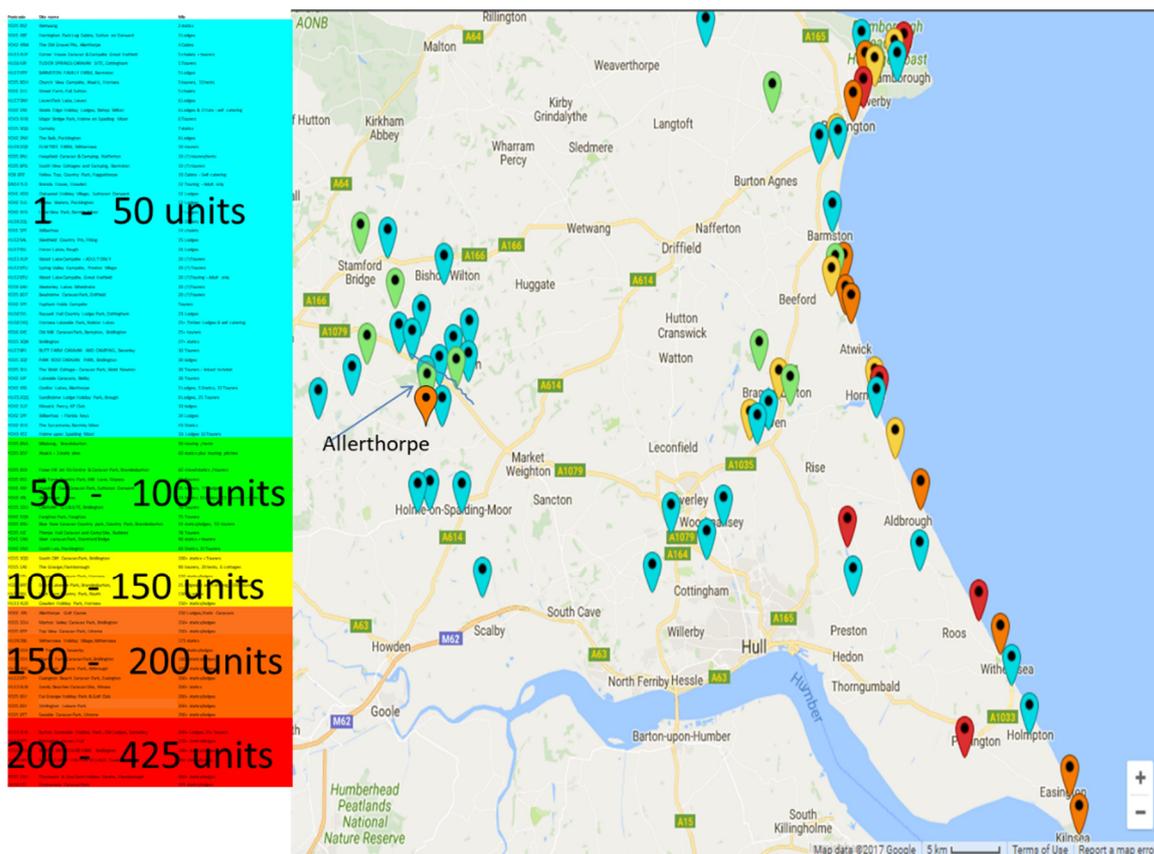


Figure 21 - East Riding Holiday Home Sites (correct as at June 2017)

5.5.5 Policy ANP07 takes account of the community's view about the potential impact of additional holiday-related accommodation on the social fabric of the village itself and the wider neighbourhood area. The Parish Council considers that the development of additional holiday accommodation has the potential to impact on the social dimension of sustainable development. It wishes to avoid an imbalance between the holiday-related population within the neighbourhood area and the resident population in the village. It also has concerns about the potential impact of visitors on the use and delivery of its commercial and community services. In a wider context the policy seeks to balance the strategic support for new holiday accommodation set out in Policy EC2 of the East Riding Local Plan Strategy Document with retaining the sense of place and tranquillity in the neighbourhood area in general and within Allerthorpe village in particular.

- 5.5.6 The Neighbourhood Plan Vision, whilst supporting tourism, also recognises the distinctive rural and agricultural nature and quality of the landscape of the Parish and seeks to protect this local landscape character for the future benefit of all. Policy ANP07 has been designed to ensure that any further holiday accommodation in the neighbourhood area is of a scale and cumulative impact which is appropriate for its location within the countryside. It also seeks to ensure that such proposals take account both of the character and appearance of the Allerthorpe Conservation Area and the capacity of the local road network. In general terms the policy sets out to limit the potential impact of additional holiday-related accommodation on the social fabric of the village itself and the wider neighbourhood area.
- 5.5.7 The Parish supports the East Riding Local Plan strategy on Tourism and Leisure, policy EC2 para B states “In the Countryside, proposals for tourism development will be supported where their scale and cumulative impact is appropriate for the location”. Developments should therefore be appropriate to the small size of the village and Parish. Policy ANP07 has also been designed to add distinctive local value to Policy EC2 of the East Riding Local Plan. In particular it seeks to identify key features in the neighbourhood area which need to be respected by any further tourism development. It includes a criterion on the need to promote sustainable modes of travel. It has sufficient flexibility to allow developers responses to local circumstances. Such initiatives could include the provision of cycle hire schemes, the provision of information about bus timetables and the local footpath network. Wherever practical the developer should make appropriate connections to any public footpaths or similar elements of sustainable travel adjacent to the site concerned.

ANP07

Development proposals for the use of land for stationary lodges, mobile homes or caravans (residential or touring) will be supported subject to the following criteria insofar as they are relevant to the site and/or the development concerned:

- **they would not result in an unacceptable impact on the highway network or highway safety;**
- **they would preserve or enhance the character or appearance of the Allerthorpe Conservation Area;**
- **they can be satisfactorily accommodated within the countryside;**
- **they are of an appropriate scale to their locations and will not result in an unacceptable cumulative impact of holiday accommodation within the neighbourhood area;**
- **they promote sustainable modes of travel appropriate to the location of the site and its size;**
and
- **they would not involve an unacceptable loss of any Open Space (as designated in Policy C3 of the East Riding Local Plan).**

- 5.5.8 Although the Parish has a limited number of recreational facilities it does have two notable areas, namely Allerthorpe Common and the Pocklington Canal which provide excellent opportunities to enjoy nature and the environment, as well as access to fishing, a sailing lake and in the future a 9/11-hole golf course. Safeguarding and improving access to the countryside via public footpath and bridleway connections is required. Allerthorpe Parish includes a network of footpaths, tracks and bridleways which are well used by the local

community and visitors. The Neighbourhood Plan is supportive of opportunities to maintain and improve access to the countryside in conformance with NPPF paras 69 & 75.

- 5.5.9 Creation of further public access in the Parish will be encouraged providing it respects the ERLP policy ENV5 and NPPF paragraph 109. Agreement with landowners will be sought to achieve this aim.

5.6 Transport

- 5.6.1 Allerthorpe village is less than a mile from the A1079, the major link road between York and Hull. York is approximately 13 miles by road and has a major rail station that has half-hourly services to London and the north and good services to Leeds, Manchester and Liverpool.
- 5.6.2 Pocklington is the closest amenity centre, a mile and half away on the other side of the A1079. Pocklington is a small market town with a good range of shops and 3 supermarkets. It has both private and public-sector schools and a newly built surgery.
- 5.6.3 Public sector transport within the parish is limited, the local bus service is only twice per week. However, the schools have their own bus service for collection and return of children. The majority of residents use private cars as their primary means of transport. Some residents cycle to Pocklington.

ANP08

Proposal for enhanced or extended cycle and pedestrian access from the A1079 through Allerthorpe village to Allerthorpe Common, as well as links to and along Pocklington Canal, will be supported.

5.7 Services, Facilities and Community Organisations

- 5.7.1 Services - The village of Allerthorpe is connected to mains drainage, gas, electricity and water. In the surrounding parish, few houses are connected to gas or to mains drainage. The village has recently been upgraded with fibre to cabinet, however the nearest cabinet is still some distance from the village and speeds in excess of 10Mbps are rare and significantly lower in more distant parts of the parish. The closest telephone exchange is in Pocklington, some mile and half from the village.
- 5.7.2 Renewable energy – There are no wind generation or solar panel farms in the parish and only two houses in the village having solar panels as of July 2016.
- 5.7.3 Crime - Crime in the parish is low compared to national figures. In the years 2011 – 2015, reported crime incidents ranged in number between 0 and 6 within a half-mile of the village. Within one mile of the village, this includes the Pocklington Industrial Estate (outside the parish boundary), crime incidents ranged from 13 to 31.

5.7.4 Facilities - The village has limited facilities and lacks a communal play area, although there is a church, public house and a recently refurbished village hall. The nearest services are on the east side Parish boundary just off the roundabout that connects the road into the village with the A1079. The newly built service station provides fuel, car washing facilities, a shop, sandwich bar and café. Next to the service station is another coffee outlet.

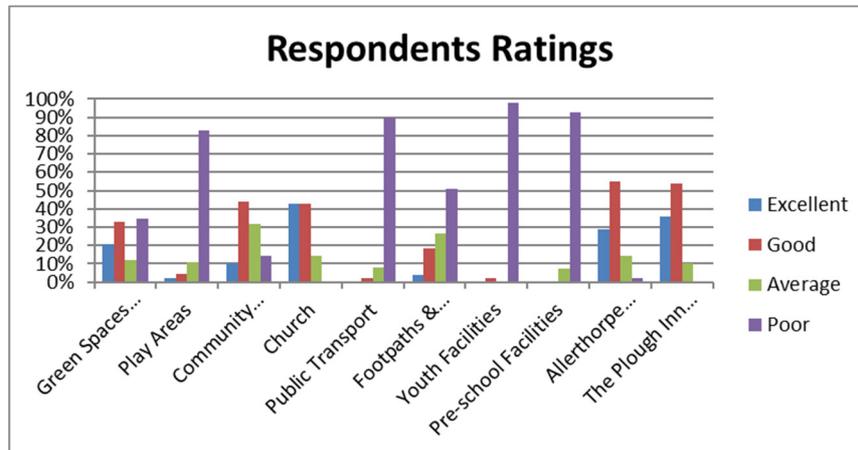


Figure 22 - Community Response Facilities

5.7.5 Community Organisations - Apart from the Parish Council there are two other formal organisations that focus on the ongoing development of the Parish, these are the Parochial Church Council and the Village Hall Committee

5.7.6 Community - Allerthorpe enjoys a strong community spirit which requires safeguarding as evidenced throughout the consultation process. This conforms with the ERLP Policy S4.

ANP09
Proposals for the development of new community facilities and for the upgrading and/or modification of existing community facilities will be supported.

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.

5.7.7 The Parish has a limited number of recreational facilities which are key to the community spirit and positively contribute to the health and well-being of the community. Furthermore, the consultation process highlighted the need for further community facilities. The Neighbourhood Plan supports the maintenance and development of such recreational facilities in conformance with relevant parts of the NPPF.

ANP10

Development proposals for new outdoor recreation facilities will be supported, subject to the development:

- **not having an unacceptable impact on residential amenity by means of noise, disturbance or significant additional traffic generation.**
- **not having an unacceptable impact on the character or setting of the immediate locality.**

6 Neighbourhood Plan Design Guidance

- 6.1 The Plan has taken account of the importance of good design in national planning policy. In this context it has assessed the way in which the character and appearance of the neighbourhood area should influence the design of new development.
- 6.2 On this basis Policy ANP11 indicates that new development will be supported where it meets the requirements of detailed design guidance notes. They are included at Appendix 3 (for residential development) and at Appendix 4 (for commercial development).

ANP11

Where proposals otherwise conform with the development plan in general, and the locational requirements of Policies ANP01 and ANP02 of this Plan in particular, new development will be supported where it meets the relevant Design Guidance Note at Appendix 3 and 4.

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 and through steering any additional funds into a series of infrastructure projects contained in the Plan. 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 Infrastructure Requirements

- 7.2.1 Although the Parish Council will consider any new plan or project put before them which would enhance the infrastructure or facilities of the Parish, the consultation process for the

preparation of the Neighbourhood Plan identified a number of requirements. The Parish Council has responded to the views and wishes of residents in compiling the policies of this Neighbourhood Plan, but a number of the concerns and ideas raised lie outside the scope of planning and require other actions to take them forward.

7.3 Regular Review

7.3.1 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. The review process will also ensure that the required infrastructure improvements (as listed above) remain relevant and appropriate and therefore will be considered and appear on the agenda of each Parish Council meeting.

8 Sources and Acknowledgements

Local History	Allerthorpe & Waplinton (400BC – 2000AD) by Betty Lambert & Charlotte O’Gram © 2000
Local Plan	ERLP 2012 -2029 – Strategy Document Adopted April 2016 (ERLP)
Planning Policy	Communities and Local Government – National Planning Policy Framework – March 2012 (NPPF)
Conservation Area	East Riding of Yorkshire – Allerthorpe Conservation Area Appraisal 2009 (ACAA)

Appendix 1 – Policy Extracts

<p>ERLP Policy A6: Vale of York sub area</p>	<p>Plans, strategies and development decisions in the Vale of York sub area should:</p> <p>A. Housing</p> <ol style="list-style-type: none"> 1. Support the role of Pocklington and Market Weighton as the main focus for residential development in the sub area through the allocation of sites within the settlements and a range of urban extensions. 2. Support the delivery of housing, at a level commensurate with the scale and function of the settlement, in Bubwith, Holme on Spalding Moor, Stamford Bridge, Melbourne and Wilberfoss through the allocation of sites within the settlements and a range of urban extensions. 3. Contribute to the overall mix of housing in the sub area, including through the delivery of smaller properties. <p>B. Economy</p> <ol style="list-style-type: none"> 1. Support appropriate expansion and diversification of the sub area’s key economic sectors including tourism; manufacturing and engineering; and agriculture/ food and drink. 2. Promote employment development at Pocklington Industrial Estate and York Road, Market Weighton. 3. Support the role that Full Sutton and Holme and Spalding Moor Industrial Estates have in contributing to the rural economy. 4. Support development and investment that will contribute to the viability and vitality of Pocklington and Market Weighton Town Centres. 5. Support sensitive development which capitalises on, or enhances, the tourism potential of the Yorkshire Wolds, including the provision of small scale serviced and self-catering tourist accommodation in Market Weighton and Pocklington, and appropriately located touring 6. caravan and camping parks, boutique/ specialist hotels or holiday parks. <p>C. Environment</p> <ol style="list-style-type: none"> 1. Support integrated approaches to habitat and species management, safeguarding and enhancing designated sites, including the Lower Derwent Valley and the River Derwent, and green infrastructure corridors, and avoid development that would have a detrimental impact, working in conjunction with neighbouring authorities where appropriate. 2. Protect the diverse character, skyline and views across the Yorkshire Wolds, including the steep sided dales, rolling elevated farmland, western escarpment and extensive prehistoric ritual landscape, and the Lower Derwent Valley Important Landscape Area. 3. Take account of the character and quality of landmarks such as Church Hill at Holme on Spalding Moor, and respect, and,
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<p>ERLP Policy ENV5</p>	<p>where possible, enhance views of these features.</p> <ol style="list-style-type: none"> 4. Retain the distinctive character and landscape setting of villages on the Wolds. 5. Ensure the integrity of the Sherwood Sandstone aquifer, and the Etton and North Newbald Groundwater Source Protection Zones, are protected. 6. Protect the Registered Battlefield at Stamford Bridge, and its setting, from inappropriate development. 7. Manage improvements to the Pocklington Canal, River Derwent, River Foulness and Market Weighton Canal where it would create economic, environmental and recreational opportunities, and does not adversely affect conservation initiatives or the quality of the natural environment. 8. Maintain the physical separation of Pocklington and Barmby Moor, and Market Weighton and Goodmanham. 9. Proactively manage the risk of flooding posed from the River Derwent and urban watercourses such as Pocklington Beck, including the risk of surface water flooding, having regard where 10. appropriate to the relevant <i>Strategic Flood Risk Assessment</i> and flood risk management plans and strategies. <p>D. Community and Infrastructure</p> <ol style="list-style-type: none"> 1. Enhance connectivity within the sub area and with the rest of the East Riding and the City of York by supporting transport infrastructure improvements, particularly: <ol style="list-style-type: none"> i. A1079 improvements; ii. provision for two-way traffic on the A166 at Stamford Bridge; and iii. improvements to walking, cycling and public transport facilities, including those set out within the <i>Local Transport Plan</i> individual settlement transport strategies and major cross country routes, such as the Wolds Way and the Way of the Roses, the Public Right of Way network, and the National Cycle Network. 2. Support the provision of additional infrastructure, including: <ol style="list-style-type: none"> i. additional sewage treatment capacity within the existing Holme on Spalding Moor and ii. Market Weighton waste water treatment works; iii. primary health care capacity, including GPs and dentists across the sub area; iv. drainage and flood alleviation schemes, particularly in Pocklington and Market Weighton; and v. additional primary school pupil capacity for existing schools in Market Weighton. <p>Strengthening green infrastructure</p> <p>A. Development proposals should:</p> <ol style="list-style-type: none"> 1. Incorporate existing and/or new green infrastructure features within their design; and 2. Capitalise on opportunities to enhance and/or create links between green infrastructure features such as those listed in
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	<p>Table 10. Links should be created both on-site and, where possible, with nearby green infrastructure features.</p> <p>B. Development proposals within, or in close proximity to, a green infrastructure corridor should enhance the functionality and connectivity of the corridor.</p>
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<p>ERLP Policy S4</p>	<p>A. Outside of the settlements listed in Policy S3, development will be supported to help maintain the vibrancy of Villages (listed in Appendix B) and the Countryside where it:</p> <ol style="list-style-type: none"> 1. Is of an appropriate scale to its location taking into account the need to support sustainable patterns of development; 2. Encourages the re-use of previously developed land where appropriate; and 3. Does not involve a significant loss of best and most versatile agricultural land. 4. Development in Villages and the Countryside should also accord with the specific provisions of parts B or C of this policy. <p>Villages</p> <p>B. Within the development limits of Villages, as set out on the <i>Policies Map</i>, the following forms of development will be supported where it does not detract from the character and appearance of the village:</p> <ol style="list-style-type: none"> 1. New housing, usually comprising a single dwelling; 2. Affordable housing for local people; 3. New and/or enhanced local services and facilities; and 4. Economic development. <p>Countryside</p> <p>C. Outside of a development limit land will be regarded as the Countryside and the following forms of development supported, where proposals respect the intrinsic character of their surroundings:</p> <ol style="list-style-type: none"> 1. Conversion of buildings for economic development (including work-live units), tourism or community uses. Conversions for new housing will be supported where the preservation of the building would enhance the immediate setting and where it: <ol style="list-style-type: none"> i. would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or ii. would re-use a redundant or disused building without significant alteration or significant extension. 2. Replacement dwellings; 3. New dwellings of exceptional quality or of truly outstanding innovative design; 4. Affordable housing for local people; 5. Agricultural, forestry or other rural-based occupational dwellings subject to demonstrating an essential need. Such dwellings will be subject to an agricultural occupancy condition; 6. Employment uses in accordance with Policy EC1; 7. Agricultural, horticultural and forestry uses; 8. New and enhanced infrastructure;
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	<p>9. Energy development and associated infrastructure; 10. Development to support existing military defence operations; and 11. Sports, equine, recreation, community facilities and tourism development.</p>
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<p>NPPF Policy</p>	<p>Para 28 reinforces the need to retain and develop sport venues in rural areas.</p> <p>Para 42 states that high quality communication infrastructure is essential and that the development of high speed broadband technology and other communications networks also play a vital role in enhancing the provision of local community facilities and services.</p> <p>Para 43 says that Local Authorities should support the expansion of electronic communication networks.</p> <p>Para 53 says Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.</p> <p>Para 57 states the importance to achieve high quality design and inclusive design for all developments.</p> <p>Para 58 states that local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected in the area. It states that development should function well and add to the overall quality of the area, establish a strong sense of place, respond to the local character and history and reflect the identity of local surroundings and materials.</p> <p>Para 64 states that permission should be refused for development of poor design that fails to take opportunities for improving the character and quality of an area</p> <p>Para 69 wants policies and decisions to promote safe and accessible developments with clear pedestrian routes which encourage the active and continual use of public areas.</p> <p>Para 70 supports the delivery of social, recreational and cultural facilities and services the community needs by planning positively for the provision of shared space such as sport venues etc., and guard against the unnecessary loss of valued facilities.</p> <p>Para 73 states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.</p> <p>Para 74 maintains that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless there is significant material consideration.</p> <p>Para 75 states that policies should protect and enhance public rights of way and access. LA's should seek opportunities to provide better facilities for users, e.g. adding links to existing rights of way networks</p> <p>Para 109 states the planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • protecting and enhancing valued landscapes, geological conservation interests and soils;
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- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Para 110 states in preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.

Para 114 states Local planning authorities should:

- set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and
- maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.

Para 183 states Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184 states Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185 states outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general

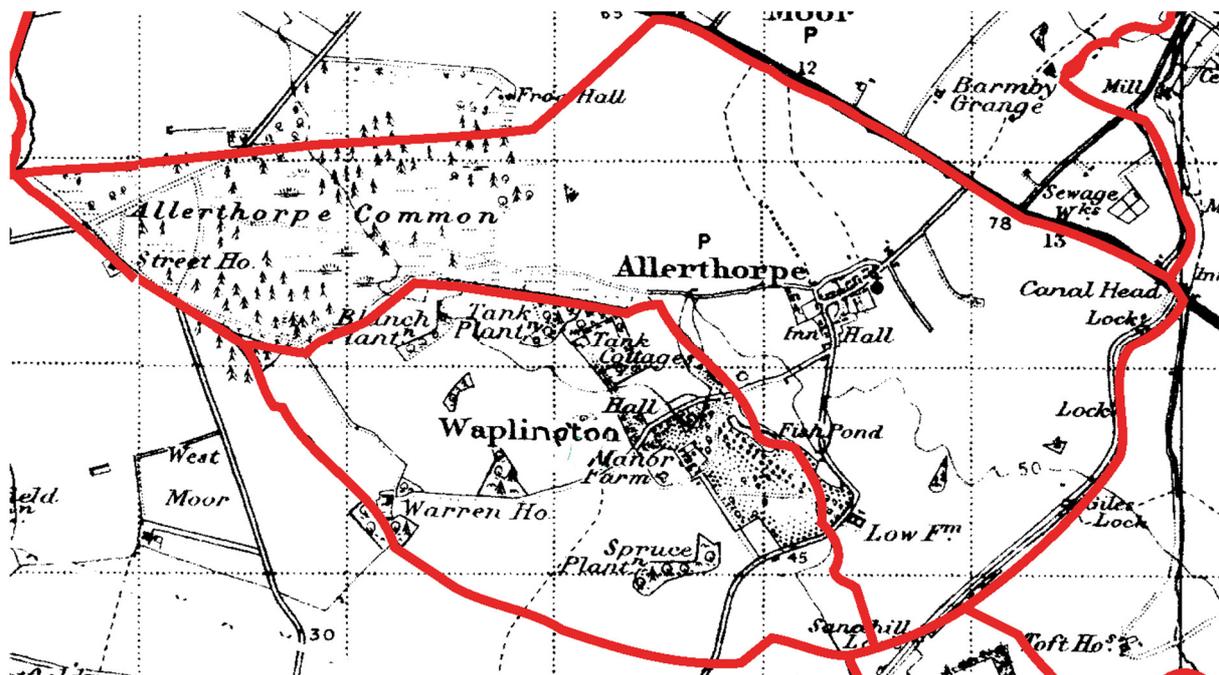
	<p>conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.</p>
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Appendix 2 – Allerthorpe Brief History

Allerthorpe and its surrounding parish have a long history with evidence of activity dating back to 400 B.C. as evidenced by the finding of waste products from the smelting of bog iron in Allerthorpe Common similar to other late Iron Age discoveries in the Vale.

The name of the village is Scandinavian and means ‘village of alders’. Allerthorpe and Waplinton are both recorded in the Domesday Book. The Domesday Book records in the ‘Poclington Hundret’ of 1086 that the King as ‘Soke of Pocklinton’ had 6 carucates at Aluuareftorp and 2 carucates at Waplinton. The Domesday Hundreds in the East Riding were transformed to Wapentakes in the 12th century. The Wapentakes remained property of the Crown until the Knights Templars were granted the estates until their suppression in 1312 when the land passed to the Knights Hospitallers. From that time the land has passed through the hands of many ‘Lords of the Manor’ up until the 20th Century.

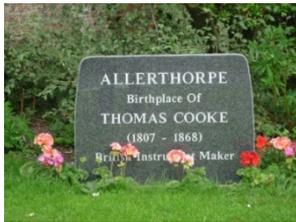
There are substantial records dating from the 17th century, in particular the Manor Court Rolls that date from 1608 and give account of the land the lord of the manor owned and record the transfer of copyhold land. The spelling of village named varied, including Allethropp, Allerthorpp, Allarthorpe and latterly Allerthorpe. In 1609 the manorial officers included a grieve, a constable, a pinder (who impounds cattle), four bylawmen, two ale tasters and two overseers of highways.



The last lords of the manor were the Dunscombe family, including Admiral Arthur Dunscombe. Through the 19th and early 20th century the estate was sold in several parts, the last in 1954.

There is documentary evidence to suggest a church was in existence in the village as early as the reign of Henry I (1101 – 1135), however little is known of the original church. The present church

was rebuilt in 1876 on the site of the church by Admiral Arthur Dunscombe, the lord of the manor who owned Kilwick Percy Hall on the outskirts of Pocklington.



Thomas Cooke the noted instrument maker who specialised in telescopes was born in the village and recognised by a monument outside the church and a memorial plaque on the village hall.



Population

Historically the populations of Allertorpe and Waplinton have always been low. In 1377 fifty-nine people in Allertorpe paid the poll tax. The hearth-tax assessment of 1672 listed 31 households in the township; of the 27 that were chargeable 19 had only a single hearth, 6 had 2 or 3, and the other 2 had 5 and 7 hearths. By 1802 the population had grown to 125 rising to 172 in 1871, but falling to 117 in 1901. It grew again and by 1921 stood at 163, but fell again to 137 by 1931.

In contrast Waplinton had fifteen poll-tax payers in 1377. The township was apparently badly hit by the Black Death, for its tax assessment was reduced by about 40 per cent in 1354. There were 13 households in 1672, of which 4 were exempt from the hearth tax and the rest had one hearth each. The population increased from 11 in 1801 to 58 in 1861, but fell to 30 in 1901. There were 63 inhabitants in 1921 and 49 in 1931.

In 1935 the civil parishes of Allertorpe and Waplinton were combined and in 1951 the combined population was 240 falling to 178 by 1971, but as noted above rising to 251 in 2011.

Appendix 3 – Residential Planning Guidance

1. The design of replacement dwellings should be sympathetic and in keeping with the general character of the village, which is predominantly red brick and pan-tiled. Red brick is 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 selected.
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. Innovative contemporary creative solutions that successfully integrate modern architectural design into the local vernacular will be supported.
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.
4. Particular attention needs to be given to boundary treatments and landscaping. The preservation of existing trees, hedgerows and stone/brick walls will be supported. 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.
5. Opportunities to incorporate features into new build or retro-fitted buildings which are beneficial to wildlife will be supported, 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. Vehicular access arrangement should 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.
7. Key views into and from villages should to be respected, particularly principal vistas to heritage assets and villages on the escarpment.
8. Solar panels to roofs can dominate a setting. Their installation will be supported in appropriate locations that are not prominent.
9. 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.

Appendix 4 – Commercial Development Guidance

Small-scale commercial development will be supported where the following can be demonstrated:

- a) The development is within or adjacent to existing commercial developments within the Parish.
- b) The development is in keeping with the scale of the village and other businesses elsewhere within the Parish.
- c) The proposed use will not give rise to an unacceptable impact on local residential,
- d) The proposal will not generate unacceptable amounts of traffic and a need for parking that cannot be adequately catered for, either by the existing infrastructure locally or through mitigation by the development itself.
- e) The proposal will not have an unacceptable visual impact on either the core of the village or the adjacent open countryside as a result of inappropriate design or signage.