

## Housing

### POLICY H1: DEVELOPMENT ON NON-ALLOCATED SITES

Housing development within or adjacent to the built-up area of Aberford should seek to:-

- Avoid adverse impacts on Aberford's special environmental and built heritage features as detailed and covered in sections 5.1 and 5.2 of this plan;
- Avoid adverse impacts on local road safety and traffic congestion;
- Provide easy access to/from the local road network;
- Provide easy access to/from footpath/cycle routes; bus stops; and local facilities;
- Provide in-curtilage, off-street parking as part of the development, at a level which does not add to any existing local parking problems in the immediate vicinity of the development site;
- Be consistent with the existing linear form of the village;
- Avoid adverse effects on neighbour amenities through excessive overshadowing, over-dominance or overlooking.

### POLICY H2: HOUSING MIX

Any housing development proposal of 5 or more dwellings, within or immediately adjacent to the built-up area of Aberford, must provide a mix of dwelling types to include particular provision for smaller households and the needs of the older community.

## The Parlington New Sustainable Settlement

### POLICY P1: PARLINGTON KEY GUIDING DEVELOPMENT PRINCIPLES

Development at Parlington, as identified on The Neighbourhood Plan Map, should be undertaken in accordance with the following requirements:-

#### An Agreed Strategic Approach

- A comprehensive development brief and concept masterplan will be prepared and agreed prior to the submission of any planning application and shall be subject to public consultation as part of the preparation process.
- A comprehensive transport planning exercise will be carried out as part of brief/masterplan preparation in order to confirm details of the road network and public transport enhancements needed. Mitigation works should be carried out in accordance with the findings of the assessment work.
- An infrastructure delivery plan will be prepared.
- The above documents will address the key guiding principles for development identified within the remainder of this policy:-

#### Heritage

- A comprehensive heritage assessment to be carried out in order to fully understand the importance of both the overall Parlington asset and its individual heritage elements, including the relationship with Aberford Conservation Area. Any assessment should cover the likely impacts upon them, the mitigation measures available and the likelihood of their success and the scope for enhancement.
- The layout of any new development to respond positively to all heritage assets and their settings.
- Mitigation to be identified that is sufficient to address any harm identified and that can realistically be delivered as part of the proposal.
- The carrying out of an appropriate level of archaeological recording and assessment prior to the commencement of any work on site. Any assessment should consider the mitigation measures available and the likelihood of their success and the scope for enhancement and in-situ preservation of key remains wherever feasible.

#### Ecology and Landscape

- A full ecological assessment to be carried out to properly understand the ecological impacts of any development, the mitigation measures available and the likelihood of their success, the scope for compensation for losses incurred and the scope for enhancement.
- Conservation and enhancement of the site's prime ecological assets within the development in line with assessment findings.
- Development to be shaped by an open space and landscape framework, incorporating/ respecting existing linear features, wildlife habitats, Public Rights Of Way and with the aim of maintaining/enhancing connectivity. Also providing a buffer between neighbouring uses, eg housing and employment.
- Development to be screened from all surrounding areas.

#### Flood Risk/Surface Water Drainage

- A full investigation of current site drainage to be undertaken, including modelling of the impacts of development (notably on the Cock Beck and River Crow) and mitigation options.
- Resolution of all existing water management and flooding problems in Aberford Village, where the source lies within the Parlington Estate.

#### Highways

- No road access from Cattle Lane, Bunker's Hill or Main Street.
- All necessary highways improvements to be delivered upfront before any construction works commence on site.

#### Public Transport

- New bus services to be introduced to connect the site, its facilities and employment opportunities to Aberford village.

#### Cycling/Footpaths

- Existing routes to be protected.
- Creation of a series of new routes and the bridging of gaps in and making of improvements to existing routes in order to encourage people to walk and cycle, and to connect the site clearly and efficiently with Aberford Village, Garforth Rail Station and Barwick-in-Elmet.

#### Housing Mix

- A housing needs assessment to be undertaken, to include up-to-date assessment of local neighbourhood area needs.
- Housing mix to ensure needs of local Aberford Parish residents, in terms of smaller households and the needs of older people, are fully met.

#### Education Provision

- Initial provision of a primary (Phase 1) and ultimately a secondary school on site.
- School(s) to be located in order to maximise non-vehicular accessibility (ie walking/cycling) from within the new development and vehicular accessibility from the surrounding road network into the development (ie to accommodate school runs).
- Provision of adequate parking and drop-off/pick-up space.

#### Employment Provision

- Development to be undertaken in parallel with the site's housing component.
- Employment land to be located to allow easy accessibility from the surrounding road network.

#### Green space

- New provision to take full account of deficiencies already identified for Aberford and the wider Outer North East by LCC in its 2011 Open Spaces and Recreation Assessment.

The proposed Aberford Neighbourhood Development Plan, supporting documents and evidence base can be viewed on the Parish Council's website at:

[www.aberford-pc.gov.uk/neighbourhood-plan](http://www.aberford-pc.gov.uk/neighbourhood-plan)



# Aberford & District Parish Council



## Aberford Neighbourhood Development Plan – pre-submission consultation draft June 2017: Summary

Welcome to this summary of our draft Neighbourhood Development Plan. Here we set out our Vision for the future, our aims for this Plan and our detailed policies for seeing the aims achieved. We hope you find it informative and urge you to read the full Plan and its appendices to learn more about how we would like to see our community develop over the coming years.

### Aberford's Vision Statement

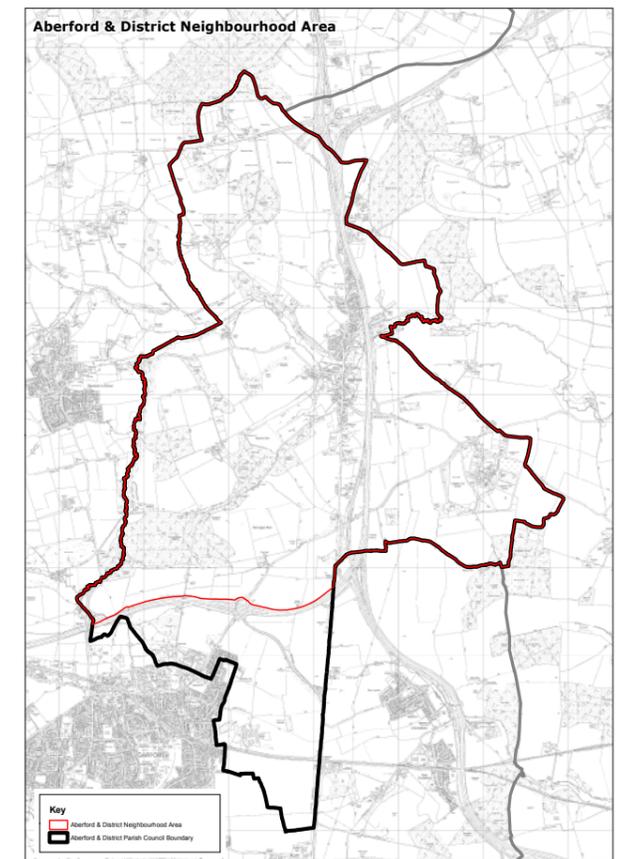
In 2028, the village of Aberford and its surrounding rural hinterland will be both very much the same and much-changed.

Its essential countryside character and historic architectural legacy will be intact and enhanced, with a distinctive and little-changed linear village still at the heart of a centuries old parkland estate landscape.

At the same time, the development of a new settlement at Parlington may have begun and be growing, still within the framework of the old estate, largely separate and invisible from Aberford village, limited in its daily impact on the historic settlement, but with community facilities and job opportunities enjoyed by and easily accessible to both new and old residents.

The village itself will have grown incrementally and in keeping with the quality and appearance of existing buildings and spaces, providing new homes for young and old. Key community assets will remain and have been improved, with a transformed village hall facility at the hub. The green spaces at the village's heart will have prospered and will radiate out into the surrounding countryside and link to any new Parlington Settlement, while public transport links will be wider and much improved.

Opportunities for all to live, work and play in a safe, healthy and attractive environment will have been sustained and expanded.



## Aims

- To identify and adequately protect Aberford's special countryside character and natural heritage assets, seeking enhancement wherever feasible;
- To identify and adequately protect Aberford's local built heritage assets, seeking enhancement wherever feasible;
- To conserve Aberford village's characteristic built form, while accepting new sustainable development of an appropriate scale, design and quality;
- To help shape and guide the development of any new settlement at Parlington, in the best interests of existing Aberford residents and the area's existing character and assets, securing associated benefits wherever possible;
- To secure new housing which meets evidenced local needs, as part of any new residential development, wherever feasible;
- To retain, improve and add to the village's community assets;
- To retain and enhance the area's green spaces and linkages;
- To secure more and better public transport links to surrounding towns and other key destinations.

## Our policies

### Environment

#### POLICY E1: SPECIAL LANDSCAPE AREAS

In the designated Special Landscape Areas, as shown on The Neighbourhood Plan Map, any otherwise acceptable development must not seriously harm the character and appearance of the landscape as set out above and in Appendix 1.

Development or change in land use should have regard to the areas' landscape character and special features and contribute positively to restoration or enhancement, paying particular attention to:-

- strong structure and visual unity;
- interesting topography;
- high scenic quality;
- the pastoral and wooded continuity of the narrow valleys;
- existing natural and semi-natural woodland;
- existing and former parkland;
- water bodies;
- all primary hedgerows;
- existing tree cover and areas where tree cover is weaker;
- local rarity, eg ancient woodland, wall and fence features, listed park/gardens
- attractive groups of buildings.

#### POLICY E2: LOCAL GREEN INFRASTRUCTURE

Local Green Infrastructure, as listed below and shown on the Neighbourhood Plan Map, will be protected from development which would sever it or harm its operation as part of a multifunctional wildlife, amenity and recreational network:-

- A1(M) Corridor (including Drovers' Verges North)
- Cock Beck (East of Motorway)
- Lotherton Lane

Any development adjacent to Local Green Infrastructure should include measures to enhance or extend it where appropriate.

#### POLICY E3: LOCAL GREEN SPACE

The areas listed below and shown on the Neighbourhood Plan Map are designated as Local Green Space. Development on these areas will not be permitted other than in very special circumstances:-

- Aberford Albion FC

- Aberford Bowling Green
- Aberford Playing Fields and Tennis Courts (Jubilee Fields)
- Aberford Church of England Primary School Playing Fields
- Aberford Allotments, Field Lane
- St Ricarius Churchyard, School Lane
- St Ricarius Churchyard, Cattle Lane
- Bunkers Hill Allotments
- Cock Beck Ford and Environs
- Field by Becksides Play Area (Becksides Farm/Simpson's Field)
- Land at former Royal Oak Pub
- Pump Hill West
- Pump Hill East
- Waterside Meadows
- Beech View Allotments
- Drovers' Verges North
- Drovers' Verges South
- Hook Moor Woodland
- Parlington Pond 1 (Lily Pond)

#### POLICY E4: LOCAL GREEN SPACE ENHANCEMENT

Otherwise acceptable development which would result in the enhancement of the following Local Green Space sites will be supported.

- Aberford Allotments, Field Lane
- St Ricarius Churchyard, Cattle Lane
- Beech View Allotments
- Bunkers Hill Allotments
- Land at Former Royal Oak Pub

### Built Heritage

#### POLICY BH1: POTENTIAL NON-STATUTORY HERITAGE ASSETS

The plan's assessment of the particular significance of any Potential Non-statutory Heritage Asset (including its setting), as listed below and identified on The Neighbourhood Plan Map, will be taken into account when considering the impact of any development proposal on such an asset. Any conflict between the asset's conservation and any aspect of the proposal should be avoided or minimised. Their sympathetic enhancement will be supported and encouraged.

- Barwick (Thrupenny Bit) Lodge
- Dark Arch
- Ice House
- Light Arch
- Parlington Estate Perimeter Wall
- War Memorial
- Second World War structures, Parlington Drive

### Community Facilities & Services

#### POLICY CF1: COMMUNITY FACILITIES

Development which would result in the loss of any of the following community facilities, as shown on The Neighbourhood Plan Map, should provide alternative equivalent facilities within the central village core, also as defined on The Neighbourhood Plan Map, wherever a sufficient level of continuing community need is identified:-

- The Arabian Horse Public House
- The Village Shop (adjacent The Arabian Horse)
- Aberford Village Hall
- Jessamine Cottage Surgery
- St Ricarius Church
- Aberford Church of England Primary School
- Bowling Green Pavilion

Commercially provided facilities will constitute an exception to the

above where it can be demonstrated that operation of the existing facility is no longer economically viable, following the marketing of the facility at a reasonable price for at least one year.

Development which would result in the loss of Aberford Albion FC Clubhouse, as shown on The Neighbourhood Plan Map, should provide alternative facilities easily accessible from its associated football pitch, providing a sufficient level of community need is identified.

Otherwise acceptable development which would improve these facilities for the benefit of the Aberford community will be encouraged and supported.

#### POLICY CF2: PROVISION OF NEW COMMUNITY FACILITIES

Proposals for the provision of new community facilities within Aberford Village, of demonstrable use to the community, will be supported. Any such provision should be located within the expanded village core as defined on The Neighbourhood Plan Map. Any such provision will then be subject to the provisions of Policy CF1, excepting that the expanded village core would be applicable.

#### POLICY CF3: ABERFORD VILLAGE HALL SITE

In the event of the village hall facility relocating to another site within the central village core, the Aberford Village Hall Site, as shown on The Neighbourhood Plan Map, should be developed for alternative community use or for mixed community and housing uses, which could include health facilities, village shop, post office, nursery, affordable housing or public car parking.

#### POLICY CF4: COAL STAITHES

The Coal Staithes Site, as shown on The Neighbourhood Plan Map, should be developed for community uses, which could include any of a new village hall, village shop, health facilities and public car parking.

The protection and enhancement of the staithes walls and the setting of the adjacent Depot House should be important considerations in the determination of any planning application affecting this site.

### Design & Development

#### POLICY DD1: DEVELOPMENT IN ABERFORD CONSERVATION AREA

Development within or adjacent to Aberford Conservation Area, as defined on The Neighbourhood Plan Map, should:-

- relate well to the geography and history of the area and the lie of the land;
- sit happily in the pattern of existing development and routes through and around it;
- generally keep the domestic two to two and half storey scale and massing of buildings;
- generally seek to retain spaces between buildings;
- be built to a layout which is sympathetic to listed buildings, 'positive buildings' and Potential Non-Statutory Heritage Assets in the area (see Appendix 6);
- retain and where possible enhance distinctive features such as flagstones, metal fencing, old walls, raised footpaths, former stables and coach houses and wells;
- reflect the scale of adjacent properties, match them in terms of colour and materials, including types of courses, bonding and pointing (particularly in terraced blocks) and employ regular fenestration;
- retain key views towards, away from and within the conservation area, including towards open green space and high status buildings (see Map 7 and Appendix 8);
- where possible create new views and juxtapositions in order to add to the variety and texture of the area's setting;

- use magnesian limestone in the construction of new buildings and boundary walls, except in exceptional cases where use of such materials would be in conflict with that used in the locality;
- use traditional roofing materials (eg blue slate) with chimney stack and pots to articulate the roof scape, except in exceptional cases where use of such materials would be in conflict with that used in the locality;
- avoid dormers on main/principle frontages, ie facing streets or public spaces unless they match those existing on neighbouring properties. Any dormer or roof extension should match the original roof in pitch, eaves and materials. Flat roofed extensions will not normally be appropriate;
- use materials and building methods as high in quality as those used in existing buildings;
- generally seek to orientate new buildings to face the street;
- retain and where possible enhance green spaces;
- retain mature trees and include new tree and/or hedgerow planting where appropriate;
- retain permeability and accessibility to green spaces within and adjacent to the area;
- where it involves below-ground excavation have full regard to the potential for archaeological finds – in areas of high sensitivity archaeological surveys may be required;
- where it involves the installation of any microgeneration equipment on a building not negatively impact on the area's special character and appearance.

Particular attention should be paid to existing or potential landmark sites, such as corner sites or focal points opposite junctions, where there is an opportunity to design notable features in any new buildings to reflect their key position.

#### POLICY DD2: DESIGN AND DEVELOPMENT OUTSIDE THE CONSERVATION AREA

Outside the conservation area:-

- Proposals in the built-up area of Aberford Village should seek to complement the predominant style of that part of the conservation area in closest proximity to the development site;
- Proposals affecting properties in existing rural built clusters within Green Belt should not normally exceed a 30% increase over original property volume;
- Proposals within such clusters should be in keeping with the special historical and/or architectural qualities of existing buildings and structures within and adjacent to the development site.

