

## ANNEX B

### Wheldrake Village Design Statement SPD

#### Schedule of Consultation Responses

##### 1. Summary of Consultation:

- The consultation ran for seven weeks from 21/07/14 to 07/09/14 in conjunction with Strensall with Towthorpe Village Design Statement Consultation.
- Documents available online, at West Offices, mobile library, as well as locally at Wheldrake Village Hall and Wheldrake Old Phone Box Information Point, and in the members group rooms.
- Local Plan database letter to those registered within Strensall and Wheldrake.
- Email letter and links to relevant CYC officers, all Members, Parish Councils, Planning Panels and specific consultees, including interested bodies.
- York Press article 04/07/14, press release 21/07/14, press notice 21/07/14.

Method	Number of responses	Total
Leaflets (L)		<b>3</b>
SurveyMonkey (SM)	Resident x 2 York Consortium of Drainage Boards CYC Environmental Protection Unit	<b>4</b>
Email/ letter	Civil Aviation Authority North Yorkshire Police Resident x 2 Environment Agency Homes and Communities Agency Highways Agency Peel Environmental Limited Deighton Parish Council Sustrans English Heritage Yorkshire Wildlife Trust Conservation Area Advisory Panel CYC Rights of Way Officer	<b>14</b>

## 2. Analysis of responses (leaflets/ surveymonkey/ email and letter):

Ref.	Source	Summary of written comments	Officer/ VDS Group response and proposed changes
<b>LEAFLET</b>			
1	L1 Resident	<p>Site H28 Proposed Pilcher Development is a disgrace. This land has been hacked to pieces and left in an appalling state. Beautiful trees have been felled and left – damaging fences – and weeds left to infiltrate gardens. So much for statements for new developments to be sympathetic to their surroundings. Beautiful, mature trees should have been left, and built around! Wildlife has been destroyed. Also this area is composed of bungalows, and any development should not be inclusive of houses to overlook privacy, into bedrooms and gardens; nor crammed together without green spaces.</p> <p>Would you also look into the fact, should building commence, we cannot be subjected to the endless ‘beep, beep, beep’ all day as we were when the hedges were cut down. <b>OUR HEALTH WILL NOT STAND THIS!</b> (Elderly residents are in through the day.).</p>	<p>Design Guidelines 21/22/27 reflect these points.</p> <p>It would be useful for future reference to <u>annotate the bullets within DG21 as a,b,c,d:</u>            21a: ‘New buildings at the edge of sites should ideally not exceed the existing rooflines in height.’ <b>DONE</b></p> <p>Construction hours for a development would be dealt with as a condition of the planning permission, if appropriate, and is beyond the remit of VDS. No change required.</p>
2	L2 Resident	<p>Access through the village by HGVs is a particular concern in view of the development of the North Selby Mine site as is the general traffic and increased air pollution.</p> <p>Concerning new development in the village the following should be taken into account:</p> <ol style="list-style-type: none"> <li>Poor street lighting and drainage issues.</li> <li>Increased traffic – particularly on Main Street and North Lane – both single lane streets.</li> <li>The lack of public open spaces. The open space around the school which would be affected if the school had to be extended.</li> <li>The restoration of hedgerows &amp; ponds &amp; the removal of existing mature trees – many have already been removed.</li> <li>Three storey/ terraced homes in high density would not be appropriate – other property privacy and amenity must be considered.</li> <li>The proposal to build 75 homes on site H28 and extensions to the industrial estate – sites E7 &amp; E8 would increase infrastructure problems and affect the streetscape which is already congested.</li> </ol>	<p>Noted on page 29 &amp; DG5</p> <ol style="list-style-type: none"> <li>Street lighting DG40, no change required. Drainage, see 5 below.</li> <li>Noted on page 29 &amp; DG5, no change required.</li> <li>Could expand DG33? <u>‘Encourage the provision of open spaces within large scale new developments.</u> Large areas of public amenity lawn...’ <b>DONE</b></li> <li>See proposed DG2 amendment in 3 below.</li> <li>DG21a covers height in relation to neighbouring properties, no change required.</li> <li>The VDS focuses on the design of future development. Site specific discussion is the remit of the Local Plan or a Neighbourhood Plan.</li> </ol>
3	L3 Resident	Very interesting village geology/ history – useful to the school!	Noted.

		<p>On a personal level:</p> <ol style="list-style-type: none"> <li>1) Developments @ H28. Any housing needs to take account of severe water issues in ANY heavy rain and in the increased potential for flooding of properties – both new and adjacent. Sewerage issues have also recently been an issue.</li> <li>2) Access to the site also needs careful consideration avoiding heavy traffic increase at key times, 8-9am and 3:15-6pm along Cranbrooks – presently a quiet road with many elderly residents and children from the Barratt estate in particular.</li> <li>3) Much tree felling has already taken place @ H28 by the present owner, no doubt in anticipation of planning permission and the wooded environment has been severely affected. There are ancient hedges (which are noted as in need of conservation) between the Cranbrooks and H28 – will this be uprooted too!</li> </ol> <p>Development in general:</p> <ol style="list-style-type: none"> <li>1) I understand the need for different housing types but how will low cost housing be kept for village folk. (Community Impact Assessment). Such housing may well be snapped up by others from developers eager to sell for a profit.</li> <li>2) If young families are to be catered for: a) will they be from the village – as housing now can NOT guarantee access to the school with the LA bussing children to Badger Hill Primary School. B) if outside families, the above issue is exacerbated.</li> <li>3) Bus access for older people is an issue and will I’m sure get worse as promises of bus access now are likely to ‘dissolve’ in future leaving people trapped in the village with little convenient access to the city.</li> </ol>	<ol style="list-style-type: none"> <li>1) See response to 13 (Yorkshire Consortium of Drainage Boards &amp; Environment Agency).</li> <li>2) Construction access to any development would be dealt with as a condition of the planning permission, if appropriate, and is beyond the remit of VDS. No change required.</li> <li>3) DG2 – add <u>retention, restoration or</u> reintroduction of hedges... <u>wherever possible</u>. <b>DONE</b></li> </ol> <ol style="list-style-type: none"> <li>1) DG28 promotes provision of a variety of housing types... If a scheme is a Registered Provider led scheme a specific local lettings policy could and is often applied. Its currently the Council’s policy to let affordable homes (rented, discounted sale or shared ownership) which are part of open market schemes to anyone on the Council waiting list, but a local connections policy could be considered. However, restrictions cannot be placed on open market housing. No change required.</li> <li>2) Noted. Educational provision would be dealt with as part of the planning permission, if appropriate, and is beyond the remit of VDS. No change required.</li> <li>3) Noted. Bus service is beyond the remit of VDS. No change required.</li> </ol>
<b>ONLINE (SURVEYMONKEY)</b>			
4a	SM1 Resident	<p>The VDS is OK as far as it goes, but there is one glaring omission: it fails to make any comment as to how this community is going to mitigate and adapt to the impacts of climate change. In my view, if this community is to survive and thrive into the future it has to engage with reducing dependency on fossil fuels by improving energy efficiency of all buildings</p>	<p>DG20 encourages sensitive renewable energy production, whilst maintaining the character of the conservation area. However there is no guideline for the broader village. Add new DG28 to p25 to cover whole village using following words from Jacqueline Warren, CYC Sustainability Officer:</p>

		<p>in the community, both by welcoming renewable energy production and by having a community plan for lowering carbon emissions across the community. Since such measures inevitably involve changes to the buildings in the community this should be reflected in the VDS. In particular, the VDS should set out how it expects to welcome and encourage renewable energy production in all its many forms, both on individual dwellings and in community projects to generate power locally. The VDS should also set out how the transformation of buildings to incorporate greatly improved energy efficiency can be done while maintaining the character of the village.</p>	<p><u>'Provision of equipment for producing renewable energy (e.g. solar panels) should be encouraged, providing they do not have unacceptable visual impact.'</u> <b>DONE</b></p> <p>With new buildings, this type of equipment should be encouraged as part of meeting planning requirements related to meeting current Building Regulations (Part L). (<a href="http://www.chelmsford.gov.uk/.../Sandon_Village_Design_Statement_FINAL.pdf">Sandon VDS www.chelmsford.gov.uk/.../Sandon_Village_Design_Statement_FINAL.pdf</a>)</p>
<p><b>4b</b></p>		<p><b>DOUBLE GLAZING</b></p> <p>Such changes might include, for example, an acceptance that all single-glazed windows may be changed to double or triple-glazed windows subject to their replacements meeting certain quality and design standards set out within the VDS. I am aware that in recent years villagers have been prevented from installing double-glazing in certain properties on Main Street. Given the need to improve the energy efficiency of all buildings this anachronism must be addressed.</p>	<p><b>Mark Barratt, CYC Conservation Officer:</b></p> <p>Council policy on alterations to listed buildings is set out in policy HE4 of the draft local plan. It states that development affecting a listed building will only be granted where there is no adverse effect on the character, appearance or setting of the building. The National Planning Policy Framework builds on PPS5's use of assessing the effect on the significance of a designated heritage asset (for example, a listed building or conservation area). The NPPF states that to constitute sustainable development in the government's view, the policies in the NPPF (paras. 18-219) should be taken as a whole. Paragraph 132 is unequivocal in stating that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Removal of windows which contribute to the significance of a heritage asset and their replacement with windows of modern design and construction would fail to accord with the great weight which should be given to the assets conservation. Bearing this in mind, I cannot see how a policy on window replacement could be developed in the village design statement.</p> <p>With regard to non-listed, domestic residential properties occupied as a single dwelling, where permitted development rights have not been removed by an Article 4 direction, the replacement of windows is likely to be permitted development.</p>

			<p><b>Janine Riley, CYC Conservation Architect:</b>  Central Government now advocates a holistic approach to energy conservation and environmental management of buildings through agencies such as the Building Research Establishment (BRE) and English Heritage (EH). This is based on recent research by BRE (ie difficulties with roof maintenance if panels are installed, upsetting the environmental balance of the building - its building ecology). EH have a special website addressing climate change measures for householders and you might provide a link to this in the VDS  <a href="http://www.climatechangeandyourhome.org.uk/live/">http://www.climatechangeandyourhome.org.uk/live/</a>.  Part of a holistic approach is to consider designing suitable secondary glazing (not double glazing). Secondary glazing is generally more effective than double glazing and, if well designed, is normally much less damaging to special architectural or historic interest. Also it avoids introducing new technical problems such as making the windows too heavy to use etc.</p> <p>The VDS cannot override conservation area and listed building policies (see advice below). Elsewhere the replacement of windows is likely to be permitted development. Could include Janine’s link if desired.</p>
4c		<p><b>RENEWABLES</b>  Similarly, the VDS should set out how individual property owners can incorporate solar hot water or solar photo-voltaic panels and other renewable energy sources onto properties both in and outside the conservation area.</p>	<p><b>Mark Barratt, CYC Conservation Officer:</b>  With regard to listed buildings, each case would have to be determined on its merits, for the reasons set out above. On non-listed buildings in conservation areas, extensive permitted development rights are now applicable. As a rule, we would not promote placing PV or solar thermal panels on prominent roof slopes, as generally this would detract from the character of the area as one of special architectural or historic interest. So the VDS might state that solar panels can be incorporated where they will not be intrusive, or be visible in important views. (Covered by 4a above).</p> <p><b>Gareth Arnold, Development Management:</b>  The permitted development rights for solar in conservation areas are extensive – there is a condition that the equipment</p>

			<p>has to be sited so as to <u>minimise its effect on visual amenity</u> – but it is qualified by the words “<u>so far as practicable</u>” – so we could probably reasonably ask them to move equipment on a prominent roof slope, but only if there is an alternative which would still enable the equipment to have some effect. So guiding its location through the VDS might help, but only in limited circumstances.</p> <p>Again, DG20 covers this within conservation area. However, there is no guideline for the broader village. New DG28 on p25 to covers whole village. <b>DONE</b></p>
4d		<p><b>MAKING USE OF THE COMMUNITY'S ENERGY RESOURCES</b></p> <p>While seeking to maintain the green belt, the VDS should set out the ways in which local energy production can be incorporated into that Green Belt in order to ensure that community is able to reduce its reliance on fossil fuels. Preparing a spatial inventory of local energy potential can then support urban planning, building and retrofitting decision-making. Collecting and integrating this data into mapping tools will help planners, developers and town planners systematically take local potential into account, thus ensuring a balance between available resources in the territory and existing and future needs, as well as facilitating the implementation of local energy solutions. With the River Derwent running along the edge of the village and with other opportunities to site a variety of renewable energy technologies at other locations, the VDS needs to address how it envisages engaging with these opportunities. The VDS makes no comment about fracking. Since it is possible that companies may seek to exploit potential resources around and possibly beneath the village, the VDS might usefully also comment on how such a proposal would be viewed in terms of the village's setting.</p>	<p>An Energy Action Plan is beyond remit of the VDS/ SPD. The community could consider a Neighbourhood Plan to engage in these discussions. No change required.</p> <p><b>Jacqueline Warren, CYC Sustainability Officer:</b> A Neighbourhood Plan (NP) is the place for this. CYC have various maps that could help show a community where there is wind, solar farm and hydro opportunities. This info could then be used to help the community devise specific policies in their NP based on the Local Plans renewable energy policy. The NPPF states this:</p> <ul style="list-style-type: none"> <li>• <i>identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</i></li> <li>• <i>support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning.</i></li> </ul>
4e		<p><b>MAPPING ENERGY FLOWS AND HEAT USE.</b></p> <p>The community needs to understand energy flows in the village and the community's overall energy use, so as to be able to incorporate a coherent plan as to how the community can reduce energy waste and energy use. This needs to include domestic dwellings, community buildings, and business premises. Alongside this the VDS should seek to quantify heat use in the community to better match needs to available resources. Identifying fuel poverty within the community and creating a</p>	<p><b>Jacqueline Warren, CYC Sustainability Officer:</b> Neighbourhood Planning is more appropriate. See below : - Planning practice guidance for renewable and low carbon energy <a href="https://www.gov.uk/.../Planning_Practice_Guidance_for_Renewable_and_Low_Carbon_Energy.pdf">https://www.gov.uk/.../Planning_Practice_Guidance_for_Renewable_and_Low_Carbon_Energy.pdf</a></p> <p>Neighbourhood plans are an opportunity for communities to</p>

		<p>plan for eliminating this should also be included. Such data can then be incorporated into an energy action plan that can inform planning decisions.</p>	<p>plan for community led renewable energy developments. Neighbourhood Development Orders and Community Right to Build Orders can be used to grant planning permission for renewable energy development. To support community based initiatives a local planning authority should set out clearly any strategic policies that those producing neighbourhood plans or Orders will need to consider when developing proposals that address renewable energy development. Local planning authorities should also share relevant evidence that may assist those producing a neighbourhood plan or Order, as part of their duty to advise or assist. As part of a neighbourhood plan, communities can also look at developing a community energy plan to underpin the neighbourhood plan.</p>
4f		<p>Flooding is not currently a major problem in most of Wheldrake but the VDS needs to address how the design of new properties and the modification of existing properties can ensure that flooding does not become an issue in the future.</p>	<p>Agree. See response to 13 (Yorkshire Consortium of Drainage Boards &amp; Environment Agency)..</p>
6	SM3 – Resident	<p>Page 16, Design Guidelines for the conservation area: in order to reflect the formal designation of a conservation area, I suggest the introductory statement should be amended to read: “Buildings should conserve and enhance the character and appearance of the conservation area, so...”</p> <p>I suggest there is specific mention made of the importance of gardens, both front and back, to the character and appearance of the village. There should be a Guideline discouraging the loss of these through subdivision to create new building plots.</p> <p>Likewise, surviving chimneys are a distinctive contribution to the appearance of the conservation area. Examples where gardens and chimneys could be referred to are: Page 15, ‘Conservation Area: Key Characteristics;’ Page 16, ‘Design Guidelines’. Page 25, Design Guidelines for building within the village envelope. Page 30, ‘Spaces, soft landscaping and boundaries within the village envelope’ Design Guidelines</p> <p>Page 17, Church Lane: Building materials and hue There is reference to “Older rainwater goods have usually been replaced with modern plastic designs in black, grey or white.” There could be a general Guideline</p>	<p>Ok, amend “Buildings should <del>respect</del> <u>conserve</u> and enhance <u>the character and appearance</u> of the conservation area, so...” <b>DONE</b></p> <p>Consistent with NPPF 53 “Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.” Could add to P30, e.g. DG “<u>Resist inappropriate development of residential gardens, where development would cause harm to the local area.</u>” <b>DONE</b></p> <p>DG21e encourages chimneys in new buildings. Could add DG to P16 or 25: <u>Maintain historic and architectural features such as chimneys wherever possible.</u> <b>DONE P16</b></p> <p><b>Mark Barratt, CYC Conservation Officer:</b> This is only enforceable on listed buildings where traditional goods are being replaced. Elsewhere, in conservation areas and</p>

		<p>under the headings listed in the previous paragraph that rainwater goods on listed buildings and on buildings in conservation areas should normally be replaced in traditional material.</p> <p>Page 25, Design Guidelines for building within the village envelope - There is a Guideline in respect of green building and the re-use of materials (no.24). Sustainable development may also be encouraged by the re-use of existing buildings. Could this be included under the Alterations, extensions and repairs section</p> <p>Page 28, Significant elements of the village infrastructure identified by residents: Pubs: “The Wenlock is the only remaining pub in the village, the Alice Hawthorne having been converted to a dwelling in the 1990s.” Would it be advisable to identify the one surviving pub as a village asset? Nominate for the Local List</p> <p>Page 29 The school and village hall which have open land around their buildings. Include a Guideline to protect these</p> <p>Page 33, Appendix 1: Heritage Assets identified by Wheldrake residents “Although none have been ‘Listed’ (see Appendix 2) the following all make a positive contribution to the character of Wheldrake and are so important in the street scene that their value should be taken into consideration as part of any development proposal.” These items could be nominated for inclusion on the Local List of Heritage Assets</p>	<p>beyond replacements are a permitted development right and so this could not be enforced.</p> <p>Could amend DG24 e.g. ‘...re-use of materials <u>and existing buildings</u> should be encouraged.’ <b>DONE</b></p> <p>Whilst not a heritage asset, the Local Heritage List does include ‘community significance’ within it’s criteria ‘Places or features perceived as a source of local identity that have strong communal meaning’. Might need to change Appendix 1 title to <u>Village Assets</u> rather than Heritage Assets? <b>DONE</b> VDS group to nominate The Wenlock to Local Heritage List = separate process to VDS (see below).</p> <p>Protection of land is beyond remit of VDS. Their value is noted on P29, but a guideline would go too far.</p> <p>Agree, nominations could be made to the Local Heritage List. The original list was compiled by York Open Planning Forum. A draft Supplementary Planning Document has been prepared by CYC, but has not been approved or implemented to date. This is separate to the VDS – no change required to VDS.</p>
<b>ENVIRONMENT</b>			
5	<b>SM2</b> Paul Hey <b>York Consortium of Drainage Boards</b>	The Ouse and Derwent Drainage Board maintain a network of watercourses in and around Wheldrake. This network represents critical drainage infrastructure in so much as the surface water for the settlements is reliant on water entering these water courses either directly or indirectly via third party assets such as Yorkshire Water surface water sewers. It is evident that these watercourses are under pressure from continued development and at this time are operating at capacity. With the advent of climate change it is clear that this pressure will increase over the forthcoming years. This has the potential to inhibit development and increase the risk of flooding at various points within the area. The Board feel there is potential within the Design Statement to emphasise the risk of flooding and the need for guidance in regard to	Agree, see proposal in 13 below.



		<p>surface water management through responsible design and local governance. Whilst the Design Statement has specifics in regard to say cycle parking there is a contrasting lack of encouragement of sustainable drainage either in terms of new development or householder type projects. Any reference to adherence with the Strategic Flood Risk Assessment, Sustainable Drainage Systems, encouraging no additional surface water run-off, permeable paving and other measures that may protect the community infrastructure and be truly sustainable including the protection of ecology is absent. The Board would suggest the Design Statement represents a number of areas where such references would be apt and would thereby ensure the document truly encompasses all issues within the broader community. The Board welcome the opportunity to discuss these issues further within the context of this document.</p>	
13	<p>Nick Pedder Planning Adviser - Sustainable Places <b>Environment Agency</b></p>	<p>Thank you for consulting us in relation to these draft village design statements. I can confirm that we agree with the assertion that these plans will not give rise to any significant environmental impacts. As such, we have no reason to believe that an SEA would be required. In terms of the statements' content, it may be worth including some information on promoting the use of Sustainable Drainage Systems (SuDS). Whilst SuDS are highlighted in other areas within your local plan, their inclusion here would bolster their importance. The following statement on SuDS could be included within the design guidelines section on page 25:</p> <p><u>New buildings should promote the use of SuDS. SuDS tackle surface water run-off problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. As SuDS attenuate flood peak flows, improve water quality and enhance the environment, we expect to see detailed investigations exploring their use.</u></p>	<p>Not sure whether/ where this would logically fit in the supporting text (no flooding/ drainage section)?: <u>Sustainable Drainage Systems tackle surface water run-off problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. The inclusion of these measures in future development may protect the community infrastructure as well as protecting ecology.</u> <b>DONE</b></p> <p>Expand DG24 'Sustainable development in the form of <u>green building design, including green roofs and walls,</u> and re-use of materials <u>and existing buildings</u> should be encouraged on appropriate sites. <b>DONE</b></p> <p>Add new DG: <u>The use of Sustainable Drainage Systems permeable paving and other measures that may protect the community infrastructure is encouraged to help reduce runoff and flooding, as well as supporting biodiversity. Future development sites should be subject to a study on flood risk, in line with CYC Strategic Flood Risk Assessment.'</u> <b>DONE</b></p>
20	<p>Sara Robin <b>Yorkshire Wildlife Trust</b></p>	<p>The Trust is supportive of the Village Design Statement and impressed by the amount of work which must have been done to produce it. The historical detail and information on the different landscape areas will be</p>	

		<p>very useful in guiding future design. The information on Wheldrake Ings and the Lower Derwent Valley shows the very high wildlife value of the area. The parish is also partly in the Yorkshire Wildlife Trust Living Landscape for the Lower Derwent Valley see <a href="http://www.ywt.org.uk/living-landscapes">http://www.ywt.org.uk/living-landscapes</a> . Design features that support wildlife and buffer the wildlife sites in the area will be valuable.</p> <p>In order to support and also connect up habitat in the area the design statement could provide further suggestions. For example native plantings in gardens and open areas and also how to incorporate wildlife in building design. The book <i>Designing for Biodiversity: A Technical Guide for New and Existing Buildings (2nd edition)</i> available from RIBA <a href="http://www.ribabookshops.com/item/designing-for-biodiversity-a-technical-guide-for-new-and-existing-buildings-2nd-edition/79859/">http://www.ribabookshops.com/item/designing-for-biodiversity-a-technical-guide-for-new-and-existing-buildings-2nd-edition/79859/</a> provides a very useful overview of what is possible and it could be referenced. Further possibilities which would support biodiversity and also help to reduce runoff and flooding would be Green Roofs and Green Walls in buildings and Sustainable Drainage Systems or SuDS, the SusDrain website is very helpful in this area <a href="http://www.susdrain.org/">http://www.susdrain.org/</a> .</p>	<p>DG34/35 and revised DG24 will cover this.</p> <p>See 13 re. green buildings and SuDS.</p>
<b>NO CHANGE REQUIRED</b>			
<b>10</b>	Mr Jim Shanks Designing Out Crime Officer <b>North Yorkshire Police</b>	Thank you for consulting me in respect of the above draft Village Design Statements. I have noted that both documents contain references to new buildings and crime prevention (Wheldrake VDS - page 32 paragraph 42 and Strensall & Towthorpe VDS page 48, Paragraph 22), this is welcomed. Further expanded guidance on 'designing out crime' should be available in the emerging Local Plan for York. I therefore have no issues to raise.	Noted. No change required.
<b>12</b>	Resident	I fully agree with all the information contained in the Design Statement documents, including the Design Guidelines. I feel it is important that new development is sympathetic to & preserves / enhances the character of the villages.	Noted. No change required.
<b>14</b>	Ann Barker Senior Information Officer – North East, Yorkshire and The Humber <b>Homes and Communities Agency</b>	Thank you for your e-mail asking the Homes and Communities Agency to respond to the above consultation in our role as a Statutory Consultee. The Homes and Communities Agency has no comments to make at this time.	Noted. No change required.
<b>15</b>	Simon Jones	The Agency will not be submitting any formal comment	Noted. No change required.

	<b>Highways Agency</b>		
<b>16</b>	Richard Barker Development Manager <b>Peel Environmental Limited</b>	I can confirm that it is not my intention to make comments the document	Noted. No change required.
<b>17</b>	<b>Deighton Parish Council</b>	The Council has no objections/comments to make on this consultation.	Noted. No change required.
<b>CHARACTER</b>			
<b>19</b>	Craig Broadwith <b>English Heritage</b>	<p>The area covered by your Village Design Statement includes the Wheldrake Conservation Areas, the grade I Listed Church of St Helen and twenty three II Listed Buildings. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>We consider that the planning and conservation team at City of York Council are best placed to assist you in the development of your Village Design Statement and, in particular, how the strategy might address the area's heritage assets. Consequently, we do not consider that there is a need for English Heritage to be involved in the development of your plan.</p> <p>If you have not already done so, we would recommend that you speak to the staff in the City of York's Conservation and Archaeology Team (<a href="http://www.york.gov.uk/info/200584/sites_and_ancient_monuments/446/sites_and_ancient_monuments/2">http://www.york.gov.uk/info/200584/sites_and_ancient_monuments/446/sites_and_ancient_monuments/2</a>) who look after the Historic Environment Record. They should be able to provide details of not only any designated heritage assets but also locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Village Design Statement.</p> <p>English Heritage has produced a number of documents which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring</p>	<p>The listed buildings are noted in Appendix 2 and are protected by their listed building status.</p> <p>City of York's Conservation and Archaeology team have been involved in the production of the VDS.</p> <p>Other significant buildings of local value and features of importance in the village are included in Appendix 1.</p>

		<p>that the character of the area is retained.</p> <p>These can be found at:-  <a href="http://www.helm.org.uk/place-and-placemaking/communities/community-planning/">http://www.helm.org.uk/place-and-placemaking/communities/community-planning/</a></p> <p>You may also find the advice in <i>"Planning for the Environment at the Neighbourhood Level"</i> useful. This has been produced by English Heritage, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:  <a href="https://publications.environmentagency.gov.uk/skeleton/publications/ViewPublication.aspx?id=e8ce91c1-6f4c-4acc-9ac1-8fbb443c81be">https://publications.environmentagency.gov.uk/skeleton/publications/ViewPublication.aspx?id=e8ce91c1-6f4c-4acc-9ac1-8fbb443c81be</a></p>	
<b>GENERAL</b>			
<b>9</b>	<p>Mark Smailes          Airspace Regulator          Safety and Airspace          Regulation Group  <b>Civil Aviation          Authority</b></p>	<p>It appears from the associated Design Statements that any new structure associated with either conceptual development would be of limited height. For the sake of argument, if one were to assume a maximum of 5 storeys, I can advise that we would have little to offer other than to highlight the potential need for planning authorities to consult in line with DfT/ODPM Circular 1/2003 in respect of aerodrome safeguarding. To that end I note that the North area associated with the Wheldrake design borders Elvington Aerodrome and would accordingly anticipate Council/aerodrome liaison in due course.</p>	<p>Noted.</p> <p>Add to p8? <u>The North area borders Elvington Aerodrome.</u> <b>DONE</b></p>
<b>11</b>	<p>Resident</p>	<p>We believe that the following points should also be particularly taken into account when considering new development of housing and extension to the industrial estate in the village :</p> <ol style="list-style-type: none"> <li>The restoration of hedgerows and ponds and removal of existing trees.</li> <li>The lack of public open spaces.</li> <li>The open space around the school – which would be eroded if an extension was required to accommodate more children.</li> <li>Point 30 on Page 25 – respect neighbours property, privacy and amenity and consider retention of existing landscaping – should also apply to new property as well as alterations to existing property.</li> <li>Building of three storey homes/terraced houses on small plots should not be encouraged.</li> <li>The increased traffic, particularly on North Lane, which is</li> </ol>	<p>(Repeats respondent ref 3/ L2)</p> <ol style="list-style-type: none"> <li>DG2 and 4 cover trees and hedges. See earlier comments.</li> <li>P30 Expand DG33? <u>'Encourage the provision of open spaces within large scale new developments.</u> Large areas of public amenity lawn...' <b>DONE</b></li> <li>As above.</li> <li>Move to top of P25 before subheadings? <b>DONE</b></li> <li>DG21a covers this.</li> <li>Noted on page 29 &amp; DG5.</li> <li>Street lighting DG40. Drainage, see 5</li> <li>The VDS focuses on the design of future development. Site specific discussion is the remit of the Local Plan or a Neighbourhood Plan.</li> </ol>

		<p>increasingly used as a cut-through to avoid Main Street.</p> <p>g. Poor street lighting and drainage problems.</p> <p>h. An estimated 75 dwellings to the north of North Lane – H28, and increased traffic to the expansion of the industrial estate – E7/E8 would be detrimental to the village.</p> <p><b>North Selby Mine Site</b>  Access through the village by HGVs is a particular concern regarding the development of the North Selby Mine Site, when large vehicles carrying waste could cut through Elvington and Wheldrake from the Hull Road. General increased traffic and air pollution should also be monitored.</p>	<p>North Selby Mine is very briefly mentioned on page 10 in the western character area (though shown in northern area on p7 map). Add details '<u>Planning Permission has been granted for demolition of existing buildings and re-profiling of bunds and areas of the former mine, construction of an anaerobic digestion combined heat and power facility and horticultural glasshouse and associated infrastructure works.</u>' <b>DONE</b></p> <p><b>Hannah Blackburn, Development Management:</b>  The planning permission doesn't control the route as the local highway authority raised no objection to the scheme. Most traffic would travel in along the A64/A19 or south along A19 as the site access is from A19. This is beyond the remit of the VDS. No change required.</p>
21	<p>John A Ives  Chairman  <b>Conservation Area  Advisory Panel</b></p>	<p><b>Generally;</b></p> <ul style="list-style-type: none"> <li>• It's curious how very different the two VDSs are - the Wheldrake one is beautifully designed and easier to access, the other one less so. Presumably there is not a common style for this type of document.</li> <li>• Without better maps and plans, or a detailed personal knowledge of each village, it is difficult to make specific comments.</li> <li>• Generally there should be policies to: <ol style="list-style-type: none"> <li>a. Provide protection for known and suspected archaeological sites</li> <li>b. cover solar panels, satellite dishes and wind turbines.</li> <li>c. Reduce use of grey tarmac on driveways and paths in favour of more varied surfacings</li> <li>d. Control through traffic control and seek a reduction</li> <li>e. maintain village institutions, especially pubs, shops etc (e.g the Alice Hawthorne in Wheldrake of blessed memory!)</li> <li>f. make/keep off-road rights- of- way cycle friendly</li> <li>g. protect traditional village features, such as sign posts, milestones, telephone &amp; post boxes</li> <li>h. promote screening or 'greening' of unsightly modern intrusions and development</li> <li>i. ensure Utilities are more careful with their installations, esp. posts and wires etc.</li> <li>j. Preserve chimney pots and other architectural features on</li> </ol> </li> </ul>	<p>Noted. Compliments to the group.</p> <p>-</p> <ol style="list-style-type: none"> <li>a. VDS could note archaeological sites but not protect them.</li> <li>b. DG20</li> <li>c. Covered on Page 29, bullet 5. DG36 could be expanded '<u>Hard landscaping should be carried out with a variety of locally traditional and sustainably sourced materials where possible.</u>' <b>DONE</b> (NB. this is aspirational and cannot be enforced).</li> <li>d. P28/29 aspirations</li> <li>e. Noted P28/31. VDS cannot protect institutions.</li> <li>f. Provision and maintenance of safe cycling and pedestrian routes noted P29.</li> <li>g. Assets shown in Appendix 1. See ref 6/ SM3 (Could add DG <u>Maintain historic and architectural features such as chimneys wherever possible.</u>) <b>DONE</b> ...Expand as relevant to Wheldrake.</li> </ol>

		<p>buildings, even if they are redundant.</p> <p><b>Wheldrake</b></p> <ol style="list-style-type: none"> <li>1. Reads well and is well organised - obviously they had a much easier task and also enjoyed a much better percentage response from the inhabitants.</li> <li>2. It was good to see the reference to, and illustration of, the open layout of the Tom Adams housing estates (not wildly appealing in themselves as buildings) in contrast to, for example, the cluttered and fussy nature of the Barratt schemes. It does give the impression of understanding their village thoroughly</li> <li>3. There should be more reference to the site of the Derwent Valley Light Railway (not the Derwent light railway as they call it - that would have been uncomfortably damp) and its importance to the village in former times. For information the Wheldrake station building was re-erected at Murton for the current DVL. Perhaps the former trackbed could be utilised as part of a link between existing paths to create a circular route.</li> <li>4. A minor point – White Rose House as well as being used by Girlguiding for training etc. is used by a number of village groups eg WI, yoga etc.</li> </ol>	<ol style="list-style-type: none"> <li>h. DG33-37</li> <li>i. DG37</li> <li>j. See g above.</li> </ol> <ol style="list-style-type: none"> <li>1. Noted. No change required.</li> <li>2. Noted. No change required.</li> <li>3. Page 7 map shows route of dismantled railway. Correct DVL name on page 24. Add cross reference P24 (route of dismantled railway shown on map page 7). <b>DONE</b></li> <li>4. Add 'and community facility' to White Rose House on Page 31. <b>DONE</b></li> </ol>
<b>18</b>	Rupert Douglas Area Manager North and East Yorkshire & The Humber <b>Sustrans</b>	<p>We had contact a while ago with a Wheldrake group about creating a cycle route to link with York city - has this come up?</p> <p>These would all hopefully be additions to the National Cycle Network.</p>	<p>I contacted sustrans 18/09 for more details on this, but have not heard back. Consideration of safe cycling routes are noted, but no specific route. Andy Vose advised that it is difficult to add a map showing route due to some landowners issues. Add P28 Cycle Routes – '<u>Potential cycle routes from Wheldrake to Heslington, and also from Wheldrake to Escrick via the former North Selby Mine site are being explored.</u>' <b>DONE</b></p>
<b>CYC OFFICER COMMENTS</b>			
<b>7</b>	<b>SM4</b>  Anthony Dean <b>Environmental Protection Unit</b> City of York Council	<p>Within the design guidelines for building within the village envelope consideration should also be made of the location of the proposed building in relation to existing and former uses, and how the existing and former uses may impact on the proposals in terms of noise, odour, lighting and land contamination.</p> <p>City of York Council would encourage the use of low emission and</p>	<p>A VDS does not consider the location of new development, however layout is a design issue.</p> <p>Add new design guideline: <u>The layout of new development should consider any potential impact on the amenity of the end or existing uses (e.g. noise, odour, lighting and land contamination).</u> <b>DONE</b></p>

		electric vehicle use, particular for residential dwellings.	DG20 covers sustainable design without being too prescriptive.
8	Alison Newbould CYC Rights of Way Officer	<p>Page 10: Photograph showing '<i>Field path...</i>' Should correctly read '<i>Public footpath through fields to Thorganby.....</i>'</p> <p>Page 11: '<i>The setting of the Village in the parish</i>', under '<i>Some key issues</i>' there are comments relating to '<i>Countryside paths terminate at busy roads that have no footways</i>' and '<i>There are no circular walks</i>'. I am not sure if this is the right place to include these comments as they do not closely relate to the '<i>setting of the village</i>'. A better place for them to be discussed would perhaps be in the section that covers infrastructure? Public rights of way are public highways... If however, these comments are to remain in this section of the report, it may be relevant to include a comment about how these issues can be overcome within the box below them – '<i>Design guidelines for the countryside areas...</i>'</p> <p>Page 12: Map from CYC Local Plan. The key does not indicate what the area denoted by the pink line is. This should be included in the key or at least referred to in the text.</p> <p>Page 16: The final sentence ends with 2 x full stops.</p> <p>Page 26, 27: The map incorrectly shows 2 '<i>rights of way</i>' which are not recorded on the Definitive Map. These 2 routes should be shown as Access Roads. The first is Beck Lane; unless it can be proved the public have used it for 20+ years and that a route off the end of it links with another highway of equal or higher status, is not capable of being added to the Definitive Map as public right of way. The second, is the route that follows Low Well Lane, which then eventually links with a public footpath in the vicinity of Sparrow Hall Farm. This route is not yet recorded on the Definitive Map. As objections have been received with regards to adding this path to the Definitive Map the matter is to be referred to the Secretary of State for determination. It is perhaps a bit previous to be recording the route as a right of way in this instance, especially if the objection is upheld. I would recommend adding this route, to the end of Low Well Lane only, as an Access Road.</p>	<p>Amend. <b>DONE</b></p> <p>P28 promotes development of a circular walk.</p> <p>Also covered in bullet point 6 P29.</p> <p>Add latest Local Plan with date/ title. <b>DONE</b></p> <p>Amend. <b>DONE</b></p> <p>Amend. <b>DONE</b></p>

		Page 31: There are 2 x full stops at the end of the last sentence in the 'Community Facilities' section.	Amend. <b>DONE</b>
	<b>Katherine Atkinson Regeneration</b>	Page 7 & 12 Map full copyright statement required (ref p18) P26/27 improve legibility of key P30 & P32 there are two DG37's	Add full copyright statement. <b>DONE</b> Amend key. <b>DONE</b> Amend. <b>DONE</b>
	<b>Sandra Branigan Legal Services</b>	The need for infrastructure is outside the scope of a VDS, such issues should be clearly identified as such in the document.	Amend page 29 wording: <u>Whilst infrastructure matters are beyond the remit of the Village Design Statement, the following points express the aspirations of residents as recorded during the production of this document. These would need to be addressed through other means such as neighbourhood planning.</u> <b>DONE</b>

### 3. How did you hear about this consultation?

Name	Response
SM1	York Environment Forum informed me of its existence.
SM2	Via the internet and notifications from CYC
SM3	Personal notification through the Conservation Areas Advisory Panel, the York Environment Forum, and to myself personally, from City of York Council (Katherine Atkinson and Martin Grainger)
L2	Through the post
L3	Letter from local authority

### 4. Do you have any general comments on this consultation process?

Name	Response
L2	It is very helpful to have the opportunity to consult plans and express points of view. Thank you.
L3	I question really: how will promises made now be kept in future re. local people's access to housing and transport. (Escrick developments are a case in point!)