



RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

SUBMISSION VERSION APPENDICES

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Rufforth with Knapton Neighbourhood Plan

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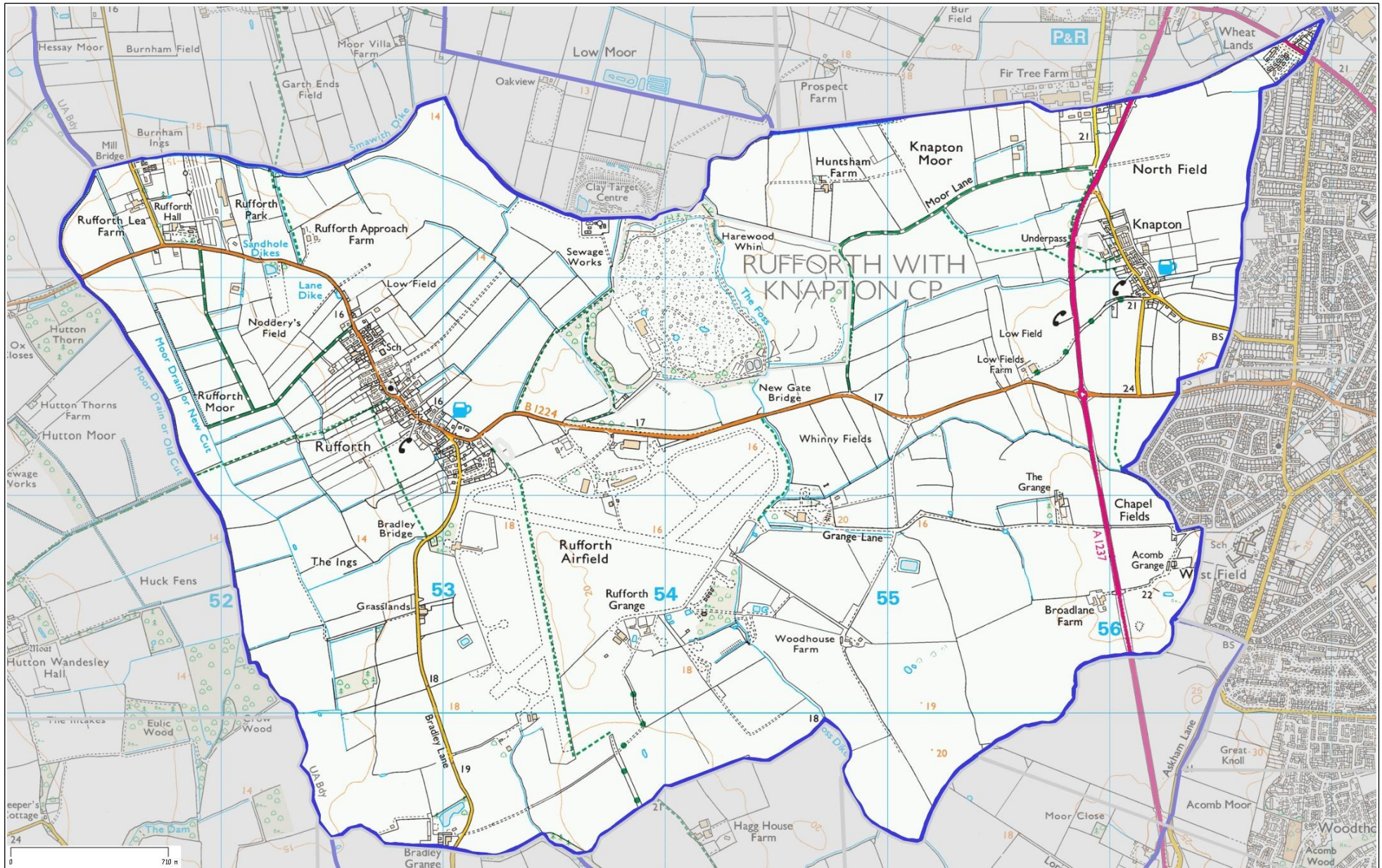
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APPENDIX II

PARISH HISTORY

Both Rufforth and Knapton were historically parishes within the West Riding of Yorkshire. In 1974 they were transferred to Harrogate in the new County of North Yorkshire. In 1988 Knapton Parish was absorbed by Rufforth Parish and became the Parish of Rufforth with Knapton. The Parish was transferred to the City of York in 1996 and is part of the Rural West Ward. Acomb Grange became part of Rufforth Parish prior to 1520. The parish is predominately rural, with two villages, a small settlement on the Boroughbridge Road and a very small area, Acomb Grange on the city boundary at Chapelfields.

Rufforth, Knapton and Acomb Grange are all mentioned in the Domesday Book. A settlement at what is now Rufforth existed in Saxon times. The Domesday Book entry refers to land ownership in Norman times. Modern names such as Southfield, Lowfield and Nodderys (north) are all derived from the medieval field system. The Domesday survey indicates almost 1000 years of established settlement.

Rufforth and Knapton villages have status within the Green Belt. Rufforth, a linear settlement village, sits astride the B1224, the York to Wetherby Road. It is built on a sandy ridge and surrounded by lower lying clay land with a higher water table. Before draining, surrounding land was marsh with areas standing in water. The surrounding countryside is mostly flat with the recent exception of landfill mounds at Harewood Whin. Open agricultural land has a productive classification of grade 3. Many fields are large but, in contrast, strip fields once attached to small holdings remain visible behind several village properties. The Enclosure Act Award of 1795 apportioned land to villagers giving Rufforth its modern form.

Knapton lies less than 4 miles west of the city of York and is within the York outer ring road, the A1237. It has always been surrounded by agricultural land. Evidence of open fields from the middle ages is preserved in local names, Lowfield and Northfield. The Enclosures Act of the 18th and 19th centuries created a landscape of fields defined by hedgerows. Some of these field boundaries preserve the 's' shape formed by the medieval ploughing system called sellions.

Rufforth village developed from a line of cottages and small holdings into the village it is today. A number of cul-de-sacs have developed from former farmyards and paddocks. The Village is a compact area of housing surrounded by open countryside. Village boundaries are clearly defined by playing fields and burial grounds to the south east and allotments to the northwest. Allotments came from a scheme to give men returning from the First World War a small plot of land on which to grow vegetables and keep livestock.

Knapton village has a principal street, Main Street and on the east side Back Lane. Later expansion has taken place by new buildings on the west side of the Main Street but no back lane has been created there. Most building is contained within an envelope created by Main Street and Back Lane. A Chapel at Ease, Tithe Barn and Blacksmiths Forge have all gone and many of the old farmhouses have been replaced with new homes or have been heavily converted. Allotments were developed in Knapton in 2011.

Knapton's rural heritage can be found in the Pinfold at the north end of the village. Dating from the 18th century, on the initiative of the Parish Council, it was restored by Bishop Burton College in 1992. St Peter's Farmhouse and two cottages on Main Street have listed status.

The pump and trough in Rufforth, situated in the village garden, All Saints Church and Pear Tree Farm House, as well as the Pinfold are all listed. A barn and gin gang at Rufforth Grange were listed in 1987 but de-listed in 1993 as the building was derelict and damaged. Rufforth pond and Sand Dykes at the western end of the village were given to the Parish Council under the Enclosures Act. The pond was to cool the wheels of farm carts travelling through the village and Sand Dykes was the sand pit for building construction.

The Village Garden, Rufforth, facing the Chapel has paths depicting the runway layout of Rufforth Airfield. The Horse Chestnut tree adjacent to the Village garden is protected by a TPO. Yews in the school grounds are reputed to mark the place where dead soldiers from the Battle of Marston Moor lie.

Mature hedgerows around Rufforth are mainly native species, Blackthorn and Hawthorn. The wide uncut verges, immediately adjacent to the village attract a variety of insects, birds and mammals. While there is very little woodland around Rufforth there are copses and every species of British owl is evident along with Kestrels, Buzzards and Red Kites. The landscape also provides a habitat for lowland farmland birds such as Lapwing, Curlew, Grey Partridge and Skylark. Trees planted to screen Harewood Whin are a modern addition to the historic tree species.

Fields around Knapton are mainly large as a result of the enclosure period. The retained hedgerows include mature trees, mainly Oak and provide a sanctuary for wildlife.

Trenchard Road and Portal Road along with three pairs of semi-detached houses built in the 1930's, Westview Close and two properties off Low Poppleton Lane are part of the Parish of Rufforth with Knapton. Outside 204 Boroughbridge Road the Boundary Stone marking the boundary of West Yorkshire and York is still in place. Properties on Trenchard Road and Portal Road were built by the RAF in the 1950's as homes for Officers and NCO's stationed at Rufforth Airfield. Houses are large with a generous community space and a large frontage grassed over and planted with Cherry Trees. The area behind 2-8 Trenchard Road was the children's play area and is now an open space with seating and fruit trees. The MOD sold the properties to Annington Homes as a saving for the UK Defence Budget and the Trenchard Road Residents Company Ltd. was formed. In 2009 they took control of the company in order to manage the Grange in a more cost efficient way.

Land around Rufforth was selected as a suitable site for an airfield in 1940 and opened in 1942. The first Operational unit (158 Squadron) arrived from RAF East Moor flying Halifaxes, in 1943 the Halifax Operational Training Unit No4 arrived. Accommodation, sick quarters, messes, gymnasium and cinema were along Heights Lane away from the technical site. Rufforth Hall became officer's accommodation during the war. The roof of Grasslands Farm was struck off by an aircraft attempting to land in fog, almost totally destroying the upper floor. Repairs to the brickwork are still visible today. The Halifax crew and three members of the Hildreth family lost their lives. A local man later received the George Medal for his part in the rescue.

RAF Rufforth closed in 1959 and Flying Training Command took over. The RAF closed the airfield in 1974 and the land was returned to agriculture. One hangar remains today operating as a haulage company.

Civilian Gliding arrived in Rufforth in November 1961 and continued their tenancy until September 1977. The Ouse Gliding Club purchased the site and returned to Rufforth in 1981.

The British Racing and Sports Club set up as a circuit and held three meetings a year, they stayed until 1977. Air displays and model aircraft displays have also taken place. The Queen and Prince Philip landed at Rufforth. During 1979 – 1980 the TV series Airline was filmed here. The airfield was an out of city car park for the Pope's visit in 1983.

AF Budge Aviation attempted to establish a multi-million international airport for businessmen, the Gliding Club were instrumental in blocking the project. 1992 ended the plans when North Yorkshire CC refused to remove Green Belt Protection.

On the edge of the Airfield are Rufforth Playing Fields and Club House, with tennis courts, cricket and football pitches, a small children's play area is by the clubhouse. These fields are held in trust for the village.

A public footpath, connecting Rufforth to Askham Bryan runs along the edge of the main runway it having been reinstated before the return of gliding.

The Middlewood family purchased land and built Rufforth Hall in the mid-1860's. The family were great benefactors to Rufforth village. Sarah Middlewood built the church in memory of her late husband and later purchased a property known as the Manor House which became the vicarage. This was later sold and a new modern vicarage built. The Village Institute was given to the village. Historically, 'Institute' is a place of learning. Two farms of distinctive style, East View and Hawthorn House were constructed by the family.

The Methodist Chapel in Rufforth was built in 1843 on land donated by Elizabeth Ellis. Restoration was carried out in 1884 and a schoolroom added. The Clayden family added a kitchen and toilets in 1977.

Rufforth has a village school (new build in the 1970's by West Yorkshire CC), Church, Chapel, pub, Village Institute, Community Hall, sports pavilion, playing fields, Outreach Post Office and the Old School has become a tearoom.

Knapton has few amenities but has a thriving local pub; the Red Lion, a quintessential English bistro.

On a benefaction board in Rufforth church, is an inscription as follows, "John Hawkins from London departed this life in the year 1726 and gave to the poor of Rufforth the value of one pound 12 shillings and six pence yearly for ever and two shillings and sixpence to the minister". Trustees from the village continue to administer this charity.

In addition, the sum of one pound and four shillings (part of a previous rent charge) is paid to the Minister of the Parish for two anniversary sermons on Good Friday and St John's Day each year.

Income is raised annually from the ownership of land, hunting rights and shooting rights.

Another historical benefactor to the village was Jane Wright, an Elizabethan lady, brought up in Ogleforth in York, who married a wealthy Londoner. She gifted money for two farms in the village, Church Farm and The Gables. The letters J and W are to be seen on both those buildings.

APPENDIX III Engagement Process

RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

APPENDIX III

ENGAGEMENT PROCESS

STATEMENT OF COMMUNITY ENGAGEMENT - RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

At all stages of the Plan process to date residents have been fully consulted.

OCT 2014 Public meeting in Community Hall to discuss the City of York Draft Local Plan 2014. In particular, concerns over Harewood Whin expansion and Travellers' site were expressed. In discussion, the idea of producing a Neighbourhood Plan was floated.

DEC 2014 / JAN 2015 Discussions with Parish Council ref potential of producing a Neighbourhood Plan for the Parish.

JAN 2015 Residents meeting held. Neighbourhood Plans explained and stressed that Plan must represent views of whole community and must promote some change. Unanimous support was given.

MAY 2015 Application to City of York Council for Designated Area Status followed by statutory consultation process. No objections raised and designation confirmed in JULY 2015.

JUNE 2015 Questionnaire (see Appendix IV) circulated to all 427 households in the Parish and achieved a 73% response rate. Letters sent to landowners and businesses in Parish (see below).

SEPT 2015 Results of Questionnaire analysed and report circulated to all households (see Appendix V).

NOV 2015 Residents meeting to discuss proposed policies related to Harewood Whin (subsequently embodied in the Plan). Overwhelming majority (by show of hands) in support.

FEB 2016 Follow up letter sent to Landowners (see below).

AUG 2016 Drop in meeting held in Institute to consult on proposed housing allocations. Response forms were issued and 36 response received, 34 in favour.

In addition to the above specifics a monthly report has been produced for the Parish Council and regular updates have been emailed to residents who have provided their email addresses and indicated a desire to be kept informed.

Letter to Landowners – July 2015

5 Church Farm Close
Rufforth
YO23 3RL

July 2015

Dear

You will have heard from City of York Council regarding our application to produce a Neighbourhood Plan for the Parish of Rufforth with Knapton. We are now able to confirm that we have been granted Designated Area status for this purpose and are embarking on the process of producing the plan.

A Neighbourhood Plan is a community-led framework for guiding the future development and growth of an area. It must represent the views of the whole community not just those volunteers involved in the process. To inform us and to form the basis of the Plan a questionnaire has gone out to all households in the Parish seeking views on such matters as facilities, amenities and future potential developments. We are currently analysing the results.

As a landowner in the Parish we would very much like to hear your views. Do you have an opinion on the amenities and infrastructure in the area and do you have any plans or ideas for your land which you wish to be considered in our deliberations? We would be happy to have your thoughts on as wide a range of issues as you consider appropriate.

We would be grateful if you would reply in writing but alternatively if you would prefer to meet to discuss matters in person we would be delighted to do so.

This is a real opportunity for all of us, landowners, businesses and residents to help shape the future of our local area. We do hope you will participate fully and help us to achieve that objective

Yours sincerely,



Peter Rollings
Chairman

Tel: 01904 738704

Email: peterrollings@btinternet.com

Follow-up Letter to Landowners – February 2016 Dear

Rufforth with Knapton Neighbourhood Plan.

You may recall that we wrote to you a few months ago informing you that we were embarking on the process of producing a Neighbourhood Plan for the Parish of Rufforth with Knapton. Having canvassed the views of residents, businesses, and landowners we are now working on the detail of the Plan.

Recognising the national and local requirement for housing there is support for a structured plan for some limited small scale residential development within the village “envelopes”. We have identified certain key principles in assessing the desirability of potential projects and their eventual inclusion in our Plan i.e.: -

- The Green Belt surrounding the villages and particularly separating both villages from the City of York must be maintained.
- Any development must be small scale in size and in keeping with existing residential development.
- Priority will be given to homes of 2 to 3 bedrooms suitable for families and people wishing to downsize.
- Suitable traffic access is a major consideration. In Rufforth access onto the B1224 is a concern and in the main existing roads or cul-de-sacs should be utilised, providing such roads meet appropriate safety standards.

Whilst a Neighbourhood Plan is not the final arbiter of planning decisions once adopted it does form part of the statutory local development plan for the area and planning applications will be determined in accordance with its policies.

We obviously have a considerable amount of work to do to arrive at that stage and our Plan will be subject to a lengthy consultation process. However if you do have a site or project which meets the above criteria and you would like included in our deliberations we would be very pleased to hear from you.

Of course, it may not be possible to include all potential sites in the eventual Plan so each project will be assessed on its desirability and viability against the Plan policies.

Peter Rollings

Chairman Rufforth with Knapton Neighbourhood Planning Group

5, Church farm Close, Rufforth, York, YO23 3RL peterrollings@btinternet.com

01904 738704

Letter to Business – July 2015

5 Church Farm Close
Rufforth
YO23 3RL

July 2015

Dear

You will have heard from City of York Council regarding our application to produce a Neighbourhood Plan for the Parish of Rufforth with Knapton. We are now able to confirm that we have been granted Designated Area status for this purpose and are embarking on the process of producing the plan.

A neighbourhood Plan is a community-led framework for guiding the future development and growth of an area. It must represent the views of the whole community not just those volunteers involved in the process. To inform us and to form the basis of the Plan a questionnaire has gone out to all households in the Parish seeking views on such matters as facilities, amenities and future potential developments. We are currently analysing the results

As a business in the Parish we would very much like to hear your views. In considering your long term strategic plans for your business are there issues with facilities or infrastructure that you would like to see addressed and do your plans involve any potential future development which you would like us to consider in our deliberations? We would be happy to have your thoughts on as wide a range of issues as you consider appropriate.

We would be grateful if you would reply in writing but alternatively if you would prefer to meet to discuss matters in person we would be delighted to do so.

This is a real opportunity for all of us, landowners, businesses and residents to help shape the future of our local area. We do hope you will participate fully and help us to achieve that objective.

Yours sincerely,



Peter Rollings
Chairman

Tel: 01904 738704

Email: peterrollings@btinternet.com

APPENDIX IV Questionnaire 2015



QUESTIONNAIRE FOR NEIGHBOURHOOD PLAN

Thank you for agreeing to respond by completing this questionnaire. The Parish of Rufforth with Knapton are submitting a Neighbourhood Plan to the City of York Council to try to maintain the village atmosphere and green spaces that we enjoy. This plan will inform the City of how our residents want the area to look and develop over the next 15-20 years.

1. Do you Live in ... (please tick)

Rufforth? Knapton? Boroughbridge Rd area? *(see Note 1)*

2. Overall, how satisfied or dissatisfied are you with your village as a place to live at present?

Very dissatisfied Fairly dissatisfied Fairly satisfied Very satisfied

3. Which services and facilities do you use in the villages of Rufforth & Knapton? (Please tick all that apply.)

Library Bus <input type="checkbox"/>	Shop <input type="checkbox"/>	Post Office <input type="checkbox"/>	Churches <input type="checkbox"/>	Rufforth School Community Hall <input type="checkbox"/>
Public House <input type="checkbox"/>	Cafe <input type="checkbox"/>	Knapton Rec <input type="checkbox"/>	Sports Field <input type="checkbox"/>	Football Club <input type="checkbox"/>
Clay Shooting <input type="checkbox"/>	Cricket Club <input type="checkbox"/>	Tennis Club <input type="checkbox"/>	Under 5's Nursery <input type="checkbox"/>	Allotments <input type="checkbox"/>
Sunday School <input type="checkbox"/>	Community Clubs <input type="checkbox"/> (Wi, Bowls etc)	Brownies <input type="checkbox"/>	Rufforth Village Institute <input type="checkbox"/>	Airfield Flying Clubs <input type="checkbox"/>
Other <input type="checkbox"/> (please specify)				

4. Education.

Do you have children in Primary/Junior education at Rufforth School? Yes No

Do you have children in Primary/Junior education outside the village? Yes No

Which school do they attend?

Do you have children in Secondary education outside the village? Yes No

Which school do they attend?

5. What activities do you take part in away from Rufforth/Knapton? (Please comment if applicable.)

6. How often do you use the local bus services ?

Daily More than once a week Weekly More than once a month Occasionally Never

Please add any comments regarding bus service:

7. Do you have concerns about traffic in your village? (Please tick any that apply.)

Speeding Parking Rat Runs Safety Issues HGVs
 Other (please specify) _____

8. Are you happy with the provision of footpaths and cycle paths to access facilities ?

Please add any comments: _____ Yes
 _____ No

9. Do you use local tradesmen located in Rufforth or Knapton? Yes No

9a. How often do you use each of these? More than once a week Weekly Monthly Occasionally Never

Rufforth Village Shop/Tearoom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rufforth Outreach Post Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Tankard Pub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Red Lion Pub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions 10 to 12 deal with housing. To take account of national needs, and to complement the CYC 'Local Plan for housing needs', we value your opinions regarding the nature of any future development.

(see note 2 in explanatory notes regarding definitions of 'affordable'/'social' and the 'Local Plan housing needs')

10. HOUSING. What type of future housing developments would you be prepared to see in your village?

(Please rank these from 1 to 5, where 1 is least preferred and 5 is favourite)

Starter/Affordable houses 2-3 bedroom houses 4-5 bedroom houses
 Retirement/sheltered housing Social Housing

10a Do you have a preference for a particular style? *(please tick all that apply)*

Cottage/Farmhouse style Town houses Bungalows Modern / 'ECO' style No preference

10b. If Affordable or Social housing were made available, would you like this to be made available to local residents and their immediate families first? Yes No

10c. If Affordable or Social housing were made available, would you or members of your immediate family be interested in applying? Yes No

11. The villages have always tried to keep a green space between the York City boundary and the outskirts of the villages. This is commonly known as GREEN BELT. Is this important to you? Yes No

How important is it to you to maintain this separation?
(Please rank this from 1 to 10, where 1 is unimportant and 10 is extremely important)

11a. Do you think that any further residential development should be restricted to the existing village settlement limits?
(Please tick which one applies)

OR **Do you think that any further residential development could be adopted, in a limited way, around the fringes of the existing village?**

11b. How important do you believe these factors to be in protecting the character of the villages?

Rural atmosphere	<input type="checkbox"/>	<i>(Please rank each of these from 1 to 10 where 1 is not important and 10 is extremely important)</i>
Open/green spaces	<input type="checkbox"/>	
Wildlife habitats	<input type="checkbox"/>	
Balance of population density with facilities	<input type="checkbox"/>	
Varied building styles	<input type="checkbox"/>	
Quiet	<input type="checkbox"/>	

Rufforth with Knapton Neighbourhood Plan

12. The Parish area is much larger than the residential area for both Rufforth & Knapton and includes potential development at the following places. What comments do you have about the City of York Council's proposals in the Local Plan about this level of development? *Comments for specific sites please.*

On a scale of 1 to 10, where 1 is NOT Acceptable and 10 is Potentially Acceptable, how would you rate each of these types of schemes?

Type of Development	Rank	Comments (Please comment on ANY proposal)
RUFFORTH Residential Housing (small scale) <i>(see note 3)</i>	Rufforth Residents only please	
OR		
KNAPTON & BOR'BRIDGE RD. Residential Housing (small scale) <i>(see note 4)</i>	Knapton Residents only please	
LARGE SCALE Residential Housing <i>(see note 5)</i>	ALL	
Harewood Whin expansion <i>(see note 6)</i>	ALL	
Traveller site <i>(see note 7)</i>	ALL	
Wind farm <i>(see note 8)</i>	ALL	
Solar panel farm <i>(see note 9)</i>	ALL	
Small scale Commercial development <i>(see note 10)</i>	ALL	
Med - Large scale Comm'l development <i>(see note 11)</i>	ALL	

13. How satisfied are you with

	Very dissatisfied.	Fairly dissatisfied.	Fairly satisfied.	Very satisfied.
Your Broadband service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Your cellular 'phone reception?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Where do you tend to do the majority of your normal shopping? *(please tick up to three)*

- | | | | |
|---------------------------------------|---|---|---|
| <input type="checkbox"/> Village Shop | <input type="checkbox"/> York City | <input type="checkbox"/> Wetherby | <input type="checkbox"/> Askham Bar |
| <input type="checkbox"/> Acomb | <input type="checkbox"/> Clifton Moor | <input type="checkbox"/> On line | <input type="checkbox"/> Beckfield Lane shops |
| <input type="checkbox"/> Monks Cross | <input type="checkbox"/> Other - please specify | <input style="width: 100%;" type="text"/> | |

15. How concerned are you about the following issues in your village? *(Please rank each of these from 1 to 10, where 1 unimportant and 10 is extremely important)*

- | | | | | | | | |
|--|--------------------------|-----------|--------------------------|---------------------|--------------------------|-------------------------------|--------------------------|
| Burglary | <input type="checkbox"/> | Car crime | <input type="checkbox"/> | Dog fouling | <input type="checkbox"/> | Fly tipping | <input type="checkbox"/> |
| Vandalism/Anti social behaviour | <input type="checkbox"/> | | | Litter | <input type="checkbox"/> | Urban sprawl | <input type="checkbox"/> |
| General Infrastructure (e.g. Drainage) | <input type="checkbox"/> | | | Facility appearance | <input type="checkbox"/> | (post / telephone box, etc.) | <input type="checkbox"/> |

16. If you had to give a unique selling point about your village, what would it be?

I think this village is wonderful because.....

Thankyou for taking the time to complete this questionnaire. Finally, to ensure that we have a full range of opinions and to build a profile for future analysis, please assist us by completing the following:

How long have you lived in your village?

0-5 Years

5-15 Years

16-30 Years

Over 30 Years

All my life

How many of these age groups live in your home?

0-5 yrs

6-16 yrs

17-25 yrs

25-40 yrs

40-60 yrs

60-80 yrs

Over 80 yrs

Employment: How many of each of these fall into these categories?

Full time employment

Part time employment

Self employed

Full time education

Retired

Work from home

Other

Optional: The Parish Councils will consult regularly as the Neighbourhood Plan is written. We would like to be sure that all interested people get the opportunity to be involved. Please let us have your details so that we can keep you informed at all stages. *(see note 12)*

Name.

Address.

Email address.

Telephone.

How would you like to be contacted?

Phone

Email

Closing date for replies: 22 JUNE 2015

Your local distributor

will collect your completed questionnaire by the above date and will be pleased to assist with any queries.

Thank you for your assistance in this work.

The Parish Council Neighbourhood Planning Committee

Peter Rollings - Rufforth (Chairman)

Anne Powell - Knapton (Chair. Parish Council)

Please add any other comments that you would like to be considered as part of this study.

Rufforth and Knapton Parish Council are registered under the Data Protection Act 1998. For the purposes of the Data Protection Act legislation, your contact details and responses will only be retained for the preparation of the Rufforth and Knapton Neighbourhood Plan and may be shared with City of York Council. All responses received will be made publically available (all personal information such as names, addresses, e-mail addresses and telephone numbers will be removed before publication).

APPENDIX V Analysis of Questionnaire

RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

APPENDIX V



REPORT - NEIGHBOURHOOD PLAN QUESTIONNAIRE JUNE 2015

The Neighbourhood Plan Group would like to express their thanks all those who completed the questionnaire.

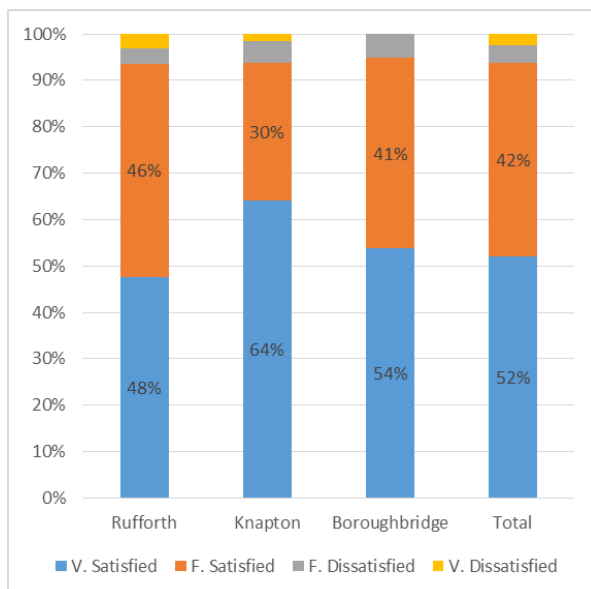
OVERVIEW

The **high response rate of 73%** was very encouraging and indicates the sense of community that exists within our Parish. This level of support means that we will be able to move forward with a plan that is based upon the opinions and wishes of residents.

The following report will illustrate the results of the responses in various ways, showing totals or averages across the whole Parish as well as splits of results between the three areas canvassed, Rufforth, Knapton and the Boroughbridge Road areas, as appropriate.

It is worth noting that the three areas have different age profiles and length of residency, so these factors may influence the results.

Question 2 asked “Overall, how satisfied or dissatisfied are with your village?”



The overall result showed a **94% level of satisfaction** (i.e. very & fairly satisfied) with 4% of respondents fairly dissatisfied and only 2% being very dissatisfied.

Various factors, such as speeding, the level of H.G.V. traffic, footpaths, poor bus service, appear to have influenced people’s feelings, and these are reported in detail later in this review.

Knapton: Many residents commented on Knapton’s village ambience, its peacefulness, cleanliness and quiet rurality. It feels safe. Residents enjoy living there because of its easy access to open space and wildlife observation. The village is proud of its long history, being recorded in the Domesday Book, along with its neighbour Rufforth.

Boroughbridge Road area: Residents enjoy this area as it maintains a quiet secure balance between its rural situation and urban Greater York. The Trenchard Road community is tightly knit, has its own Residents group (The York (Trenchard) Committee Ltd) and thrives as a small friendly unit, again enjoying easy access to open countryside.

Rufforth: This village also combines the best of rural life with its closeness to the vibrant historical city of York. Its amenities are well used, and suited to a large cross section of the community. Many respondents commented on the strong sense of belonging to the community.

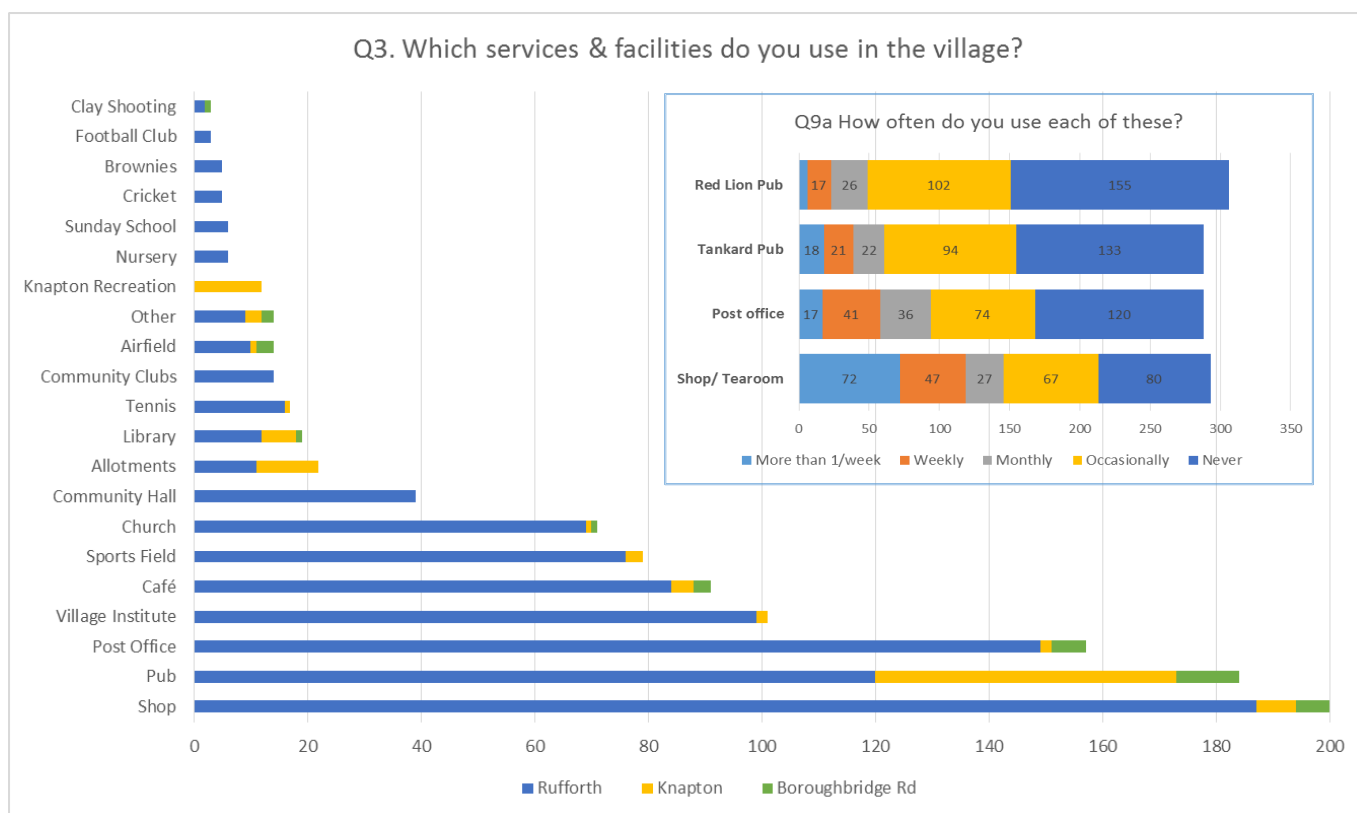
The 94% level of satisfaction across the whole Parish also comes from the ease of connection to major roads- A1, A64, A59 and from them to the beautiful areas of Yorkshire---the coast, Dales, North Yorkshire Moors, the Wolds and Pennines.

THE VILLAGES AND THEIR AMENITIES

Question 3 asked “Which services and facilities do you use in the village?”

The chart shows how residents from Rufforth, Knapton and to a lesser degree Boroughbridge Road, use our facilities. Highest ranked were Shop (200 responses), Pubs (184), Post Office (157), Rufforth Village Institute (101), Café (91), Sports Field (79), Church (71).

The inset chart (Q9a) indicates the levels of usage of our Pubs, Rufforth shop & Post Office.



Rufforth has valuable amenities enjoyed by many residents. The outreach post office in the Chapel continues to be well used, as is the Institute. Pre-school, Over 60’s, W.I., whist drives, carpet bowls, Pilates and many social events are regularly held there. The Church plays a significant role in Rufforth.

The shop is the vital amenity in Rufforth. In both Rufforth and Knapton the pubs act as social hubs.

There were many positive comments on the value of the huge green space of the playing fields and airfield.

Knapton and Trenchard Road respondents commented how much they value views over, and access to, open green spaces.

Question 9 asked “Do you use local tradesmen located in Rufforth & Knapton?”

Responses were:

Rufforth (which has a long established number of local tradesmen)	58 % Yes
Knapton	35 % Yes
Boroughbridge Road	5 % Yes

Question 4 dealt with Education

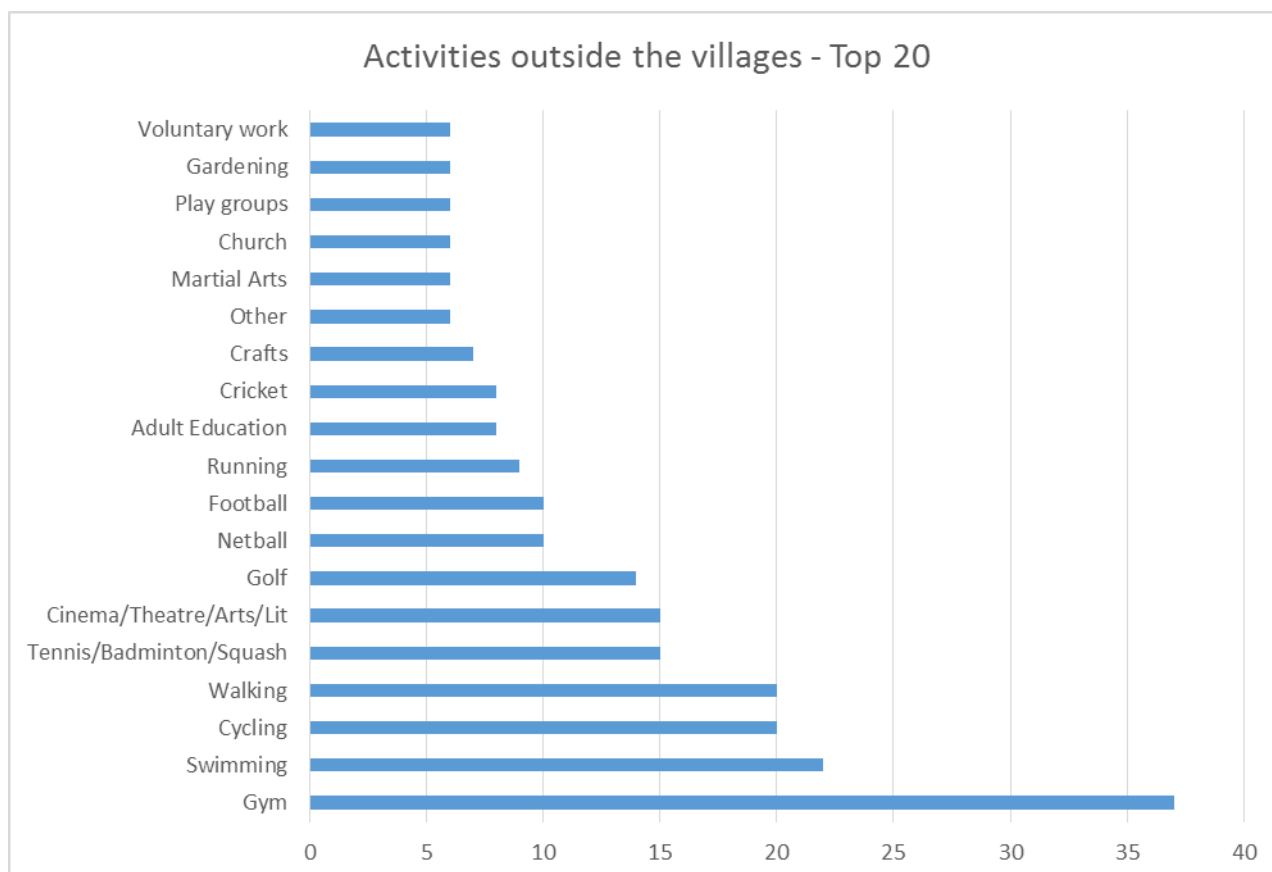
7.4% (23 all from Rufforth) of respondents have children at Rufforth Primary School.
(n.b. currently, 50% of the pupils at Rufforth Primary School are from outside the Parish)

6.8% (21 of respondents have children at other primary schools –12 from Rufforth, 2 Knapton, 7 Boroughbridge Road)

12.9% (40 respondents have children at secondary schools -- 25 Rufforth, 9 Knapton & 6 Boroughbridge Road).
 Among the schools attended are Manor Academy, St Olave’s, St Peter’s and Queen Ethelburga’s

Question 5 asked “What activities do you take part in away from Rufforth/Knapton?”

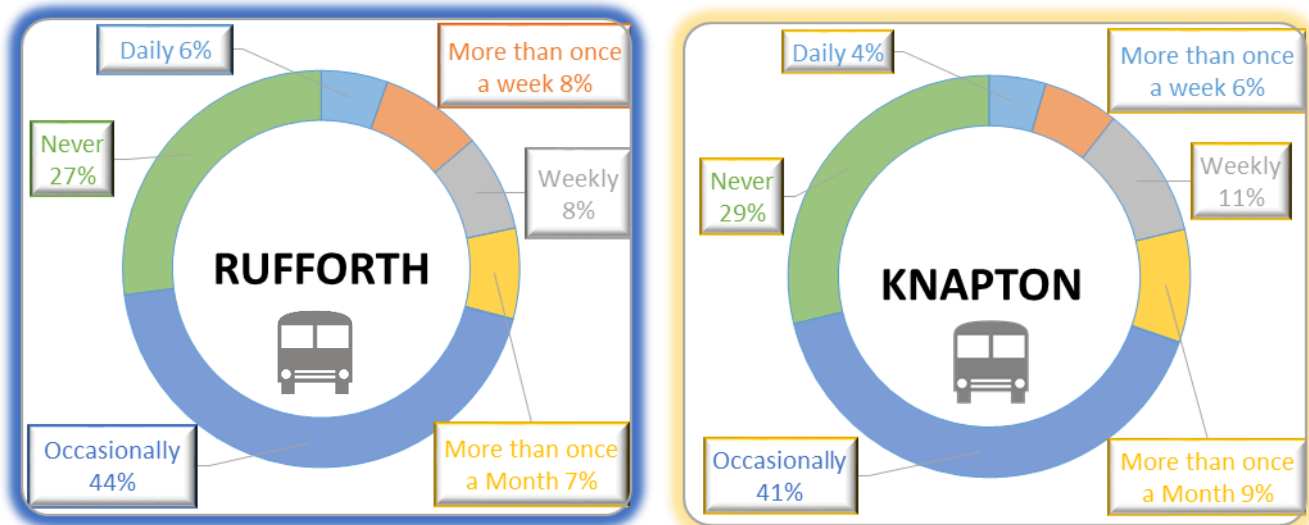
Activities are many and varied. The following chart shows the top twenty most reported by respondents.



PUBLIC TRANSPORT

Question 6 asked “How often do you use the local bus service?”

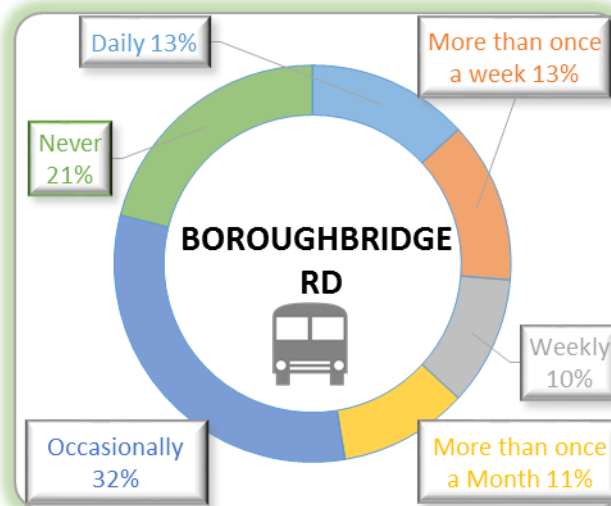
RUFFORTH AND KNAPTON- (412 SERVICE ONLY)



This highlights a very important issue for both Rufforth and Knapton. The problems highlighted in residents’ comments are the infrequency and unreliability of the service and the lack of evening and Sunday services.

BOROUGHBRIDGE ROAD

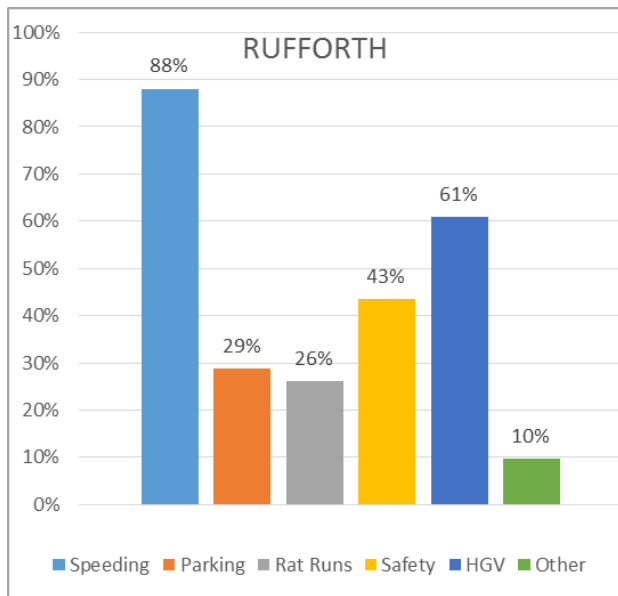
Boroughbridge Road residents have more ready access to the Poppleton Park and Ride and other services. However, crossing the A59 to the bus stop is dangerous and many expressed the view that the service ends too early in the evenings.



36% of Boroughbridge Road respondents use a bus service at least weekly, compared with 22% Rufforth & 21% Knapton, which are restricted to the 412 service.

TRAFFIC

Question 7 asked “Do you have concerns about traffic in your village?”



RUFFORTH

By far the biggest concern in Rufforth is speeding with 88% of respondents flagging it up.

H.G.Vs came next at 61% and safety polled 43%.

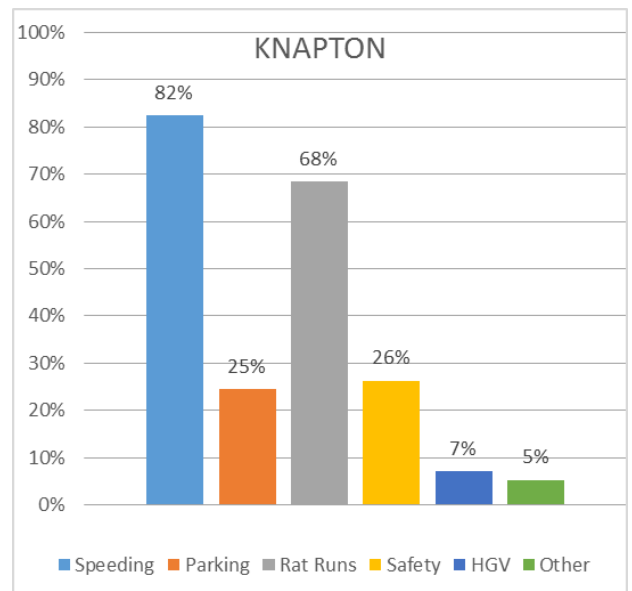
Residents’ main concerns are that the traffic calming measures throughout the village continue to be ineffective and cause more problems i.e. standing traffic weekday mornings and speeding through the chicanes. Also the danger posed by the perceived rising number of H.G.Vs and larger agricultural vehicles. Parking on pavements and school traffic aggravate the problem.

KNAPTON

The same problem of speeding traffic was identified by 82%, but H.G.Vs were not such an issue.

A real concern is the volume of traffic using the village as a “rat run” from the congested A1237 early in the morning and the evening rush hour.

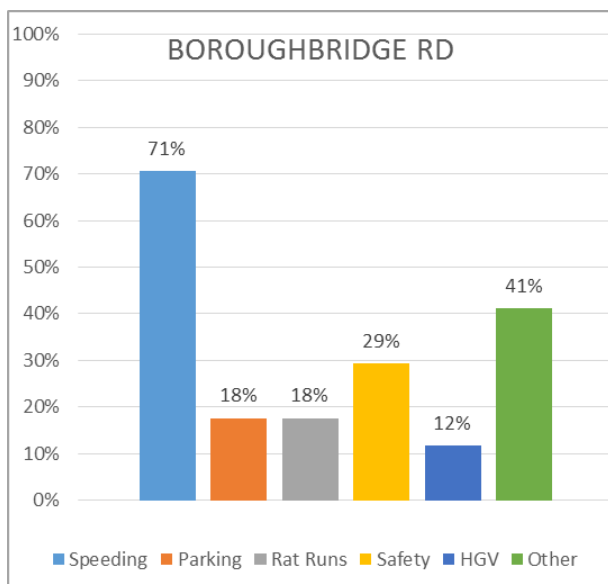
The narrowness of Back Lane and Knapton Lane is also highlighted as the volume of traffic generally increases.



BOROUGHBRIDGE ROAD

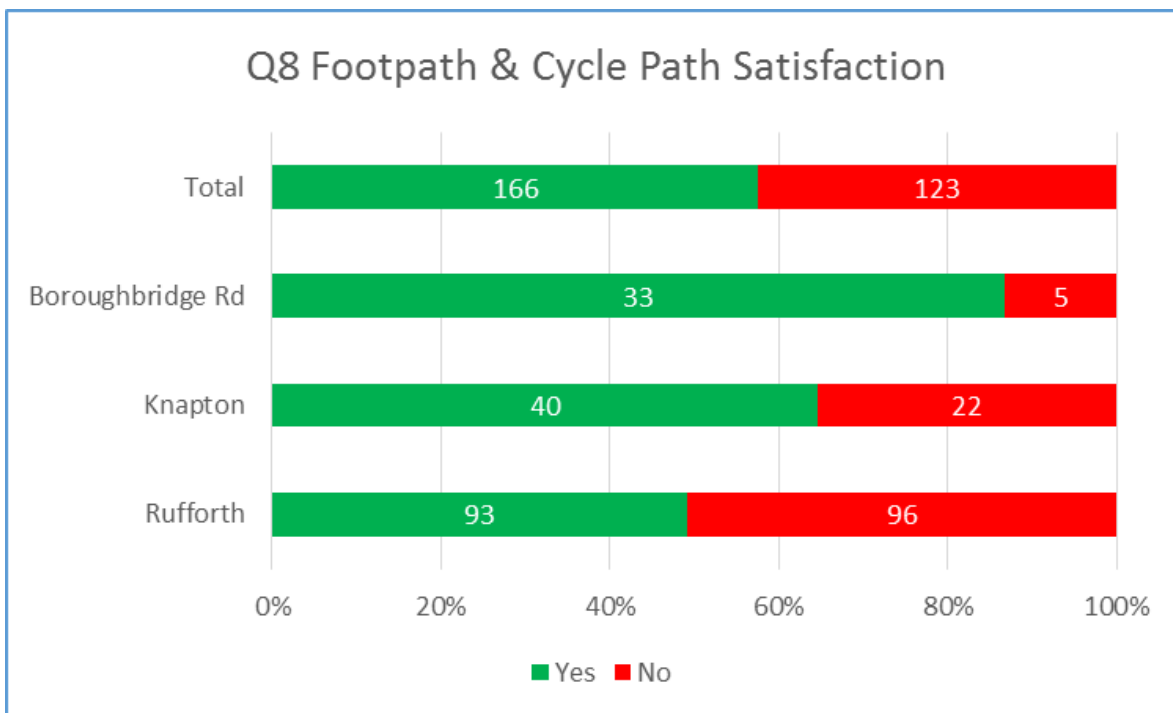
Once again speeding is the main issue at 71%.

Here, the volume of traffic on the A59 is a major concern for residents leaving and entering the Trenchard Road area, along with poor cycle path signage.



Question 8 asked “Are you happy with the provision of footpaths and cycle paths to access facilities?”

Some interesting differences here with only 49% of Rufforth respondents saying ‘Yes’. However, 65% of Knapton and 87% of Boroughbridge Road respondents gave a positive response.



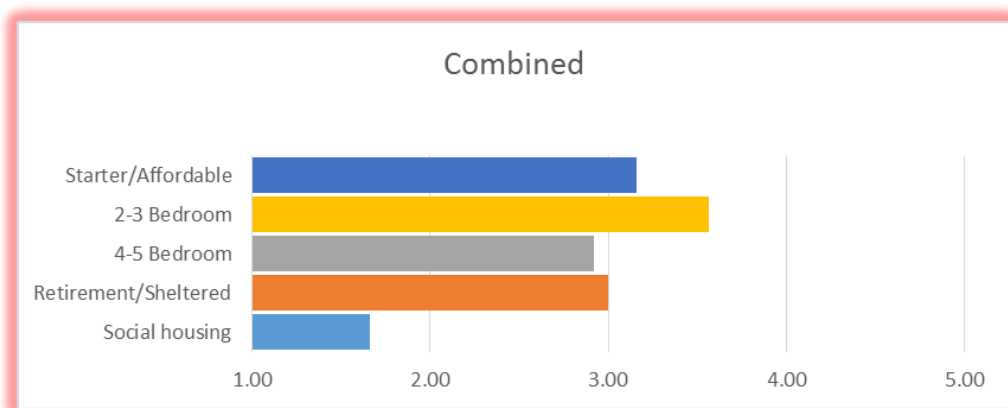
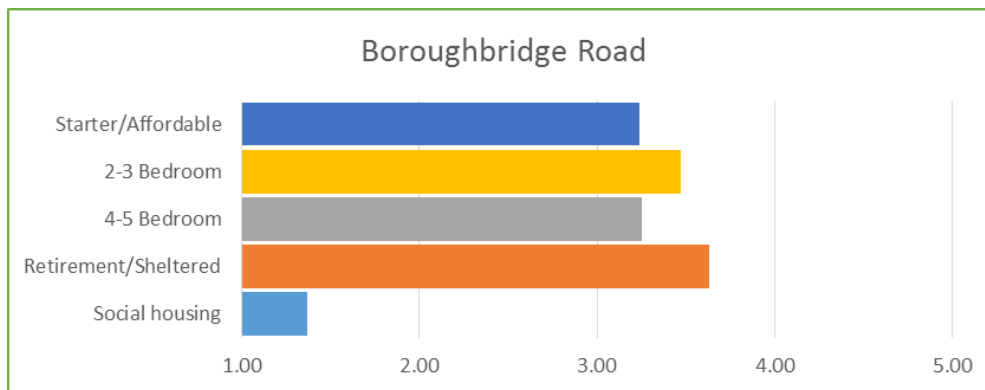
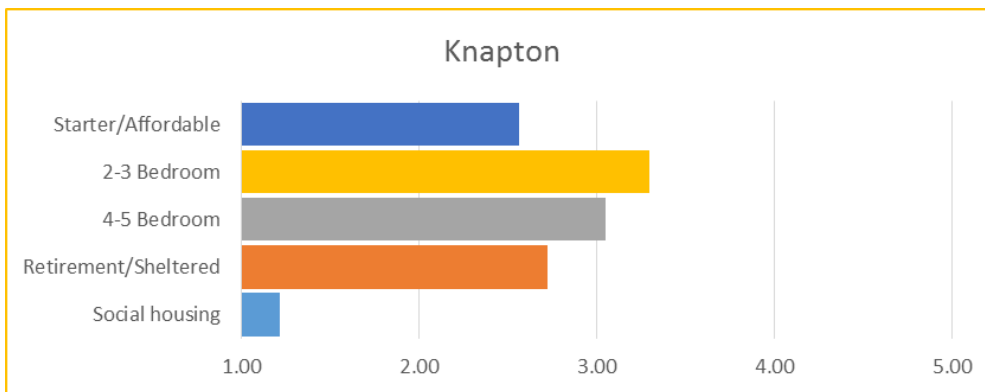
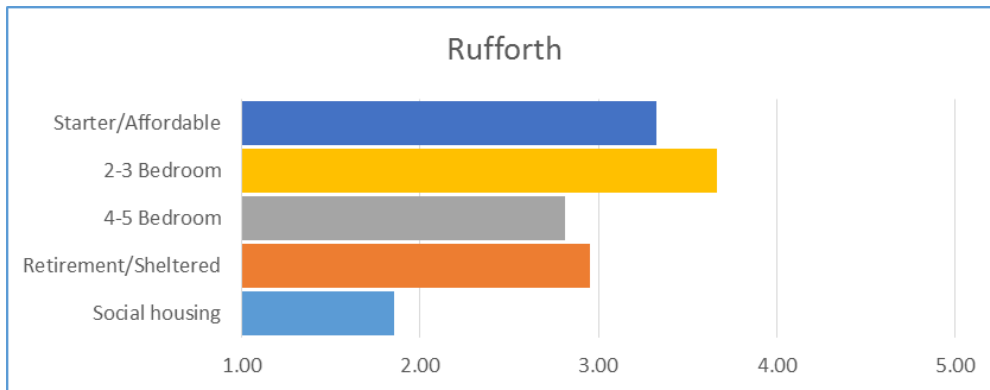
Both Knapton and Rufforth expressed concerns about the unfinished cycle track. 77 respondents from Rufforth expressed the need to connect the village to the cycle track. Knapton wishes to have the underpass re-instated for easy access to open countryside.

Rufforth residents commented on the lack of footpaths out of the village at each end and their narrowness within the village.

HOUSING & DEVELOPMENT

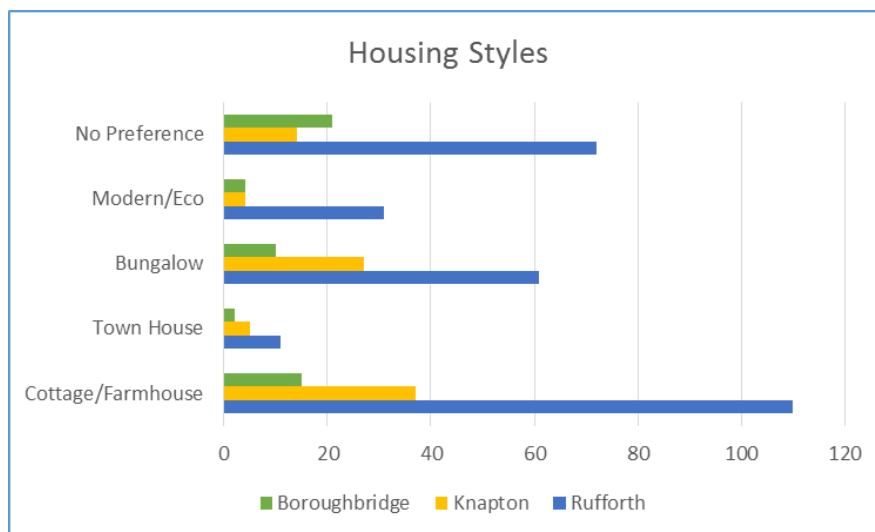
Question 10 asked “What type of future housing developments would you be prepared to see in your village?”

There appears to be little to choose between four of the categories with ‘2/3 bedroomed houses’ being the highest ranked by respondents. Comments indicate a desire to keep the Parish vibrant and securing the future of the school in Rufforth. There also appears a high interest in the need for retirement/sheltered housing but social housing was the lowest ranked across all areas.



Question 10a then asked “Do you have a preference for a particular style?”

While there was strong support for cottage/farmhouse style and bungalows, there was also a high proportion of respondents who opted for “no preference.”



A Village Design Statement (2005) and Parish Plan (2009) exist for the whole Parish as guides to developers and planners. The views of the residents have not changed since these documents were published.

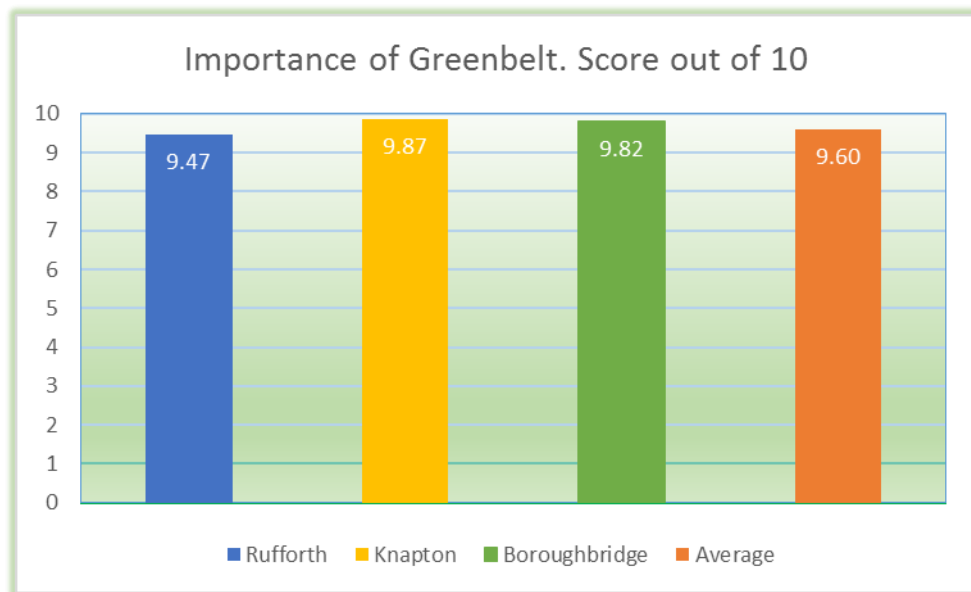
There was concern that if only large houses continue to be built, in Rufforth particularly, the parish would become a dormitory area. To maintain a vibrant, pro-active community spirit, and a wide cross section of people need to be attracted to live in the area.

Question 10b asked “If affordable or social housing were made available, would you like this to be made available to local residents & their immediate families first?” A resounding 93% of respondents said ‘Yes’ to this.

Question 10c then asked “If affordable or social housing were made available, would you or members of your immediate family be interested in applying?” Here, only 22% responded ‘Yes’ to this part of the question, indicating that, while the option in 10a is commended, there is little requirement.

Question 11 asked "How important is the Green Belt?"

The results indicate a very high level of importance given to the Green Belt across the board, with an average score of 9.6 out of 10.

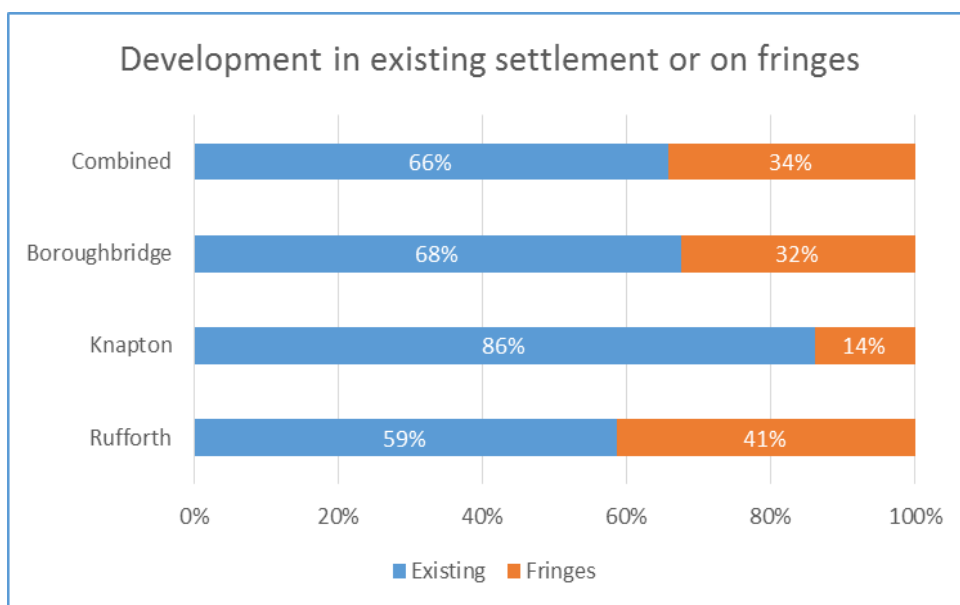


The three communities value the green spaces around them. Comments were many about rural space, views over the green fields and varied and interesting wildlife.

Community spirit, helpfulness, friendliness, peace and security were frequently commented upon.

Question 11a asked "Should development take place within the existing village settlement or on the fringes?"

The figures show a level of disparity here but, when considering the layouts of the villages, this can be understood.



Rufforth's housing tends to be ribbon style along the B1224 and currently restricted by Green Belt.

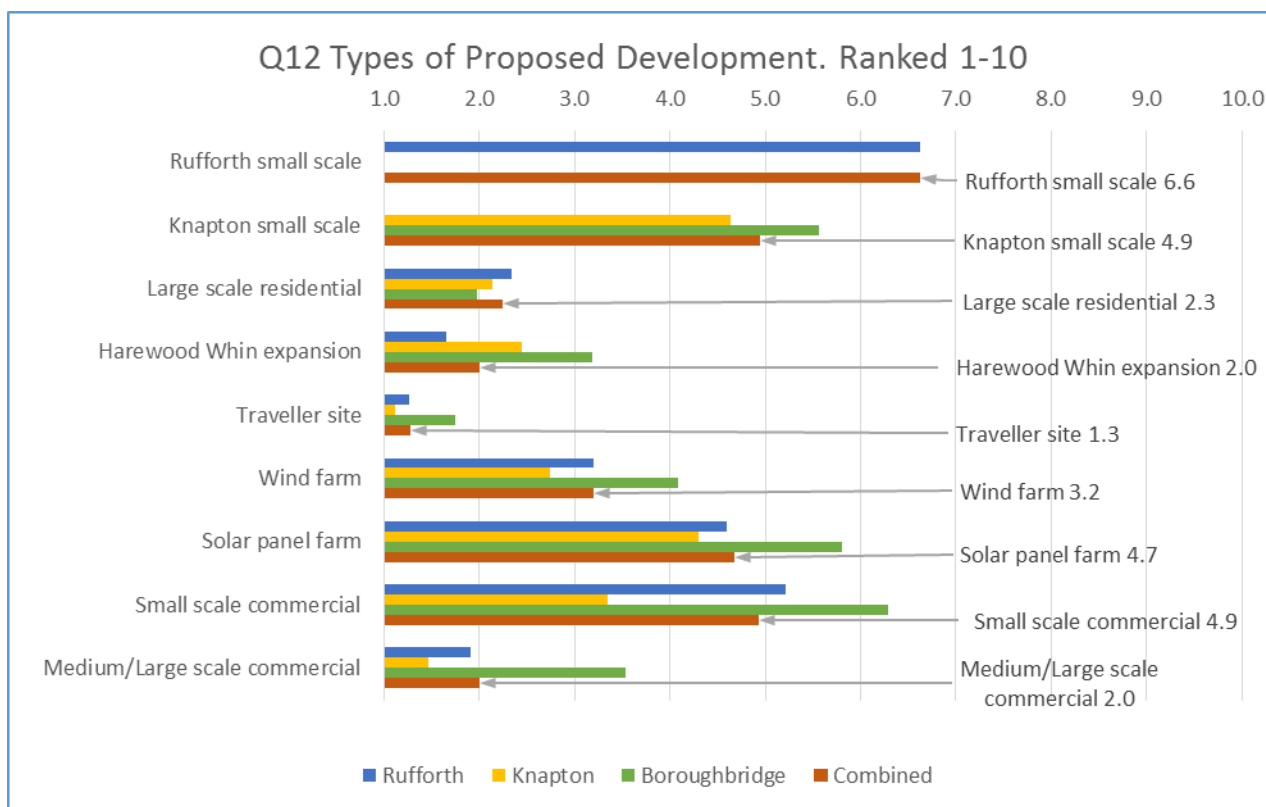
Knapton is a compact village, with much smaller roads, again restricted by Green Belt.

Boroughbridge Road area is similarly a compact area but spills on to larger, more residential areas of Acomb and Poppleton.

Trenchard and Portal Roads have become a tight knit community and most of their comments are concerned with proposed major housing development.

(Q12) Types of development preference. Ranked 1 – 10

Small scale development was the preferred option across the Parish, both for commercial and housing. By far the least acceptable development option across the Parish is a traveller site.



Common themes amongst the comments submitted included:

‘The national requirement for more houses is recognised and so is the desire in the Parish to ensure the communities within it stay “alive”.’

‘The situation of a “good” (OFSTED) primary school in Rufforth indicates the view that affordable houses would secure its future.’

Across the Parish, concerns were expressed about infrastructure if even small development went ahead. In Rufforth and Knapton there are existing problems with old sewerage and drainage systems.

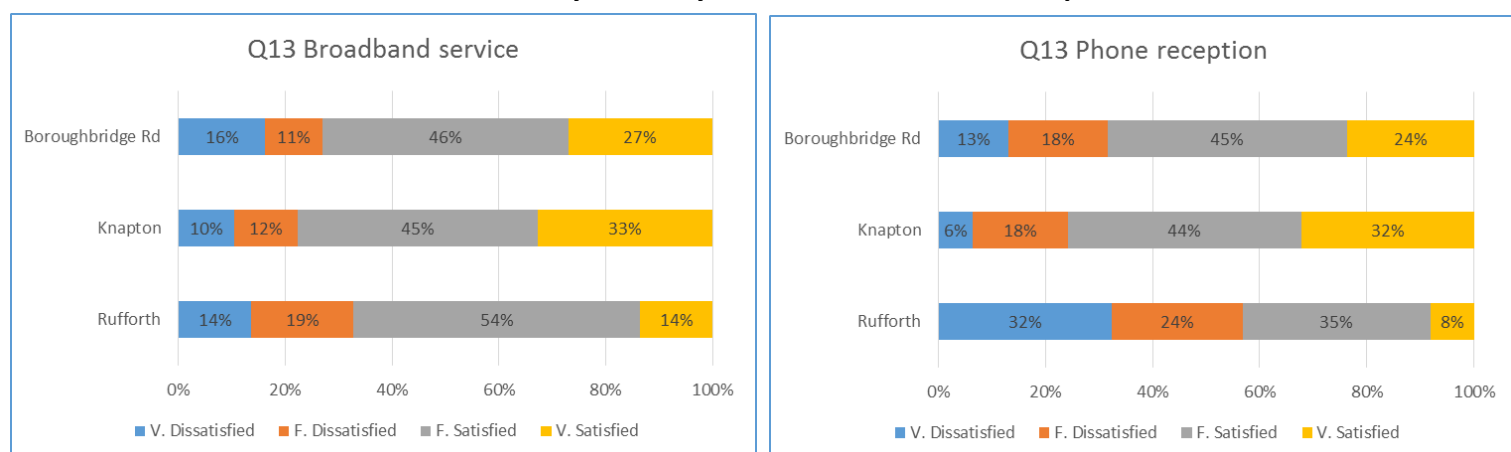
Small commercial development, that does not change the character of the communities or have a major impact on the green belt, could provide employment and invigorate the Parish.

Whilst several respondents were unhappy that Harewood Whin has been in operation longer than the original conditions promised, i.e. 25 years and would then close, the major concerns now, throughout Rufforth, are keeping the site within its original footprint, and the volume of H.G.Vs on the B1224.

Many respondents supported the need for renewable energy and an unobtrusive solar panel farm is seen as a development option.

OTHER

Question 13 asked “How satisfied are you with your Broadband & Cellular ‘phone services?’”



Broadband result indicate a reasonable level of satisfaction across the board.

Mobile ‘phone reception shows a high level of dissatisfaction in Rufforth. Knapton has much better reception, perhaps due to the proximity of the new mobile booster tower.

Question 14 asked “Where do you do the majority of your normal shopping?”

Acomb (24%), Clifton Moor (16%), Beckfield Lane (12%), City Centre (11%), Askham Bar (11%), Wetherby (8%)

Question 15 asked “How concerned are you about the following issues in your village?”

(ranked from 1-10, where 1 is unimportant and 10 is extremely important)

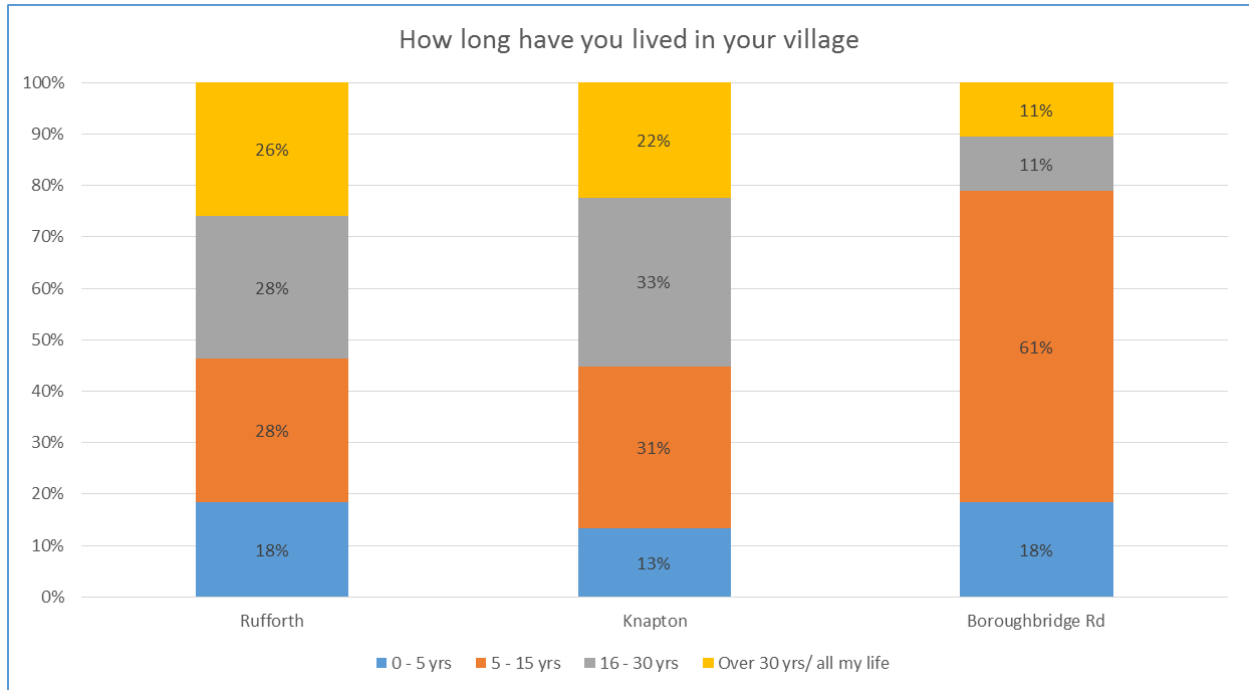
	Rufforth	Knapton	Boroughbridge Rd	Total
Burglary	6.5	7.0	6.5	6.6
Car crime	5.8	5.6	6.2	5.8
Dog fouling	7.5	6.4	6.7	7.2m
Fly tipping	7.5	8.5	6.0	7.5
Vandalism/Anti-social behaviour	5.7	5.1	6.5	5.7
Litter	6.9	6.2	6.8	6.7
Urban sprawl	7.3	8.0	8.1	7.6
General infrastructure	7.8	7.6	7.2	7.7
Facility appearance	6.2	5.1	5.8	5.9

General infrastructure was commented on across the parish and drainage and sewerage problems cause serious concern when considering future development.

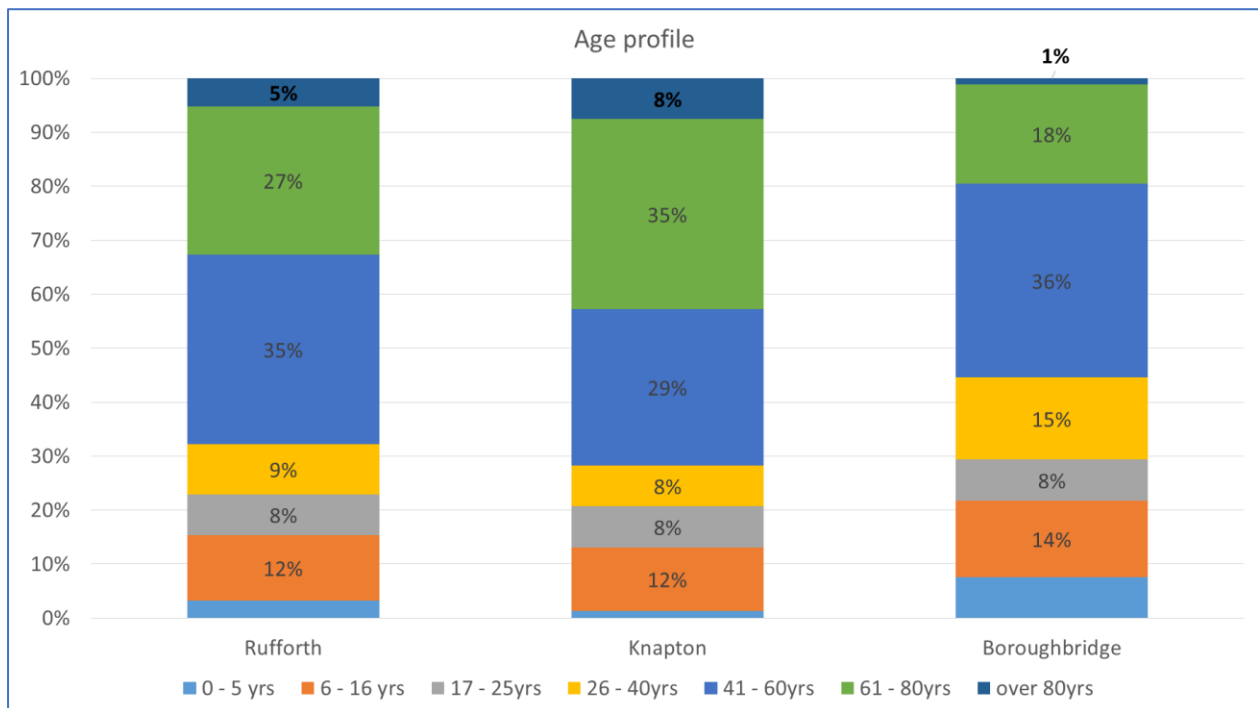
Fly tipping and dog fouling were frequently commented upon.

How long have you lived in your village?

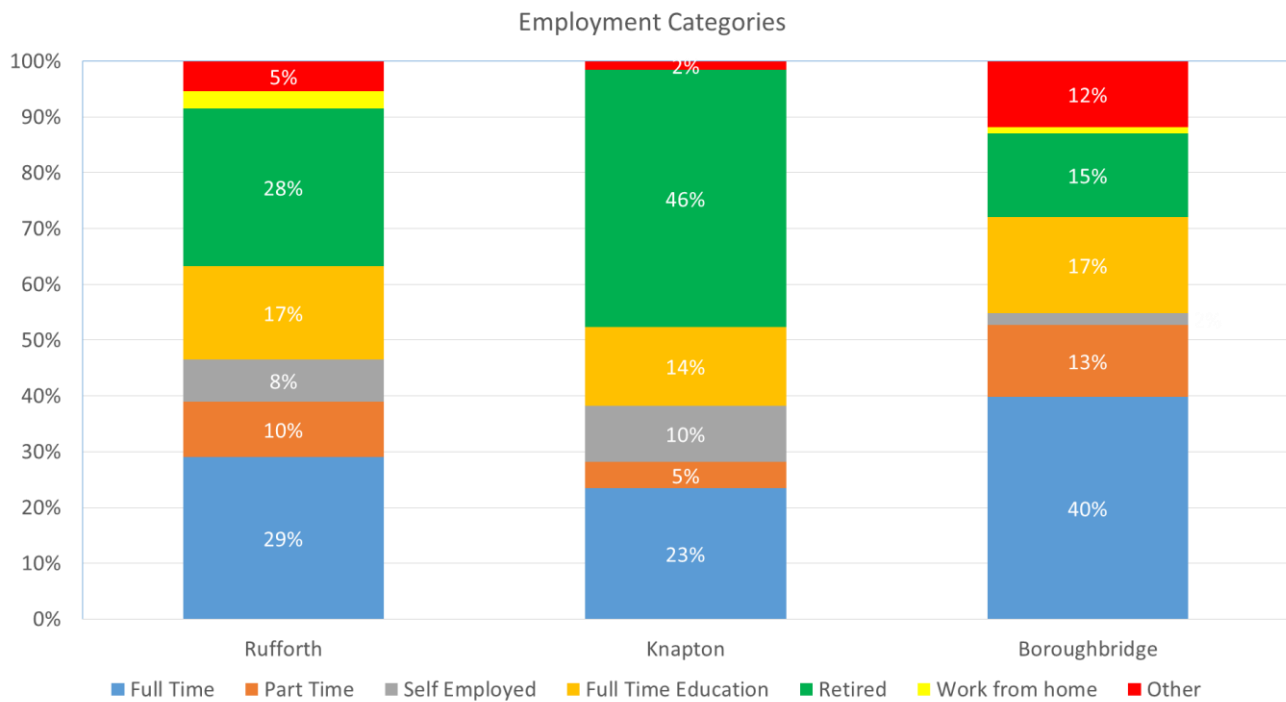
Village residency and age profile are very similar for Rufforth and Knapton: Boroughbridge Road area having a younger profile and more mobile residency.



How many of these age groups live in your home?



Employment: How many of these fall into these categories?



And Finally....

In Question 16, we asked “If you had to give a unique selling point about your village, what would it be?”
 All the three areas canvassed shared a common theme, namely...

“A feeling of belonging, a sense of community and our proximity to the historic City of York.”

The Neighbourhood Plan group have used the evidence from this survey to define the Plan Vision and Aims from which the policies and detail of the Plan will be developed.

Vision

To preserve the rural character and community spirit of the Parish whilst encouraging a vibrant environment for families and people of all ages to live and work based on a thriving local economy.

Aims

- To protect our Green Belt, maintaining a clear and separate identity from the City of York
- To take account of national and local needs for additional housing and alternative energy sources, whilst ensuring that the character of the Parish and the surrounding countryside is not compromised
- To support appropriate small scale residential development of a style in keeping with the villages and to encourage a mix of housing suitable for families and people of all ages. In particular, to enable young people to remain in the Parish if they so wish
- To encourage a thriving rural economy by supporting agriculture and small scale commercial development, mainly by the conversion of existing buildings
- To improve facilities and services for the residents of the Parish

The next stage for the Group is to produce a set of policies and a draft Plan on which we will consult with all residents, landowners and businesses. Adjustments will then be made to the draft based on comments received, before submitting to City of York Council and finally to a referendum in the Parish. At all stages in the process we welcome your views. Our Neighbourhood Plan must represent the views of the whole community so please let us have any questions or comments you may have both on this report and any other issues pertinent to the Plan.

We hope you have found this report interesting and informative.

Peter Rollings [Chairman, Neighbourhood Planning group]

Tel: 01904 738704

E mail: rufforth-knaptonplan@outlook.com

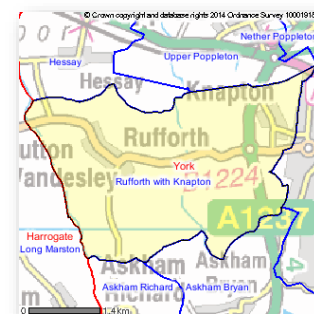
For further information please visit our website <http://www.rufforth-knaptonplan.co.uk>

APPENDIX VI 2011 Census Data

Rufforth with Knapton Parish Census 2011 Profile

This Parish Profile presents data from the 2011 Census which took place on 27th March 2011.

It provides comparisons against the borough, region and England averages.



	Rufforth with Knapton		York	Yorkshire and The Humber	England
	No	%	%	%	%
USUAL RESIDENTS BY AGE BAND					
Aged 0-4	48	4.7	5.4	6.2	6.3
Aged 5-15	136	13.2	10.7	12.7	12.6
Aged 16-64	633	61.6	67.1	64.6	64.8
Aged 65+	210	20.4	16.9	16.6	16.3
All Usual Residents	1,027	100.0	100.0	100.0	100.0
ETHNIC GROUP					
White	1,005	97.9	94.3	88.8	85.4
Mixed/Multiple Ethnic groups	2	0.2	1.2	1.6	2.3
Asian	19	1.9	3.4	7.3	7.8
Black	-	0.0	0.6	1.5	3.5
Other Ethnic Groups	1	0.1	0.5	0.8	1.0
All Usual Residents	1,027	100.0	100.0	100.0	100.0
RELIGION					
Christian	716	69.7	59.5	59.5	59.4
Buddhist	-	-	0.5	0.3	0.5
Hindu	4	0.4	0.5	0.5	1.5
Jewish	2	0.2	0.1	0.2	0.5
Muslim	1	0.1	1.0	6.2	5.0
Sikh	-	-	0.1	0.4	0.8
Other Religion	1	0.1	0.4	0.3	0.4
No Religion	190	18.5	30.1	25.9	24.7
Religion Not Stated	113	11.0	7.8	6.8	7.2
All Usual Residents	1,027	100.0	100.0	100.0	100.0
HIGHEST LEVEL OF QUALIFICATION					
No Qualifications	126	14.9	18.0	25.8	22.5
Level 1 Qualifications	85	10.1	10.6	13.6	13.3
Level 2 Qualifications	126	14.9	13.9	15.5	15.2
Apprenticeship	44	5.2	4.5	4.2	3.6
Level 3 Qualifications	94	11.2	16.6	12.8	12.4
Level 4 Qualifications and Above	335	39.7	32.4	23.3	27.4
Other Qualifications	33	3.9	4.1	4.9	5.7
All Usual Residents Aged 16 and Over	843	100.0	100.0	100.0	100.0
ECONOMIC ACTIVITY & INACTIVITY					
All Usual Residents Aged 16 to 74	739	100.0	100.0	100.0	100.0
Economically Active Total	543	73.5	70.1	68.4	69.9
Employee, Full-time	279	37.8	38.1	37.0	38.6
Employee, Part-time	122	16.5	15.0	14.6	13.7
Self Employed	102	13.8	5.3	8.4	9.8
Unemployed	23	3.1	3.1	4.8	4.4
Full-time Student (economically active)	17	2.3	5.7	3.5	3.4
Economically inactive Total	196	26.5	29.9	31.6	30.1
Retired	122	16.5	13.8	14.7	13.7
Student (including Full-Time Students)	23	3.1	9.6	5.9	5.8
Looking After Home or Family	26	3.5	2.7	4.3	4.4
Long-Term Sick or Disabled	15	2.0	2.5	4.5	4.0
Other	10	1.4	1.3	2.2	2.2
	Rufforth with Knapton		York	Yorkshire and The Humber	England
	No	%	%	%	%

	Rufforth with Knapton		York	Yorkshire and The Humber	England
	No	%	%	%	%
METHOD OF TRAVEL TO WORK					
Work Mainly at or From Home	42	5.7	3.4	2.9	3.5
Underground, Metro, Light Rail, Tram	-	0.0	0.1	0.3	2.6
Train	12	1.6	1.7	1.5	3.5
Bus, Minibus or Coach	25	3.4	4.8	5.3	4.9
Taxi	1	0.1	0.3	0.4	0.3
Motorcycle, Scooter or Moped	4	0.5	0.6	0.4	0.5
Driving a Car or Van	357	48.3	32.0	38.4	36.9
Passenger in a Car or Van	21	2.8	3.0	4.0	3.3
Bicycle	30	4.1	7.5	1.6	1.9
On Foot	22	3.0	12.2	7.4	6.9
Other Method of Travel to Work	3	0.4	0.4	0.4	0.4
Not in Employment	222	30.0	34.1	37.3	35.3
All Usual Residents Aged 16 to 74	739	100.0	100.0	100.0	100.0
HEALTH					
Very Good Health	532	51.8	49.7	45.6	47.2
Good Health	344	33.5	34.2	34.4	34.2
Fair Health	120	11.7	12.0	14.0	13.1
Bad Health	24	2.3	3.2	4.7	4.2
Very Bad Health	7	0.7	0.9	1.3	1.2
All Usual Residents	1,027	100.0	100.0	100.0	100.0
Long-Term Health Problem or Disability					
Day-to-Day Activities Limited a Lot	56	5.5	6.6	9.1	8.3
Day-to-Day Activities Limited a Little	98	9.5	8.8	9.8	9.3
Day-to-Day Activities Not Limited	873	85.0	84.7	81.2	82.4
All Usual Residents	1,027	100.0	100.0	100.0	100.0
Provision of Unpaid Care					
Provides No Unpaid Care	922	89.8	90.8	89.6	89.8
Provides 1 to 19 Hours Unpaid Care a Week	76	7.4	6.4	6.5	6.5
Provides 20 to 49 Hours Unpaid Care a Week	11	1.1	1.0	1.4	1.4
Provides 50 or More Hours Unpaid Care a Week	18	1.8	1.8	2.6	2.4
All Usual Residents	1,027	100.0	100.0	100.0	100.0
HOUSEHOLDS AND HOUSEHOLD SPACES					
All Household Spaces	434	100.0	100.0	100.0	100.0
Household Spaces With At Least One Usual Resident	420	96.8	96.3	95.7	95.7
Household Spaces With No Usual Residents (empty homes)	14	3.2	3.7	4.3	4.3
COMMUNAL ESTABLISHMENTS					
Number of communal establishments	-				
All usual residents in communal establishments	-				
TENURE					
All occupied Households	420	100.0	100.0	100.0	100.0
Owned; Owned Outright	201	47.9	33.9	30.6	30.6
Owned; Owned with a Mortgage or Loan	175	41.7	32.2	33.5	32.8
Shared Ownership (Part Owned and Part Rented)	-	0.0	0.8	0.4	0.8
Social Rented; Rented from Council (Local Authority)	15	3.6	8.8	12.3	9.4
Social Rented; Other	1	0.2	5.1	5.8	8.3
Private Rented; Private Landlord or Letting Agency	18	4.3	16.4	14.4	15.4
Private Rented; Other	6	1.4	1.5	1.5	1.4
Living Rent Free	4	1.0	1.2	1.5	1.3
ACCOMMODATION TYPE					
All household spaces (occupied + vacant)	434	100.0	100.0	100.0	100.0
Detached	270	62.2	21.9	20.5	22.3
Semi-Detached	122	28.1	35.5	36.5	30.7
Terraced	28	6.5	24.5	27.7	24.5
Flat, Maisonette or Apartment	14	3.2	18.0	15.0	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.2	0.2	0.4
NUMBER OF BEDROOMS					
All Household Spaces With At Least One Usual Resident	420	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.2	0.2	0.2
1 Bedroom	13	3.1	10.5	10.0	11.8
2 Bedrooms	65	15.5	31.3	28.3	27.9
3 Bedrooms	169	40.2	36.8	43.7	41.2
4 Bedrooms	133	31.7	16.1	13.6	14.4
5 or More Bedrooms	40	9.5	5.0	4.1	4.6

	Rufforth with Knapton		York	Yorkshire and The Humber	England
	No	%	%	%	%
DEPRIVATION					
All occupied Households	420	100.0	100.0	100.0	100.0
Household is Not Deprived in Any Dimension	228	54.3	49.6	40.9	42.5
Household is Deprived in 1 Dimension	141	33.6	32.2	32.4	32.7
Household is Deprived in 2 Dimensions	41	9.8	15.0	20.6	19.1
Household is Deprived in 3 Dimensions	9	2.1	3.0	5.7	5.1
Household is Deprived in 4 Dimensions	1	0.2	0.3	0.5	0.5
HOUSEHOLD SIZE					
All Household Spaces With At Least One Usual Resident	420	100.0	100.0	100.0	100.0
1 Person in Household	84	20.0	30.2	30.5	30.2
2 People in Household	184	43.8	37.4	35.1	34.2
3 People in Household	64	15.2	14.9	15.3	15.6
4 People in Household	64	15.2	11.9	12.4	13.0
5 People in Household	19	4.5	3.8	4.2	4.7
6 People in Household	4	1.0	1.4	1.7	1.7
7 People in Household	-	-	0.3	0.4	0.4
8 or More People in Household	1	0.2	0.1	0.3	0.3
CAR OR VAN AVAILABILITY					
All occupied Households	420	100.0	100.0	100.0	100.0
No Cars or Vans in Household	37	8.8	26.1	27.6	25.8
1 Car or Van in Household	159	37.9	46.7	42.9	42.2
2 Cars or Vans in Household	173	41.2	22.2	23.5	24.7
3 Cars or Vans in Household	36	8.6	3.8	4.6	5.5
4 or More Cars or Vans in Household	15	3.6	1.2	1.5	1.9
All Cars or Vans in Area	677				

Source: Office for National Statistics licensed under the Open Government Licence v.3.0.

The data in this profile is derived from the following tables c/o Office for National Statistics Neighbourhood Statistics website and is subject to Crown Copyright.

Economic Activity, 2011 (QS601EW); Tenure, 2011 (KS402EW); Religion, 2011 (KS209EW); Accommodation Type - Households, 2011 (QS402EW); Number of Bedrooms, 2011 (QS411EW); Provision of Unpaid Care, 2011 (QS301EW); Households by Deprivation Dimensions, 2011 (QS119EW); Age Structure, 2011 (KS102EW); Tenure - Households, 2011 (QS405EW); Household Size, 2011 (QS406EW); Ethnic Group, 2011 (QS201EW); Long-Term Health Problem or Disability, 2011 (QS303EW); Car or Van Availability, 2011 (QS416EW); Method of Travel to Work, 2011 (QS701EW); Household Spaces, 2011 (QS417EW); Dwellings, Household Spaces and Accommodation Type, 2011 (KS401EW); General Health, 2011 (QS302EW); Highest Level of Qualification, 2011 (QS501EW)

APPENDIX VII Development in the Green Belt

RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

APPENDIX VII

APPROPRIATE DEVELOPMENT IN THE GREEN BELT

(As Per National Planning Policy Framework (NPPF) Ch.9, paras 89 & 90)

If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.

As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

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

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

- buildings for agriculture and forestry
- provision of appropriate facilities for outdoor sport & outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local plan
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction
- engineering operations
- local transport infrastructure which can demonstrate a requirement for a Green Belt location

- the re-use of buildings provided that the buildings are of permanent and substantial construction; and development brought forward under a community Right to Build order located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

Community Forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved community Forest plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within Community Forests in the Green Belt should be subject to the normal policies controlling development in Green Belts.

Meeting the challenge of climate change, flooding and coastal change.

Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable energy.

APPENDIX VIII Green Infrastructure

RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

APPENDIX VIII

GREEN INFRASTRUCTURE

NPPF introduced a new concept of 'Local Green Space' designation. The NPPF (National Planning Policy Framework) states 'local communities through Local and Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them'. The NPPF requires that any Local Green Space designation must meet the specified criteria. A scoring system, based on Traffic Based RAG scores (i.e. Red, Amber, Green) has been adopted. It is as follows:

Criteria 1	- easy public access
Criteria 2	- close to the community (within 400 meters)
Criteria 3	- demonstrably special
Criteria 3a	- beauty
Criteria 3b	- historic significance
Criteria 3c	- the recreational value
Criteria 3d	- tranquillity
Criteria 3e	- richness of wildlife
Criteria 4	- local in character, not an extensive tract of land i.e. fairly self-contained with clearly defined edges

Using the RAG system, the following sites score 'Green':

The Church graveyard

Burial Ground

Natural Burial Ground

Allotments in Rufforth and Knapton

Knapton recreational field

Rufforth playing fields

APPENDIX IX Housing Site Selection Criteria

RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

APPENDIX IX

Rufforth with Knapton Housing Site Selection Criteria (SSC)

SITE REF.	SITE NAME	COMMENTS	WITHIN INTERIM DRAFT VILLAGE ENVELOPE?	REJECT/PROGRESS TO SSC
1	Wheatlands (See Figs a & x below)	<p>Bordering the A59 and Trenchard Road area of the Parish. On the boundary and shared by Upper Poppleton Parish. The site was proposed in the City of York Draft Local Plan (2014) but opposed by both Parish Councils. Subsequently omitted from the City of York Local Plan Preferred Sites Consultation 2016 and we support this decision. Wheatlands is grade 2 agricultural land within the Draft Green Belt and as such should be protected for food production. Whilst not strictly a planning matter food production is recognised by Government as of strategic importance to the UK and accounts for the employment of some 5% of the population. Grade 2 is rated as very good land and if built on is lost to food production for ever.</p> <p>Both primary and secondary schools in the area are already over-subscribed. GP practices in the area are also struggling to cope with a high number of patients, with limited capacity to increase. Traffic congestion is an existing problem on the A59 Boroughbridge Road and onto the ring road. This must be viewed in conjunction with other proposed developments in the area which will account for approx. 1200 dwellings.</p>	NO	REJECT
2	Knapton H3 (See fig L) in Neighbourhood Plan and Fig x below)	The site RK H3 at the junction of Back Lane and Main Street has been included in the City of York Local Plan Publication Draft (February 2018). However, a planning application for the site has already been submitted and refused at the October 2016 planning committee meeting on the grounds of the site being in the Draft Green Belt. It seems likely that this site will remain in the emerging Local plan and the Draft Green Belt boundary redrawn accordingly. As the site is within the interim village envelope as defined in the Neighbourhood Plan it is proposed to leave it in the Plan as an allocated site pending the outcome of a decision on the Green Belt Boundary in the York Local Plan.	YES	PROGRESS TO SSC

SITE REF.	SITE NAME	COMMENTS	WITHIN INTERIM DRAFT VILLAGE ENVELOPE?	REJECT/PROGRESS TO SSC
3	Wetherby Rd Knapton (see Fig x below)	The site was proposed as a site for Show People (Site ref. 220) in the City of York Draft Local Plan (2014) but was opposed the Parish Council. This site has been omitted from the City of York Local Plan Preferred Sites Consultation 2016.	NO	REJECT
4	Chapelfields (See Figs b & x below)	Proposals were considered for a site for approximately 80 homes on land adjacent to the Chapelfields area of York. This site is on Draft Green Belt land which has the primary purpose of preventing the outward urban sprawl of the City of York and contributes significantly to the openness of the area. It is considered that any agreement to build here would create a precedent and potentially allow future development up to the ring road boundary. This site has not been included in the City of York Local Plan Preferred Sites Consultation 2016 and we support this decision. However, of the potential sites in the Draft Green Belt, it is the least damaging in terms of outlook and access to services and if City of York requires additional land to the west of the City to meet housing requirements we may be prepared to reconsider this site subject to very strong safeguards against any other Green Belt development in the Parish.	NO	REJECT
5	Southfield Close / Rufforth Airfield (See Figs c & y below)	The site (ref. 676) was proposed in the City of York Draft Local Plan (2014) but not allocated and does not feature in the City of York Local Plan Preferred Sites Consultation 2016. It is sited along Bradley Lane adjacent to Southfield Close. Being adjacent to the Gliding Club runway it has resultant potential safety issues.	NO	REJECT
6	Victoria Farm, Rufforth (See Fig y below)	This site in the centre of the village (behind the chestnut tree and village garden) access to which would necessitate the removal of the tree which is the subject of a preservation order and is viewed as being central to the character of the village.	YES	REJECT
7	Maythorpe, Rufforth (See Fig y below)	At the end of Maythorpe, with scope for approximately 30 houses. There are some potential issues of deliverability with this site. It is just outside the interim village envelope as defined in the Plan	NO	REJECT

SITE REF.	SITE NAME	COMMENTS	WITHIN INTERIM DRAFT VILLAGE ENVELOPE?	REJECT/PROGRESS TO SSC
8	Middlewood Close, Rufforth (see Fig j in N'hood Plan & Fig y below)	The site (ref. 677) was proposed in the City of York Draft Local Plan (2014) and remains in the City of York Local Plan Publication Draft (February 2018). The proposal is for a mix of 2, 3 and small 4 bedroom houses with the benefit a rear pedestrian entrance to the school to alleviate the current parking pressure at school opening and closing times in Middlewood Close and Yew Tree Close.	YES	PROGRESS TO SSC
9	Milestone Ave, Rufforth Avenue (see Fig k in N'hood Plan & Fig y below)	The proposal is of approximately nine properties on land at the end of Milestone Avenue, comprising approx. 9 properties of 3 terraced cottages, 2 three-bedroom detached houses and 4 bungalows and will also provide land to complete the Knapton to Rufforth cycle path amenity and improve safety.	YES	PROGRESS TO SSC

Site Selection Criteria (SSC)

The criteria have been adapted from CYC. It was agreed that the school and nursery in Rufforth are in walkable distance from any part of the village, which is why the distances have been increased.

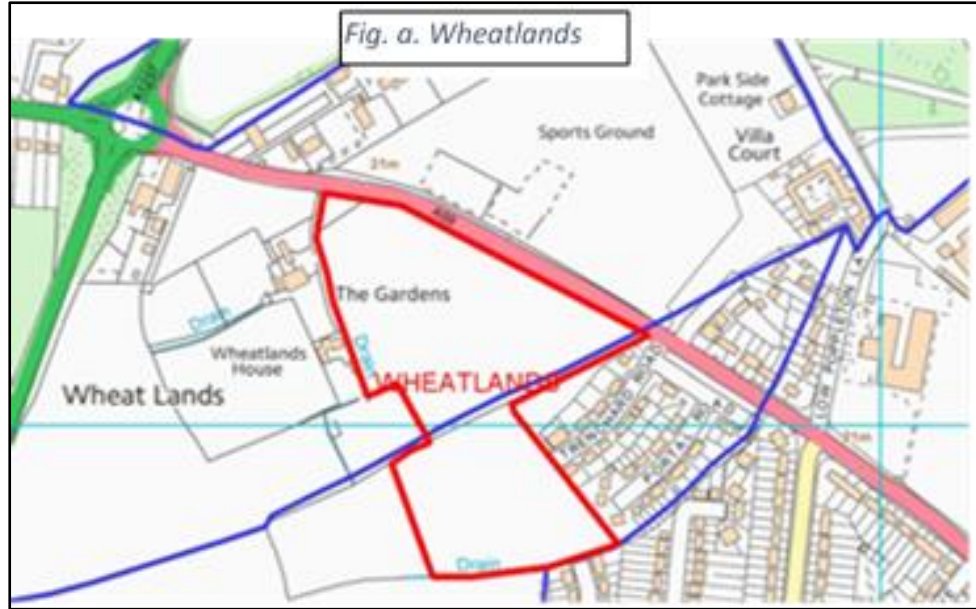
Any site within Knapton would be unable to score enough to meet the threshold. However, it was felt that an entire village could not be excluded from development, so criteria in the design and housing policies would be used to decide if a development was appropriate.

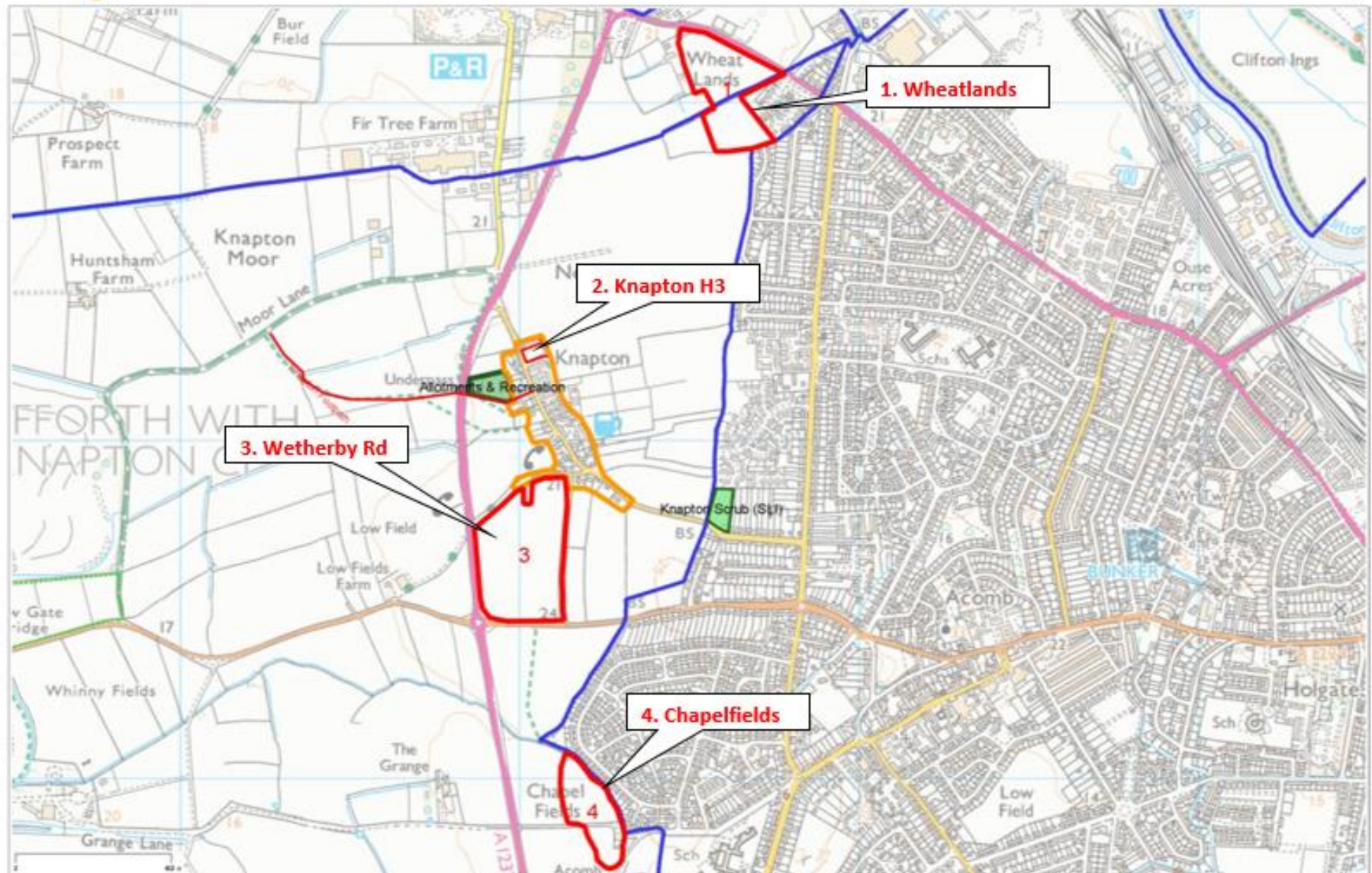
		Middlewood Site RK H1	Milestone Site RK H2	Knapton Site RK H3
1. Is the site within the Interim Village Envelope?				
Yes = Development not acceptable No = Proceed to question 2		Yes	Yes	Yes
Service Accessibility				
2. Nursery Care provision within:				
400m with minor roads to cross	5			
800m with minor roads to cross or 400m with main road to cross	4			
800m with main road to cross	2	4	2	0
1000m with main road to cross	1			
Over 1000m	0			
3. Primary school within:				
400m with minor roads to cross	5			
800m with minor roads to cross or 400m with main road to cross	4			
800m with main road to cross	2	5	4	0
1000m with main road to cross	1			
Over 1000m	0			
4. Secondary school within:				
400m with minor roads to cross	5			
800m with minor roads to cross or 400m with main road to cross	4			
800m with main road to cross or	2	0	0	0
1000m with main road to cross	1			
Over 1000m	0			

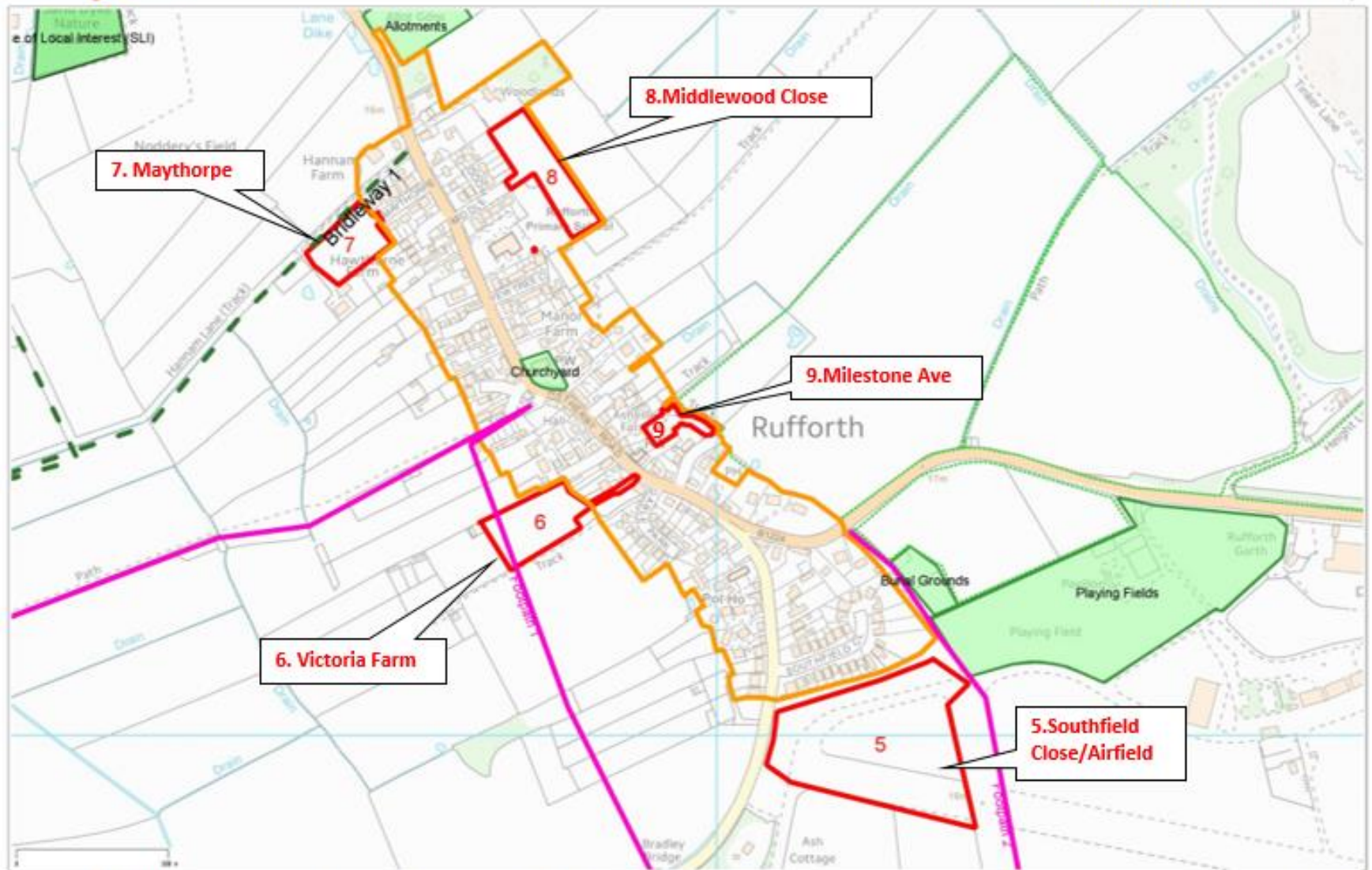
		Middlewood Site RK H1	Milestone Site RK H2	Knapton Site RK H3
5. Higher and Further Education within:				
400m with no roads to cross	5			
800m no roads to cross or 400m with minor road to cross	4			
800m with minor road to cross or 400m with main road to cross	2	0	0	0
800m with main road to cross	1			
Over 800m	0			
6. Shop within:				
400m with no roads to cross	5			
800m no roads to cross or 400m with minor road to cross	4			
800m with minor road to cross or 400m with main road to cross	2	2	2	0
800m with main road to cross	1			
Over 800m	0			
7. Range of shops within:				
400m with no roads to cross	5			
800m no roads to cross or 400m with minor road to cross	4			
800m with minor road to cross or 400m with main road to cross	2	0	0	0
800m with main road to cross	1			
Over 800m	0			
8. Doctors within:				
400m with no roads to cross	5			
800m no roads to cross or 400m with minor road to cross	4			
800m with minor road to cross or 400m with main road to cross	2			
800m with main road to cross	1			
Over 800m	0	0	0	0

		Middlewood Site RK H1	Milestone Site RK H2	Knapton Site RK H3
9. Number of open spaces within 15-minute walk:				
<i>Open spaces defined as: publicly accessible woodlands, scrub grasslands, wetlands and wastelands; informal recreational greenspace; equipped play facilities for children under 12; facilities for young people over 12 e.g. skate park, bike track; outdoor sports facilities e.g. tennis, bowls, football, golf, playing fields; allotments; cemeteries and churchyards.</i>				
5-8	5	5	5	4
2-4	4			
1	2			
0	0			
Service Accessibility Min Score	13/40	16	13	4
Transport Accessibility				
10. Non-frequent (every 15mins or more) bus route within:				
400m	5			
800m	3	5	5	5
Over 800m	0			
11. Frequent bus route (max every 15 mins) within:				
400m	5			
800m	3	0	0	0
Over 800m	0			
12. Park and Ride bus stop:				
400m with no roads to cross	5			
800m no roads to cross or 400m with minor road to cross	4			
800m with minor road to cross or 400m with main road to cross	2			
800m with main road to cross	1	0	0	0
Over 800m	0			

		Middlewood Site RK H1	Milestone Site RK H2	Knapton Site RK H3
13. Railway station within walking distance:				
5 mins	5			
10mins	3	0	0	0
15mins	1			
Over 15mins	0			
14. Railway station within cycling distance:				
5 mins	5			
10mins	3	0	0	1
15mins	1			
Over 15mins	0			
15. Safe access to highway:				
Access onto existing road, wide enough for 2 cars	5			
Access onto existing narrow road, footpath	4			
Access directly onto main road, no restriction to view	3	5	5	3
Access onto existing narrow road, no footpath	2			
Access directly onto main road, restricted view	1			
No direct access to adopted highway	0			
16. Cycle route for commuting:				
On or adjacent to site	5			
Within 50m	3	0	0	3
Within 530m	1			
Over 530m	0			
Transport Accessibility Min Score	9/35	10	10	12
Total	75	26	23	18







APPENDIX X Commercial Site Criteria

RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

APPENDIX X

Rufforth with Knapton Commercial Site Criteria

Service Accessibility		RK E1
1. Nursery Care provision within:		
400m with no roads to cross	5	
800m no roads to cross or 400m with minor road to cross	4	
800m with minor road to cross or 400m with main road to cross	2	0
800m with main road to cross	1	
Over 800m	0	
Service Accessibility Max Score	5	0
Transport Accessibility		
2. Non-frequent (every 15mins or more) bus route within:		
400m	3	
800m	3	0
Over 800m	0	
3. Frequent bus route (max every 15 mins):		
400m	5	
800m	3	0
Over 800m	0	
4. Park and Ride bus stop:		
400m with no roads to cross	5	
800m no roads to cross or 400m with minor road to cross	4	
800m with minor road to cross or 400m with main road to cross	2	5
800m with main road to cross	1	
Over 800m	0	
5. Railway station within walking distance:		
5 mins	5	
10mins	3	
15mins	1	3
Over 15mins	0	
6. Railway station within cycling distance:		
5 mins	5	
10mins	3	
15mins	1	5
Over 15mins	0	
7. Safe access to highway:		
Access onto existing road, wide enough for 2 cars	5	
Access onto existing narrow road, footpath	4	
Access directly onto main road, no restriction to view	3	
Access onto existing narrow road, no footpath	2	5
Access directly onto main road, restricted view	1	
No direct access to adopted highway	0	

8. Cycle route for commuting:		
On or adjacent to site	5	
Within 50m	3	3
Within 530m	1	
Over 530m	0	
Transport Accessibility Max Score	33	21
Commercial Min Total 9/38		21

APPENDIX XI Travellers' site

RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

APPENDIX XI

TRAVELLERS' SITE

Appendix XII Travellers' Site

The City of York Local Plan Publication Draft (February 2018) Policy H5, pages 105- 107, Meeting Future Need..... Planning Applications states that development for Gypsy and Travellers' sites will be permitted where proposals:

- i) Do not conflict with the objective of conserving and enhancing York's historic and natural environment. This includes Green Corridors and areas with important recreation function. The B1224 is part of one of the Green Corridors entering York and has the amenities of a bridleway and newly created cycle path which takes people out of the city into the countryside.
- ii) Ensure accessibility to public transport and services. There are no footpaths along the B1224. There is only an irregular bus service, which currently has no stops on either side of the road beyond the last residential property. There is no route for pedestrians or cyclists crossing the ring road, A1237. Local facilities and schools are on the far side of the A1237.
- iii) Are suitable in terms of vehicular access and road safety.... The B1224 carries huge numbers of HGV's from Harewood Whin, a Waste Transfer Station in City of York Council's Joint Waste and Minerals Plan. This road also carries large volumes of heavily loaded agricultural traffic. It has also become a link road between the industrial estates at Thorpe Arch and Tockwith, the Wetherby services on the A1 and York's ring road. Access and egress from most fields along the B1224 is difficult, due to poor visibility on the several bends through Rufforth and on the open road to the A1237.
- iv) Ensure that development does not lead to unacceptable levels of congestion, pollution and air quality. Queuing traffic is often a problem already, on the B1224.
- v) Ensure future occupiers would not be subject to significant adverse environmental impacts. The B1224 in the Parish of Rufforth with Knapton is dominated by what was the landform site at Harewood Whin, now a Waste Transfer Station. Pollution and air quality could become factors here.

APPENDIX XII Harewood Whin Operating Agreement

RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

APPENDIX XII

HAREWOOD WHIN OPERATING AGREEMENT

This Agreement is made between Yorwaste Ltd (registered Office Mount View, Standard Way, Northallerton, North Yorkshire, DL6 2YD) (Yorwaste) and the Parish Council of Rufforth with Knapton (registered office, Bradley House, Bradley Lane, Rufforth, York YO23) (Parish Council) on behalf of the residents of Rufforth and the surrounding area to set out details of the operations at the land fill and recycling site known as Harewood Whin situated off Wetherby Road, Rufforth, to come into force with effect from 1 September 2017.

1. The aim of this Agreement is to set out in a clear unambiguous format, guidelines covering the current and future management of the site and to provide a clear understanding of the commitments being made.
2. This agreement is intended to be supplementary and complimentary to any planning conditions and Section 106 conditions imposed on Yorwaste Ltd by The City of York Council.
3. Liaison meetings will be held between the Yorwaste management team and a nominated group of local councillors and residents on a quarterly basis to monitor and review this Agreement and to provide a vehicle for consultation on all issues related to the site, both current and future.

Site Access and Egress

4. A condition of the planning approval granted to Yorwaste is that the junction of the site where it meets the B1224 is amended so that vehicles over 7,500Kg Gross Vehicle Weight (GVW) are physically prohibited from turning right and travelling through the village of Rufforth.
5. Yorwaste Ltd will ensure that all of its staff and contractors are aware of this planning requirement and this will be issued as part of the site user guide issued to all users of the site, be it internal or external employees. The site user guide is attached as Appendix A to this agreement. This work instruction will also make it clear to drivers, or contractors directly employed by Yorwaste Ltd, that they are not

to travel through the village of Rufforth, whether entering or leaving the site, unless this has been approved by the Harewood Site manager.

6. Yorwaste Ltd will provide the site user guide to all of its customers and encourage them to abide by the spirit of the work instruction contained therein. Yorwaste Ltd cannot impose this on its customers but it will exert influence wherever possible.
7. Yorwaste Ltd will monitor compliance against this instruction by way of visual checks and the use of CCTV. Where employees contravene the instruction, disciplinary action may be taken.
8. Yorwaste Ltd may waive clause [5] above in specific circumstances, for example where other sections of the local road network are unavailable. This will also be the case for any Yorwaste Ltd vehicle carrying out collections from the villages of Rufforth, Askham Richard or Hessay. All incidents where vehicles are diverted will be logged and discussed at the regular liaison meetings between Yorwaste Ltd and the Parish Council.

Issue Reporting

9. The Parish Council will set up a reporting process whereby residents can report any issues relating to the management or operation of the site. This will be established via the Parish Council Clerk, details of which are attached as Appendix B to this agreement.
10. Residents will be asked to report any incidents, or issues, to the Parish Council who, in turn, will discuss them directly with Yorwaste Ltd.

Vehicle Movements

11. Details of vehicle movements into and out of the site will be forecast by Yorwaste Ltd and submitted to the Parish Council in March each year. Yorwaste Ltd will provide monthly updates of actual numbers against the forecast to the Parish Council and these will be discussed at the quarterly liaison meetings.

Operating Hours

12. Operating hours on the site are currently as follows:
- i. Landfill Site – 0730 to 1700
 - ii. Recycling Operations – 0700 to 1730
 - iii. Composting – 0730 to 1700
 - iv. Waste Transfer Station – 0700 to 2100
13. Yorwaste currently operates within the limits of its permitted hours. For information, the current permitted hours for each of the permits held by Yorwaste at the site are:

Permitted hours on the site are currently as follows:

- i. Landfill Site – 0730 to 1700
 - ii. Recycling Operations – 0700 to 2100
 - iii. Composting – 0730 to 1700
 - iv. Waste Transfer Station – 0700 to 2100
14. Yorwaste Ltd reserves the right to adjust the operating hours shown in clause 12. No operating hours will exceed those stated in the relevant permit, as shown in clause 13, or planning conditions and Yorwaste Ltd will notify the Parish Council when operating hours are to be amended to those stated in this agreement. It is anticipated that any such change would be only as a result of circumstances not foreseen at the date of signing of this Agreement

Environmental Impact

15. Yorwaste Ltd will make every effort to minimise the effect its operations has on residents of surrounding communities. This will include:
- i. Ensuring that sufficient controls are in place to reduce litter escaping from the site. Where littering does occur, Yorwaste Ltd will ensure that the problem is dealt with quickly and effectively,
 - ii. Keeping the front of the site clear of litter and debris by way of regular litter picking,

- iii. Ensuring that, as far as reasonably practical, odour is controlled on site. It is expected that odour issues will reduce as the landfill operation is wound down, though gas will continue to be generated on site for up to 30 years. Whilst this is captured and used to generate power, occasional escapes can occur and these will be dealt with quickly and effectively by Yorwaste and its contractors. The Waste Transfer Station will be equipped with an odour control system that includes a deodorising agent.
- iv. Ensuring that dust generated by operations on site is kept to a minimum. Where required, dust suppression systems will be utilised.
- v. Keeping birds and other pests under control. It is expected that as landfill operations are wound down the number of birds visiting the site each day will reduce significantly. There will still be birds on the site and necessary measures will be taken to control these. The control of other pests, including rodents, will be proactively managed by Yorwaste Ltd.

Amendment

- 16. Unless otherwise stated this Agreement will only be altered by prior consultation and agreement between the two parties concerned.

Signed on behalf of Yorwaste Ltd

Name:

Position:

Date:

Signed on behalf of Rufforth with
Knapton Parish Council

Name:

Position:

Date:

