



Notice of a public meeting of

Local Plan Working Group

- To:** Councillors Merrett (Chair), Ayre, Barnes, D'Agorne, Funnell, Horton, Reid, Semlyen, Simpson-Laing, Steward and Watt (Vice-Chair)
- Date:** Monday, 30 June 2014
- Time:** 5.00 pm
- Venue:** The Snow Room - Ground Floor, West Offices (G035)

AGENDA

1. **Declarations of Interest**

At this point in the meeting, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

2. **Minutes** (Pages 1 - 8)

To approve and sign the minutes of the meeting of the Local Plan Working Group held on 17th April 2014.

3. **Public Participation**

At this point in the meeting, members of the public who have registered their wish to speak, regarding an item on the agenda or an issue within the remit of the Working Group, may do so. The deadline for registering is **5.00 pm on Friday 27th June 2014.**

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4. Draft Village Design Statements for Wheldrake and Strensall with Towthorpe for Consultation. (Pages 9 - 146)

This report presents two consultation draft Village Design Statements, one for Wheldrake and one for Strensall with Towthorpe. It outlines the process so far in producing the documents and concludes that a consultation process should be undertaken, with a view to approving the guidance as draft Supplementary Planning Documents to the emerging Local Plan.

5. Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Name: Laura Bootland

Contact Details:

- Telephone – (01904) 552062
- E-mail – laura.bootland@york.gov.uk

For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)



(01904) 551550

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City Of York Council

Committee Minutes

Meeting	Local Plan Working Group
Date	17 April 2014
Present	Councillors Merrett (Chair), Ayre, Barnes, D'Agorne, Funnell, Riches, Simpson-Laing, Steward, Williams (Substitute) and Watt (Vice-Chair)
Apologies	Councillor Horton

18. **Declarations of Interest**

At this point in the meeting, members were asked to declare any personal, prejudicial or pecuniary interests they may have in the business on the agenda. None were declared.

19. **Minutes**

Resolved: That the minutes of the last Local Plan Working Group held on 31st March 2014 be approved and signed by the Chair subject to the following amendments:

Detailed Comments - 9th bullet point be amended to read 'Grate and service covers should be level with the carriageway. Grates should be laid perpendicular to the direction of travel to ensure cyclist safety.

20th bullet point be amended to read 'Cycling signage; prior to the removal of any cycle lane signs Officers to check with Police as to their legal necessity.

20. **Public Participation**

It was reported that there had been no registrations to speak under the Councils' Public Participation Scheme. There had been 7 registrations to speak on agenda item 4 'City of York Local Plan Further Sites Consultation' as follows:

Professor Alan Bramley advised that he had some concerns regarding sites 219 and 247 and asked that these be set aside from the consultation as he believed there to be factual errors relating to these sites. In particular, the number of hectares for site 219, and the historic character and tree protection order issues for site 247. He advised that he would speak to Officers after the meeting to give them further details.

Mr Peter Heptinstall spoke to object to the possible use of land at The Stables, Elvington, as a Travelling Show Peoples site. He stated that the land was Green Belt and should not be used as residential or employment use. He also queried if an assessment on the historic setting had been carried out as the land had been retained as part of the setting of the area and any use would destroy the character.

Alan Cawthorne had registered to speak in relation to the Boroughbridge Road area. He advised that while it was clear that each individual site had been carefully assessed, he had concerns about the cumulative impact of a number of sites in what is a small area of York, particularly in relation to the impact on schools and highways.

Steven Patten advised that he was the resident of Knowle Cottage which borders the Old Vinery (site 733). He stated that in isolation the Old Vinery is a small site but it offered a haven for wildlife. In addition he advised that the woodland is a feature of the skyline in the area and should remain. He asked that tree preservation orders be placed on the site to protect it before it is too late.

Nick Holmes spoke as the resident of the Knoll which also borders the Old Vinery site. He advised that he was disappointed that he had learnt about the inclusion of the site in the Local Plan via the York Press. He queried if officers knew of a covenant on the site which had been signed in 1998 which could prevent any building on the site.

Mandy Barker had registered to speak in relation to sites in the Boroughbridge Road area, in particular the RAF houses site. She advised that her family had lived in the area for a long time and had seen many changes which had impacted on schools, roads and other services such as GP's. She was pleased to note that green space had been given careful consideration and

asked that all the sites in the Boroughbridge Road area be considered as a whole.

Jennifer Hubbard, Planning Consultant, spoke to advise that she had noted a number of inconsistencies in the documents that should be resolved as part of the consultation process. She confirmed she would be happy to provide feedback to Officers on the issues she had identified.

Written submissions were received from MM Planning regarding sites at Elvington Airfield and the Designer Outlet Naburn, which were circulated to members prior to the meeting. These were challenging the decision not to include the sites as having potential within the forthcoming consultation. Officers responded to outline the reasons why the sites had not been selected and to advise that the submissions from MM Planning should be dealt with through the consultation.

21. City Of York Local Plan Further Sites Consultation.

Members considered a report which informed them of ongoing work relating to potential Local Plan allocations and sought permission to undertake public consultation on potential new sites and boundary changes on some of the sites originally identified. The proposed consultation document was attached at Annex A.

The consultation would inform future recommendations on the portfolio of sites for inclusion in the publication draft Local Plan. This document would be subject to public consultation later in the year before being submitted to the Secretary of State for public examination.

Officers outlined the report and advised that legally the Council has to identify all sites for the plans 15 year period. Following the Local Plan Preferred Options consultation between June and July 2013, 5000 responses had been received and work on those responses had now been completed and the information uploaded to the Councils website. During the Preferred Options consultation, further information on sites was received from landowners and developers. This included the submission of new sites and further evidence on existing sites. All sites put forward were evaluated and where it was felt that sites had potential, these are included at Annex A to this report. No final

decision on sites has been made at this stage and Officers are seeking permission to go out to consultation.

In terms of the comments raised by the registered speakers, Officers advised that observations on inaccuracies were welcomed. In relation to the cumulative impact on the A59 area, any comments were welcome and it was confirmed that in relation to pressure on services and infrastructure, Officers would work in conjunction with Education and Highways Officers for the final draft of the Local Plan.

Officers outlined three technical updates to the report which were circulated to Members at the meeting. The first related to a map error on the front sheet of technical annex 2 page 157 – site 779 Land at Boroughbridge Road. The Land should be shown as falling within an area retaining rural setting as designated in the 2013 update to the Historic Character and Setting Technical Paper. The approach to the site in terms of analysis would remain the same as the site provided additional supporting evidence through the Local Plan Preferred Options Consultation and the site was re-assessed through Technical Officer Panel. The second update related to a map error on page 48 of the agenda pack (Site 11 Land at New Lane, Huntington). The map required an amendment to reflect the correct map in Technical Appendix 5 (page 24) to include the Site of Local Interest (SLI) in the South East corner of the site. This reflected the approach taken in the Local Plan Preferred Options. The final amendment was an error in the title on page 70 of the agenda paper. The name should read ‘Chowdene, Malton Road’.

An addendum on the addressing of the shortfall of sites for Gypsies, Roma and Travellers had been circulated to Members ahead of the meeting (attached to the online agenda for information). Officers advised that work had been ongoing during the week the agenda had been published and it was important to bring the addendum to the meeting. Members noted that a shortfall of sites for Gypsies, Roma and Travellers would mean the Local Plan would fail its examination and noted the recommendations in the addendum to be put forward as part of the consultation.

In response to written submissions received from MM Planning regarding sites at Elvington Airfield and Designer Outlet,

Naburn, Officers advised that the decisions made were based upon the outcomes of technical officer assessment and the evidence presented by MM Planning did not provide the grounds to change the status of the assessment or outcome.

Members had a number of comments as follows:

- Could Councillors names remain attached to the comments they made on the preferred options document as there is no need to keep Councillors names confidential. Officers confirmed that the comments made by Councillors would not be anonymous and that the data protection issues only applied to members of the public.
- A timetable for the Local Plan would be useful for Members. Officers confirmed that a timetable had been recently emailed to Members but the level of response to this consultation may have some impact on the workload and affect the timetable.
- The viability of some sites. Officers confirmed that they would continue to work with developers and site owners and if it transpired that some sites may not be viable they would be looked at again.
- In relation to covenants, Officers confirmed that if they are made aware of existing covenants which will impact on a site being available, then such sites would not be taken forward.
- A Member suggested that the Vinery site identified by a registered speaker as having a covenant should be removed from the consultation document. The Chair suggested Officers should be given time to look into the issue first.
- A Member pointed out that the Council has a duty under the National Planning Policy Framework to produce a sound plan and the public needs to understand that the Council has to provide sites for Gypsies, Roma and Travellers, despite objections to proposed sites.
- A Member queried why a site on Stockton Lane had been included in the consultation document after being discounted in 2011 and also raised concerns about inconsistencies such as some sites being classed as having historic significance when other important sites have not.

Members commented that at this stage, the report was about the consultation and moving the Local Plan process forward. In response to comments made by Members on the consultation

process, Officers confirmed that they would be liaising with Neighbourhood Planning Teams to encourage residents to engage with the consultation as well as using the usual consultation methods such as leaflets and the Councils website and notifying 8000 people on the database.

Resolved: That in accordance with Option One, the Local Plan Working Group recommended Cabinet to:

- (i) Approve the document attached at Annex A along with supporting information for public consultation, as amended by the addendum to the report with recommendations and establish additional factual changes raised during the Local Plan Working Group.

Reason – So that an NPPF compliant Local Plan can be progressed.

- (ii) Delegate to the Director of City and Environmental Services (CES) in consultation with the Cabinet Member the making of any incidental changes to the draft document that are necessary as a result of the recommendations to Cabinet.

Reason – So that changes recommended as a result of discussions at this meeting can be made.

- (iii) Delegate to the Director of CES in consultation with the Cabinet member the approval of a consultation strategy and associated documents.

Reason – To ensure that the proposed methods of consultation are satisfactory to Members.

- (iv) Delegate to the Director of CES in consultation with the Cabinet Member the approval of supporting information

and documentation to be published during public consultation.

Reason – To ensure that the proposed methods of consultation are satisfactory to Members.

22. Any ther Business Which The Chair Considers Urgent Under The Local Government Act 1972.

Officers advised Members on the release of the Local Plan Preferred Options responses information which has been published on the Council's website with confidential information redacted.

The responses can be viewed in summary by section and policy but can also be viewed in full.

The information can be found by following a link on the main Local Plan page on the Council's website.

Resolved: That Members noted the update on the preferred options responses information.

Reason: To keep Members informed on progress made in publishing the preferred options information.

Cllr D Merrett, Chair

[The meeting started at 6.30 pm and finished at 8.15 pm].

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Local Plan Working Group**30 June 2014****Report of the Director of City and Environment Services****Draft Village Design Statements For Wheldrake, and For Strensall with Towthorpe To Be Agreed For Consultation****Summary**

1. This report presents two consultation draft Village Design Statements, one for Wheldrake and one for Strensall with Towthorpe. It outlines the process so far in producing the documents and concludes that a consultation process should be undertaken, with a view to approving the guidance as draft Supplementary Planning Documents (SPD) to the emerging Local Plan.

Background

2. In 1996 the Countryside Commission launched the 'Design in the Countryside' initiative, and produced advisory packs to help villages produce Village Design Statements (VDS).
3. Village Design Statements have been supported by City of York Council as a means of fostering good design, appropriate to its local context, and have so far been completed in Heslington, Copmanthorpe, Rufforth, Skelton, Holtby, Murton, Dunnington, Poppleton, Askham Bryan, Askham Richard and Knapton.
4. Village Design Statements are prepared by local communities. They offer a framework for engaging local people in constructive debate about defining the special character of their village, as a basis for ensuring that new development in their area fits its surroundings and is in keeping with that character. The VDS can help everyone involved in a development to understand local views and perceptions at the outset of the design process, and help new buildings to be designed in a way that is more likely to suit the local setting. They are a practical tool to help influence decisions on design and development, and manage long-term change, rather than prevent it.

5. A VDS provides a clear statement of the character of a village, and identifies guidelines to be applied to future developments against which planning applications may be assessed.
6. Whilst VDS were historically endorsed by Planning Policy Statement (PPS) 7 'Sustainable Development in Rural Areas' (paragraph 13) and PPS3 'Housing' (paragraph 18), the National Planning Policy Framework (NPPF) superseded Planning Policy Statements at the end of March 2012.
7. National Guidance (NPPF paragraph 58) says that 'planning policies and decisions should aim to ensure that developments respond to the local character and history and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation'. It is considered that Village Design Statements are consistent with the overall NPPF guidance and provide an evidence base to inform local development decisions.
8. Some of the key proposals in the NPPF are being taken forward by the Localism Act. The Localism Act introduces a new 'neighbourhood' layer to the planning system which is aimed at giving people the opportunity to shape the places they live in through neighbourhood plans. Neighbourhood Plans allow communities to develop a vision of what their area should be like and make decisions on where certain types of sustainable development should go. They will form part of the Statutory Development Plan if it is in accordance with national and Local Plan policy. Neighbourhood plans will complement but do not replace existing community-led plans such as Parish Plans and Village Design Statements.
9. The Council are committed to supporting communities in preparing Neighbourhood Plans under the Localism Act, and continue to support communities who have commenced Village Design Statements to conclude the process.
10. To summarise, Neighbourhood Plans shape and direct where development should go, whereas Village Design Statements provide design guidance to encourage development that is in harmony with its setting and contributes to the local environment.
11. City of York Local Plan Preferred Options (June 2013) Policy DHE1: Design and the Historic Environment recognises York's

special qualities and the opportunities for improving and enhancing the character and quality of an area as key considerations in determining the design implications of development.

12. Whilst the NPPF does not make specific mention of VDSs, its general approach to the delivery of good design focuses on understanding and responding to local character and distinctiveness. The Local Plan's emerging design and heritage policy will therefore continue to support Village Design Statements as a means of ensuring that future development is based on a thorough understanding of local character and context. VDSs would thereby retain their planning status as material considerations in the determination of planning applications.
13. NPPF paragraph 153 says that 'supplementary planning documents should be used where they can help applicants make successful applications'. If a VDS is approved by the local planning authority as a draft Supplementary Planning Document (SPD), it becomes a material planning consideration in the determination of planning applications. A SPD is intended to expand upon policy or provide further detail to policies in the Local Plan. It does not have development plan status, but it will be afforded significant weight as a material planning consideration in the determination of planning applications. The SPD, once approved, remains a draft until such a time as the Local Plan has been through examination and is formally adopted by the Council. Although a 'draft' SPD this document is a material consideration in the planning application process.
14. The VDS, once approved, would assist in making decisions upon planning applications, through the Development Management process. VDS's have also been given weight by Planning Inspectors in individual planning appeal cases. The VDS is valuable and carries weight as a material consideration because of the degree of local community involvement in producing it.
15. The draft Wheldrake Village Design Statement is attached as Annex A, and the draft Strensall with Towthorpe Village Design Statement is attached as Annex B to this report.
16. The introduction to both VDSs explains that they include some aspirations that are outside current planning regulations. However, this is the villagers' own document and the inclusion of non-planning issues can be appropriate because the information is relevant to all, not just the local planning authority

Draft SPD - Wheldrake Draft Village Design Statement

17. Wheldrake village first started work upon the VDS in February 2010. A steering group was formed in April 2010. A local history exhibition “Wheldrake – Then and Now” launched the process. The views of local people were sought through a questionnaire to all households in the village, 30% were returned. A draft document was placed upon the Parish Council website to give everyone the opportunity to get involved in the process, and to ensure that the VDS was representative of the views of Wheldrake parishioners. Copies of the draft VDS and reply forms have been placed in village meeting places and their availability publicised in the Wheldrake Parish Magazine. Since these events several drafts of the VDS have been produced and council officers have commented on the contents.

Draft SPD - Strensall with Towthorpe Draft Village Design Statement

18. Strensall with Towthorpe village began investigating a VDS in April 2010, and a working group for the VDS was established in June 2012. Displays were shown at the Queen’s Jubilee Celebration and at the Village Show in 2012 to recruit members and to inform Villagers about the VDS. In February 2013 a website was set up to allow access to all Villagers to ongoing work and decisions. Strensall with Towthorpe Parish Council was regularly briefed, regular articles were placed in the monthly parish Outreach Magazine. In summer 2013, a survey of Villagers was carried out both on line and through a questionnaire, funded by the Strensall with Towthorpe Parish Council and a City of York Council Community Grant. All businesses in Strensall with Towthorpe acted as both information stands and collection points for the questionnaires. The response rate was 13 percent of the households in the Village. From November 2012, the results of the survey have been published both on the website and through Outreach Magazine and underpin the VDS. An Open Evening on the draft VDS was held in early December 2013.

Consultation

19. As a result of this considerable work by these two VDS groups, the documents have now reached the stage where it is appropriate to undertake a formal Council consultation exercise, for which this

report seeks approval to proceed. Local people should also be afforded a final opportunity to comment on the drafts.

20. As the Village Design Statements will become SPDs, they will become 'local development plan documents' and therefore fall under the remit of the Duty to Cooperate and, hence, the need to cooperate with the prescribed bodies set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 for the purposes of implementing section 33a(i) of the Planning and Compulsory Purchase Act 2004. For York this comprises the neighbouring authorities of Ryedale, Selby, Harrogate, Hambleton and the East Riding (where appropriate), and also of those listed in the regulations it is considered that the following bodies are most relevant to the City of York Council:
- the Environment Agency
 - the Historic Buildings and Monuments Commission for England (known as English Heritage)
 - Natural England
 - the Civil Aviation Authority
 - the Homes and Communities Agency
 - the Office of Rail Regulation
 - the Primary Care Trust
 - the Highways Agency
21. The Strategic Environmental Assessment (SEA) Screening Report will be consulted upon at the same time (see Annex E and F). The three statutory bodies for the SEA process are English Heritage, Natural England and the Environment Agency. Following consultation with these bodies, the results of the screening assessment will be published alongside the updated SEA Screening report and approved VDS/SPD.
22. In accordance with the adopted Statement of Community Involvement (2007), the consultation exercise will run for six weeks, beginning summer 2014 and will include the following elements:
- copies of the draft documents will be available at:
 - the Council reception at West Offices
 - Strensall Library, Mobile library (Wheldrake)
 - appropriate local venues to be confirmed
 - online via www.york.gov.uk and appropriate local websites to be confirmed (e.g. strenthorpevds.co.uk www.strensallparishcouncil.co.uk and wheldrake.net)

- email/ letter to consultees (see Annex G)
- press release
- appropriate local promotion - ward based social media promotion

Due to the extent of local consultation already undertaken to date then specific events are not proposed. However, Strensall VDS group will be manning a stand at the village show which may coincide with the consultation process.

23. The local working groups and officers will consider the comments and make subsequent amendments. It is intended that a consultation statement detailing the outcomes of the consultations and the final draft VDS/SPDs will be reported to the Local Plan Working Group and Cabinet in autumn 2014.

Options

24. Officers request that Members consider the following options:

Option 1: Recommend that Cabinet, subject to any identified amendments, approve the documents attached as Annex A and Annex B, along with supporting information for consultation.

Option 2: Recommend that Cabinet request changes to the document(s) and produce a further report and draft for consideration.

Option 3: Recommend that Cabinet do not approve the draft VDSs for consultation.

Analysis

25. Option 1 is preferred, unless there are any obvious omissions or inaccuracies in the draft VDSs. Options 2 and 3 could delay or halt the VDS process.

Council Plan

26. The VDS guidelines support the Local Plan's spatial vision (Preferred Options paragraphs 3.17 – 3.21) and relate to the following Council Plan priorities:

- Build Strong Communities
- Protect The Environment

Implications

27. The following implications have been assessed:

- **Financial** - Costs associated with the consultation process would need to be met through the planning budget. It would be necessary for the Council to meet the cost of part of the print run of the final version of the VDS, if approved, so that copies are available for the planning team and local libraries. The cost of £50 for 20 printed copies plus an electronic version of the final document has been agreed for each VDS (£100 total).
- **Human Resources** - The production of Village Design Statements requires the continued implementation of a work programme that will predominantly, although not exclusively, need to be resourced with CES.
- **Community Impact Assessment** - A Community Impact Assessment has been carried out for each VDS and highlights the positive impact on age and disability groups. The full CIAs are attached to this report in Annex C and D. Groups of people with protected characteristics under equality legislation are not disadvantaged by the VDS. The guidance will be accessed equally by all community of identity groups, and no risks of inequality or discrimination were identified.
- **Legal** - No implications at this stage
- **Crime and Disorder** - None
- **Information Technology** - None
- **Property** - None
- **Other** - None

Risk Management

28. In compliance with the Council's risk management strategy, the main risks in producing Village Design Statements for the City of York are:

- Risks arising from failure to comply with the laws and regulations relating to Planning and Sustainability Appraisal and Strategic Environmental Assessment processes.

29. The main risks in not concluding these Village Design Statements for the City of York are:
- Potential damage to the Council's reputation if a SPD is not approved in an appropriate timeframe.
30. Due to the protracted timeframe in bringing these draft documents forward for consultation, there is a risk of criticism of project delivery which if delayed further could damage the Council's reputation. Measured in terms of impact and likelihood, the risk associated with this report have been assessed as requiring regular monitoring.

Recommendations

31. In accordance with Option One, that the Local Plan Working Group recommends the Cabinet to:
- (i) approve the documents attached at Annex A and Annex B, along with supporting information for public consultation.*

Reason: The draft Village Design Statements follow in the footsteps of other previous examples that have been agreed; observing the general guidance and principles required in their production, whilst successfully defining the individual qualities of the villages and bringing forward appropriate Design Guidelines.

(ii) delegate to the Director of CES in consultation with the Cabinet Member the making of any incidental changes to the draft documents and supporting information as a result of the recommendations of Cabinet.

Reason: So that changes recommended as a result of discussions at this meeting can be made, in liaison with the VDS group.

(iii) delegate to the Director of City and Environment Services (CES) in consultation with the Cabinet Member the consultation strategy.

Reason: To ensure that the proposed methods of consultation are satisfactory to Members. The consultation process as suggested in paragraph 22 of this report follows the procedure established for other Village Design Statements at this stage of their production.

Contact Details

Author:

Katherine Atkinson
Regeneration Officer
Tel: 551474

Chief Officer Responsible for the report:

Mike Slater
Assistant Director of CES
Tel: 551300

**Report
Approved**



Date 17/06/14

Cabinet Member Responsible for the report:

Cllr Dave Merrett
Cabinet Member for Environmental
Services, Planning and Sustainability

**Report
Approved**



Date 17/06/14

Specialist Implications Officer(s): N/A

Wards Affected: *Wheldrake and Strensall with Towthorpe*
For further information please contact the author of the report.

Annexes:

Annex A: Wheldrake Village Design Statement, June 2014

Annex B: Strensall with Towthorpe Village Design Statement, May 2014

Annex B1: Strensall with Towthorpe Map

Annex C: Community Impact Assessment, Wheldrake Village Design Statement

Annex D: Community Impact Assessment, Strensall with Towthorpe Village Design Statement

Annex E: Strategic Environmental Assessment Screening Report, Wheldrake Village Design Statement

Annex F: Strategic Environmental Assessment Screening Report, Strensall with Towthorpe Village Design Statement

Annex G: List of Consultees

Annex H: Abbreviations

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ANNEX A



Wheldrake
Village Design Statement

June 2014

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Wheldrake

A village in a landscape

2014

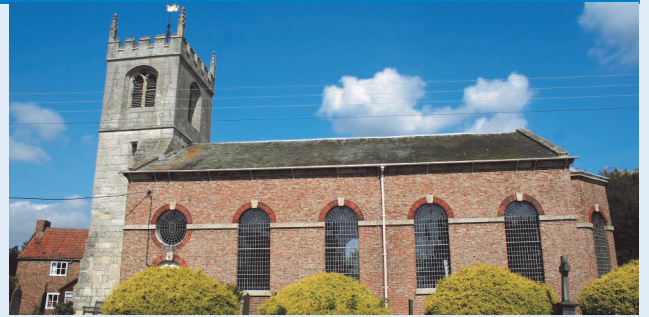
Wheldrake
Village
Design
Statement

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Introduction

The concept of residents producing and publishing their own village design statement was introduced by the Countryside Commission in 1996. The idea was to encourage local people to identify the features and characteristics of their village which should be enhanced and to produce a document which could influence the operation of the statutory planning system. To date eleven villages in the York area have produced Village Design Statements (VDS).



St Helen's Church, Wheldrake

An effective Village Design Statement :

- is developed, researched, written and edited by local people.
- is representative of the village as a whole.
- has involved a wide section of the village community in its production.

Who is it for?

It provides guidance for residents, architects, planners, developers and the local planning authority each of whom should be able to demonstrate that they have reflected the views of local people, as expressed in the document, in their development proposals. The contribution of minor details such as windows and boundary treatments often cannot be controlled through the development control process so the role of the individual property owner is crucial in maintaining a traditional aspect to the village.

What does it say?

- Describes the visual character of the village in its surrounding Green Belt landscape.
- Demonstrates how local character and distinctiveness can be safeguarded and enhanced in any new development.

The VDS is used:

- To influence all forms and scales of development within the parish boundary.
- With the statutory planning system in the local planning context.
- To manage change in the village, not prevent it.

The production of the Wheldrake VDS

Wheldrake village first started work upon the VDS in February 2010. A steering group was formed in April 2010. A local history exhibition "Wheldrake – Then and Now" launched the process in June of that year. The views of local people were sought through a questionnaire to all households in the village, 30% were returned. A draft document was placed upon the Parish Council website to give everyone the opportunity to get involved in the process, and to ensure that the VDS was representative of the views of Wheldrake parishioners. Copies of the draft VDS and reply forms were placed in village meeting places and their availability publicised in the Wheldrake Parish Magazine. Since these events several drafts of the VDS have been produced and council officers have commented on the contents.

In compiling the Design Guidelines appended to the sections on specific elements of village planning we have paid close attention to the views of local people that were expressed in the questionnaires. Some key issues have also been identified and included.

The end product represents the hopes and desires of local residents **and includes some aspirations that are outside current planning regulations.**

City of York Council is currently preparing a Local Plan. This Village Design Statement will support the Local Plan's strategic objective to protect preserve and enhance York's exceptional historic legacy, including its architecture and archaeology, significant views, landscape setting and the distinctive characteristics of York's villages and neighbourhoods. This Village Design Statement was approved as a draft Supplementary Planning Document to the City of York Council's emerging draft Local Plan on ****.

Design Principles used in drawing up the guidelines for Wheldrake



Elizabethan House and Cottage in Main Street were restored in the 1960s

In drawing up the design guidelines the members of the Village Design Statement Group used the following principles, suggested by community consultation, to guide their thinking.

- Access for all - access to all public spaces, major pedestrian routes, streets and leisure spaces will be accessible to all sectors of the community at all times.
- Creativity and innovation – the Village Design Statement is intended to encourage creativity and innovation whilst maintaining overall coherence and character.
- Connectivity - all areas should be linked to each other and back into the existing village centre, reinforcing Wheldrake as ‘a connected community’.
- Visually attractive – a sense of delight and enjoyment for all will be sought.
- Heritage - visual references should be made to Wheldrake’s heritage in terms of agricultural connections, and building materials and vernacular architectural styles which are currently in use in the Conservation Area.
- Identity – new developments will be distinctive whilst sustaining and reflecting Wheldrake’s existing characteristics.
- Environmentally friendly and sustainable.
- Local context - The quality of the surrounding Green Belt countryside is appreciated by the people of Wheldrake.
- Enhance and protect nature conservation and maintain biodiversity.



Open frontages, estate railings, low hedges and low brick walls complement the York stone paving and verges in Main Street.

Wheldrake village in its landscape

Wheldrake lies in the southern part of the Vale of York. It is situated 7 miles (11 km) to the south east of York and is administratively part of the City of York Unitary Authority. It is situated between the A19 trunk road and the River Derwent and is reached by an unclassified road which leaves the A19 at Crockey Hill. Minor roads to Thorganby, Elvington, Escrick and Crockey Hill meet in the village.

Our wider landscape comprises many elements which were formed over millions of years, and which are constantly evolving. The scene is shaped by a combination of natural processes and human influences, and exhibits features from different stages in its history and development. A specific backdrop may include soils which are thousands of years old, a medieval building, and young trees planted only last week. The particular combination of influences provides each landscape character area with a unique identity.

The Wheldrake landscape covers an approximate area of 4,300 acres (17 km²) and embraces a number of subtly individual landscapes from the flat, expansive clay lands in the north to the gently sloping, sandy and fertile well drained soils of the moraine across the centre and the flat alluvial flood plain of the River Derwent to the east. It contains some very different farm buildings expressing a variety of architectural styles and materials.

To understand what makes the landscape distinctive it is helpful to understand both the physical and human influences that have shaped them.



A traditional field gate and stile leading to the Wheldrake Ings Nature Reserve

Geology

The foundation of any landscape is the geology that lies beneath it. Although this may not always be visible on the surface, the type and characteristics of the underlying rocks and soils will affect the landform, vegetation and the style and construction of the buildings that develop upon it.

During the last glaciation, the Vale of York was glaciated with ice moving south-eastwards and ploughing into a large glacial lake (Lake Humber) impounded by North Sea ice blocking the Humber Gap. The ice overrode the lake deposits forming a terminal moraine at Escrick and Wheldrake which is now confirmed as the last glacial maximum limit. About 11,500 years ago ice retreated, forming another moraine at York. The impounding of melt water resulted in several glacial lakes in front of, between and behind the moraines. The bedrock below Wheldrake is Sherwood Sandstone of Lower Triassic age, dating from over 240 million years ago, though its influence is little felt on the surface. There is no easily obtained local stone, so buildings were historically constructed of wood with wattle and clay daub infilling. Then, from the 16th Century, the brick and pantiles made from the local clays appear.

Drainage

The eastern area of Wheldrake drains towards the River Derwent, via a stream that used to be called the Wilgesic that runs along the base of the northern slope of the moraine. The north-west part of the parish slopes very gently towards the Ouse. At the watershed, which is most visible where Benjy Lane meets the sharp bend in Wheldrake Lane, there is a flat poorly draining area which is inclined to flood in winter and after heavy rain.

Other areas which are prone to flooding and waterlogging are sited where the base clays of the Escrick moraine meet the impermeable clays of the former glacial lakes, notably on Greengales Lane and the Thorganby Road just beyond the allotments. The sand layer above the impermeable clay beds within the moraine supplied the many wells and springs in and around the older houses in Main Street and may be the origin of the village's name. Wheldrake — a tract of land with wells.



Boggy area to the south of Benjy Lane



Land use

The glaciers and their associated lakes left Wheldrake with a mixture of fine sand and clay soils which have traditionally been used for arable agriculture, and this continues to be the case today. The agricultural landscape includes both arable and pastoral farmland and farming still represents the predominant land use within the district. From the end of the Second World War until the mid-1990s, the increased mechanisation and efficiency of farming led to changes in landscape character across the district with significant loss of hedgerows, ponds and drainage systems, and increased use of herbicides and fertilisers. High grain prices led to ploughing of more marginal land and new construction techniques led to the production of large, standardised farm buildings.

Recent diversification has led to an increase in areas being used for leisure purposes such as a golf course, fishing lakes and caravan pitches as well as conversion of redundant farm buildings to office spaces and dwellings.

A number of local farms have joined government sponsored agri-environmental schemes which has resulted in the restoration of hedgerows and ponds, and the encouragement of biodiversity through environmentally sensitive cultivation practices.

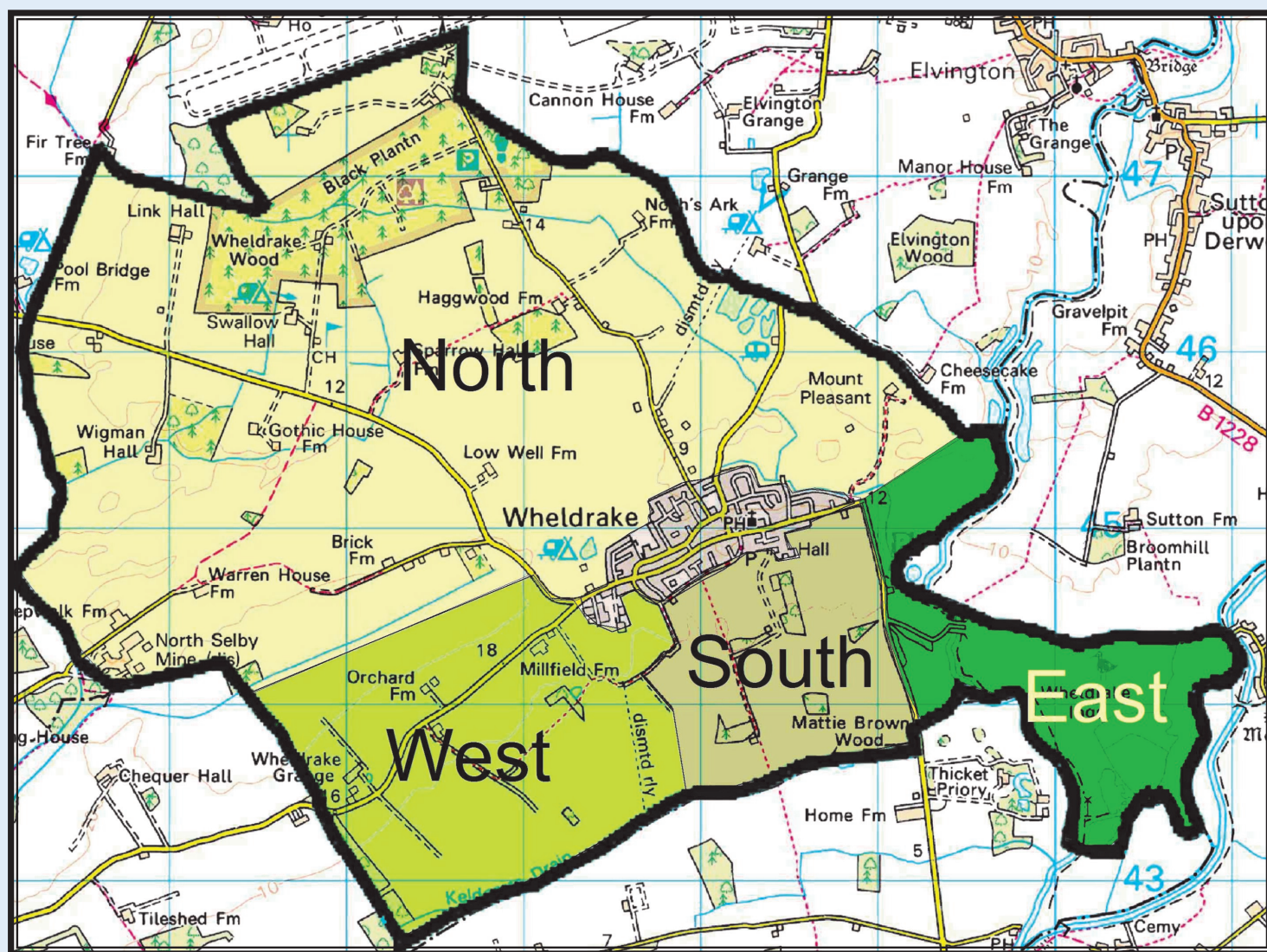


The flat area to the south of the village is used for growing arable crops in large open fields.

Countryside character areas in Wheldrake parish

In Wheldrake Parish particular combinations of geology, landform, soils, vegetation, land use, field patterns and human settlement have created landscapes of subtly unique character. We have called these landscape character areas. In the parish four such landscape areas were identified by the Village Design Statement Group. Broadly, this identification involved the following stages:

- A desk study which involved the collection and review of existing reports, maps and other published data. This data was used to produce maps, which indicated areas with common characteristics.
- A period of field survey during which subjective responses to the landscape were recorded.
- Considering the pressures and changes influencing each character area in order to identify key landscape management and improvement issues associated with planning.
- Formulating the specific guidelines on Page 11 to apply to these areas of the Parish.



Countryside Character Areas in Wheldrake Parish

Northern character area

This is a broad arc of flat, mainly arable land to the north of the village.

Location and boundaries

This area stretches from the Derwent Valley in the east of the parish and sweeps round in a broad arc to Benjy Lane in the west.

Key characteristics

- Some areas of sandy soils such as Sandholes Common.
- Wheldrake Woods planted on sandy area in the north.
- Generally agricultural land growing root and cereal crops.
- Leisure uses as golf course, fishing lakes and caravan sites.

Formative influences

- Formed at the end of the last ice age on the glacial deposits of the Vale of York. It was the bed of a lake that was dammed behind the Escrick moraine at the end of the ice age. When the moraine was breached by the waters of the Derwent in the east, the lake drained, leaving behind widespread deposits of clay with some sandy pockets that had formed as alluvium on its bed.

Landscape character

- Mostly flat open fields with thorn hedges. Some post and wire fences.
- Red brick farm houses of 18th century date with matching farm buildings.
- Farms well set back from the York Road.
- Modern prefabricated agricultural buildings added in the late 20th century.

Human response

- The site of the medieval north and north east fields with common and waste beyond.
- Enclosed in the 18th century to form a number of mixed farms.
- With the decline in agricultural incomes, diversification increased and redundant farm dwellings and buildings were sold off or converted.

Looking forward

- Use for leisure purposes has increased in recent years.
- More diversification is inevitable.
- Take up of agri-environmental schemes is evident in the replanting of hedges, encouragement of hedgerow trees and the conservation strips around field margins.

Some key issues

- Making agri-environment schemes financially attractive.
- Ensuring the sustainability and environmentally benign nature of other diversification plans.



Wheldrake Woods

Eastern character area (Derwent Valley)

This is the area to the east of the Thorganby Road. There is some pasture, and a small amount of arable land on the site of the deserted medieval hamlet of Waterhouses, which is located on the left of the single track lane to the Ings, but it is mainly the Wheldrake Ings.

The meadows at Wheldrake Ings are nationally important, and are the reason why Wheldrake Ings, as part of the Lower Derwent Valley, is designated as a Special Area of Conservation (SAC). It is for its bird interest that Wheldrake Ings is also designated a Special Protection Area (SPA) along with the rest of the Lower Derwent Valley. In addition, it is a RAMSAR site (wetland of international importance), a Site of Special Scientific Interest (SSSI) and a National Nature Reserve (NNR).

Location and boundaries

It comprises all the land between the Derwent and the Beck as far north as the east-west drain that remains from a former course of the Derwent.

Key characteristics

- It is a flat area of alluvial clay ranging from 3.7m in the centre to 5.2m above sea level near the north boundary.
- Widespread flooding in winter and after periods of extreme rainfall.

Formative influences

- The Derwent Valley floodplain was formed at the end of the last ice age when the lake of melt water being held back by the Escrick moraine burst a channel through into Lake Humber which then itself drained away as the ice blocking the Humber Estuary melted.

Landscape character

- Wheldrake Ings supports a type of rich hay meadow, found on seasonally flooded neutral soils, that has been destroyed almost everywhere else. The diversity of flowering plants is a result of continuous traditional management and the absence of agricultural chemicals. Plants such as greater burnet, the very rare narrow-leaved water-dropwort and a whole host of different grasses characterise the meadows.

- The meadows are home to snipe, skylark, lapwing, redshank and occasionally, lekking ruff. In winter, the flooded meadows attract vast numbers of wintering wildfowl and waders, including bean geese and wild swans. Barn owls may be seen quartering the meadows, especially after the hay has been cut. The reserve frequently plays host to a range of passage waders, wildfowl and other birds. The vast diversity of plants, invertebrates and birds as well as the ancient hay meadow landscape, give Wheldrake Ings an atmosphere that is unique.

Human response

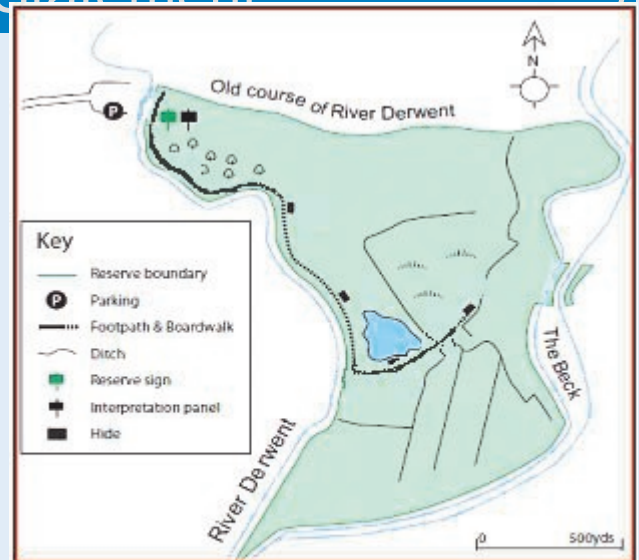
- Yorkshire Wildlife Trust bought Wheldrake Ings in 1973. The reserve is managed as part of the Lower Derwent Valley National Nature Reserve
- Soon after purchase, the Trust installed penstocks in the two main ditches draining the site, allowing fine control of the water levels on the reserve. Since then, management at the Ings has had different focuses over time.
- The hay meadows of Wheldrake Ings are managed as they have been for hundreds of years. The meadows are cut in July and stock turned out to graze the aftermath until October. Nature then takes over, and the winter floods enrich the meadows with sediment washed down from the moors.
- A bailey bridge replaced the old wooden drawbridge in the 1960s and a footpath and boardwalk allow walkers access to the river bank and hides.
- An eco friendly building and car park was built by Natural England in late 2011.

Looking forward

- The future for Wheldrake Ings is bright, as Yorkshire Wildlife Trust continues to work closely with Natural England, the Environment Agency and the Lightowler Trust. Their support allows Yorkshire Wildlife Trust to carry out the huge amount of on-going management required on this 160ha reserve such as water control, ditch and pool restoration, scrub removal, weed control and biological monitoring.

Some key issues

- Superficially the birds and the meadows require the opposite conditions to thrive. Large areas of open water over winter and spring allow wintering, migrating and breeding birds to thrive; yet such long inundation quickly damages the rare hay meadow communities.
- A management regime is being trialled that will hopefully give a winter water level high enough to support the internationally important numbers of birds which use the reserve while also being low enough to leave the best meadow areas free from water, so allowing them to thrive.



The Derwent Ings Nature Reserve

© Yorkshire Wildlife Trust



The bailey bridge built to replace the old drawbridge to the Ings

Western character area

- An east to west orientated strip of very fertile, well drained and easily worked land, raised above the surrounding area. The medieval village was built on the westward extension of this land to take advantage of these qualities.

Location and boundaries

- It lies towards the southern part of the parish running roughly east to west surmounted by the road to Escrick.
- Bounded by Benjy Lane to the north.

Key characteristics

- This ridge is raised above the level of the land to the north and south by just a few metres.
- Very gently sloping.
- Arable fields growing mainly oilseed rape and cereals.

Formative influences

- The terminal moraine of the Vale of York ice sheet which deposited large amounts of sand and clay.

Landscape character

- Expansive open fields bounded by generally well kept hedges or post and wire fences.
- Some small copses.
- The site of the defunct North Selby Mine.

Human response

- The higher land made it more exposed to winds and thus the site of the windmill.
- One of the first areas of the parish to be enclosed.
- The site of a Roman farm.
- Continuous enclosure throughout the medieval period.

Looking forward

- An encouraging uptake of agri-environmental schemes.

Some key issues

- Making agri-environment schemes financially attractive.
- Ensuring the sustainability and environmentally benign nature of other diversification plans.



The moraine slopes very gently northwards.

Southern character area

This is the area to the south of the medieval planned village that was originally the site of the manorial hall and possibly a short lived medieval castle.

Location and boundaries

- The northern boundary is the South Back Lane of the village. It is bounded on the East by the Thorganby Road and then the parish boundary to the south.

Key characteristics

- Expansive flat open arable fields.
- Some small copses.
- One farm close to the village.

Formative influences

- The flat nature of the land is due to it being in front of the Escrick moraine on the bed of the glacial Lake Humber.
- In the dry glacial periods, before the final melt set in and lakes formed, cold winds blew arid sands across the plain in front of the Vale of York glacier.



Field path to Thorganby from South Back Lane.

Landscape character

- Well-tended open arable fields.
- A single well-kept 19th century farmhouse with outbuildings.
- Modern prefabricated agricultural buildings.

Human response

- Much of this area was demesne land in the occupation of the lord of the manor at the time of the planned village.
- In later years it was the chief landholding in the village.
- The farm dwelling has always been on the holding.
- The land to the south of the back lane was the original cultivated village land bounded by a turf wall.
- Sold off by the Escrick Estate in the mid-20th century.
- A move away from dairy-farming in the face of falling returns.

Some key issues

- Sustainability in the face of world issues.
- Making agri-environment schemes financially attractive.
- Ensuring the environmentally benign nature of diversification plans.

The setting of the village in the parish

Key characteristics

- Defined boundaries to the built area
- Set on the east west axis of the Escrick moraine.
- Higher than the surrounding countryside.
- Appears to nestle on the high ground due to low building heights.
- Set amid open fields on three sides.
- Square grey limestone tower of church is the highest point.
- Approached from open countryside on all routes.
- A distinct impression of pinkish red brick within green and lush foliage.
- Grass verges and hedgerows beautify the approach roads.
- Historic views of the church from several places in the parish.
- Disused water tower.
- Mature shrubs softening hard boundaries.

Some key issues

- Upkeep of approach roads
- Retaining mature trees as disease strikes.
- Flooding at times on all approach roads.
- Perceived speed of traffic approaching the village.
- Lack of public open spaces.
- Countryside paths terminate at busy roads that have no footways.
- There are no circular walks.

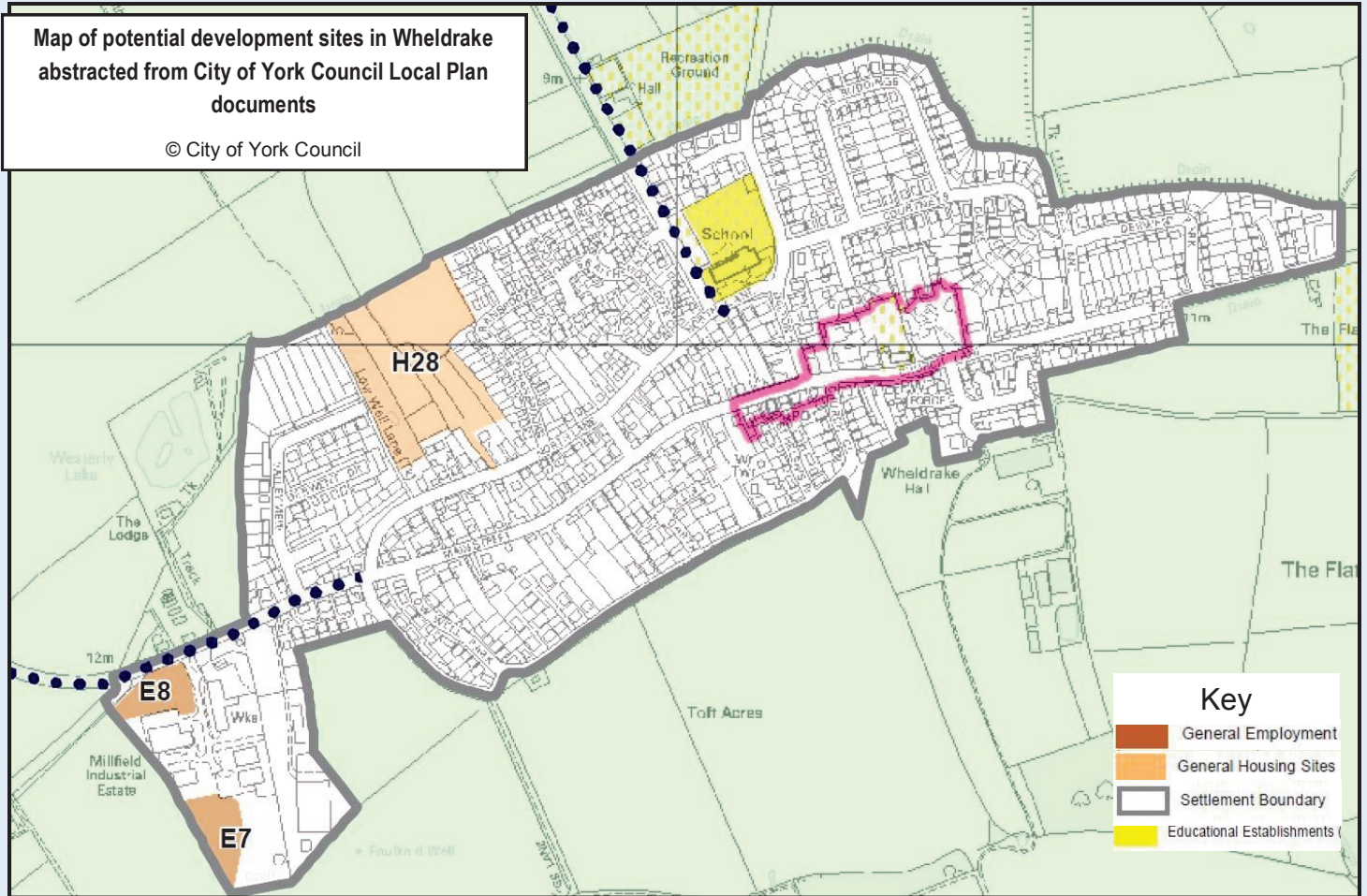
Design guidelines for the countryside character areas

1. Any new development on the village periphery should be in keeping with both the neighbouring properties and surrounding countryside and give high priority to landscape design to protect and enhance the views of and from the village.
2. The planting of native broadleaved trees and shrubs together with the re-introduction of hedges both within and beyond the outskirts of the village envelope should be encouraged to protect wildlife and maintain a natural landscape.
3. Any developments should not detract from the open character of the Green Belt nor prejudice the setting of Wheldrake village.
4. The retention and maintenance of the wide grass verges on the approach roads to the village should be encouraged.
5. The effects of plans to locate industrial or commercial premises in Wheldrake Parish should be considered in context of:
 - Pollution
 - Traffic flows
 - Village amenity
 - Visual impact
 - Wildlife protection
6. International and national nature conservation designations should be strictly enforced. The Lower Derwent Valley is a protected bird habitat, so the assessment of energy resource must take into account the potential for ornithological constraints in the wider area.

The York Local Plan

The Wheldrake Village Design Statement will support the York Local Plan’s strategic objective to protect preserve and enhance York’s exceptional historic legacy, including its architecture and archaeology, significant views, landscape setting and the distinctive characteristics of York’s villages and neighbourhoods.

A potential housing site (H28 3.15ha to the north of North Lane, estimated 75 dwellings), and two employment sites (E7, 0.5 ha and E8, 0.45ha on Millfield Industrial Estate) are currently under consideration as part of the emerging Local Plan.



Green belt

The York Local Plan proposes to introduce a permanent Green Belt, which has never been in place before. This will protect and preserve York’s setting and special character by ensuring that inappropriate development is not permitted in the Green Belt.



Mount Pleasant



Brick Farm’s outbuildings

Wheldrake village

Some key 2011 population statistics

At the time of the 2011 census there were 2107 people living in 840 households in the parish. Of these 1031 people aged between 16 and 74 were in work and 393 not in jobs. Out of the 393 who were not economically active 261 were retired and many of the rest were full time homemakers or sick or looking after a dependent.

The statistics also reveal that a large majority of people who live in Wheldrake are not employed in traditional rural occupations and that the bulk of workers, over 800, travel to their place of work using motorised transport. Only 94 people work mainly from home and another 59 travel to work on foot and 17 use bicycles.

Outline history of Wheldrake

Aerial surveys of Wheldrake parish, show an extensive Iron Age or Roman field system, visible as crop marks to the north of the village. There are ditched enclosures, round houses, other enclosures, a track-way and possibly a square barrow. In 2002, a Roman farm was discovered at Wheldrake as a new main water pipe was being laid near Millfield Farm. Excavation of the site revealed structural remains, four Roman graves, animal bones, pottery and the remains of a main Roman road.

After the Norman Conquest of England in 1066, Wheldrake was given by William I to a follower called William Malet. However, by the time that the Domesday Book was written in 1086 the village belonged to William de Percy and was known as Coldrid. There was extensive woodland, 20 acres (81,000 m²) of meadow, three fisheries, a water mill and the church. From a nucleus of about 350 acres (1.4 km²) of land lying around a small deliberately-planned village of 16 plots, the cultivated area began to be expanded. Forest and waste land was being cleared but there was still a large amount of common land to the north of the village.

By the 14th century the land was farmed as four open arable fields with common land for grazing animals. Several gifts of land in Wheldrake were made to monasteries and by the end of the 15th century Fountains Abbey owned a large part of the land in the village. When King Henry VIII dissolved the monasteries, the land in Wheldrake which had belonged to Fountains and other abbeys was confiscated and granted to private individuals. These individuals became the landlords, collecting rent from the farmers and householders who lived in the village. In 1609, when a survey was made, the open fields of Wheldrake still existed. There were 58 leaseholders and 13 freeholders in the village. There were 65 houses. Fifteen people rented only their dwelling houses and no land. These included a weaver and a miller. There was a windmill to the west of the village on a field which is still called Millfield.

In 1773 the landlord, Bielby Thompson, applied to parliament to enclose the land of the manor. It was then that the common land and the village fields were made into enclosed farms with fences and ditches around them. Around 1778-9, the body of the village church was demolished and rebuilt in the Georgian style, although the thirteenth-century stone tower was retained.

There were between 30 and 40 farmers in Wheldrake in the early part of the 19th century. Some lived on farms outside the built-up area of the village but many still had farmhouses with yards, barns and stables in the village Main Street. The chief crops that were grown were oats, peas, turnips and rape. Much of the farm land was used for pasture for animals or as hay meadows. Most of the land was still owned by a landlord and rented to the local farmers. At this time there were a large number of shopkeepers and traders in the village providing for the needs of agricultural workers in Wheldrake and the neighbouring villages.

In the 20th century the main landowner sold many of the farms and houses that he owned in the village. These were bought by farmers and other private individuals. From the mid-20th century as people became more able to travel to their places of work and to larger shops in towns by motorised transport, the village shops and craft businesses suffered a decline in custom and started to close down. Conversely, people employed in towns found the rural environment attractive and chose to make their homes in Wheldrake. The result of this was an increase in the number of houses being built so that the old nucleus of the village is now almost surrounded by late 20th century housing developments.

Character and settlement areas within Wheldrake village

Wheldrake retains the strongly rural, pastoral character of a linear village founded in agriculture. Its legacy of historic buildings and the qualities of its streetscape also generate a distinct sense of place, of arrival from the isolated countryside.

The medieval form and layout of the village survive, with long narrow plots of land extending to the “back lanes”, North Lane and South Back Lane. The latter retains its open setting beyond, but residential development now comes right up to much of North Lane, though important historical links still exist such as Broad Highway.

A total of five character areas has been identified within the village. (See map on pages 18-19.)

Conservation area and North Lane



Typical Main Street property.

This area consists of the three long parallel zones orientated roughly west to east along North Back Lane, Main Street and South Back Lane and, *additionally, Dalton Hill intersection and developments to the south west of Main Street have been added to this character area.*

The official Conservation area of 18.9 ha was designated in 1979. It concentrates upon the historic Main Street, and its continuation as Church Lane, and the “back lanes” established as part of the medieval field pattern. Wheldrake exhibits a classic medieval village “toft and croft” layout. In the Conservation Area the Parish Church (Grade I) and twenty-four other buildings are listed, a notable proportion for a village of this size, reflecting its historic importance and architectural qualities. The Church of St Helen has a 14th Century west tower and a 5 sided apse of 1779. Numbers 53/55 Main Street are probably late 16th Century or early 17th Century in origin and have surviving exposed timber framing to the front wall. Other buildings date mainly from the 18th Century, with several from the early part of the century, and examples of 3 - cell, lobby-entry plan form.

The long, quite narrow Main Street, gently unfolding to the eye through its curves and reaching a slight rise at St Helen’s Church, combined with the way buildings are grouped along it, creates a linear village street of distinct quality. Grass verges running faithfully along the street’s length contribute to this and act as a setting for the buildings.

Buildings are mostly 18th and 19th Century cottages interspersed by more imposing individual houses and farmhouses, clustered along the street frontage and linked by walls, or set behind small walled front gardens or hedges. The result is an attractively varied, yet rhythmical and very cohesive streetscape. Several valuable groups of farm buildings retain the agricultural character of the village, together with the outbuildings extending down the narrow plots behind the frontage properties, and the several lanes and yards that create spatial interest and intimacy.

The historical evolution of the physical fabric of St Helen’s Church and the variety of materials used make for an unusual and arresting building. Its siting, the nearby trees and association with the attractive group of buildings adjoining, including the former schoolhouse, create an enclave of poignant character at the east end of the village.

The simple qualities of the cottages and farm buildings are complemented by the heritage of the local vernacular detailing in natural materials found in many of the more individually historic properties: including tumbled-in brickwork,



St Helen’s Church (Grade I listed)

eaves banding, brick coping to gables, string courses, and flat window arches of gauged brick. There are many examples through the village of Yorkshire sliding sash windows. Cat slide roof forms are typical of historic rear extensions.



Listed buildings. (See Appendix 2)

Key characteristics

- The surviving medieval boundary pattern and its reflection in the form and layout of buildings and plots.
- The strong linear and cohesive character of the Main Street, arising from the grouping of buildings, traditional boundary walls and railings and the line of the street with its grass verge.
- The rich legacy of historic buildings and local vernacular details, creating with the street pattern a distinct sense of place.

Some key issues

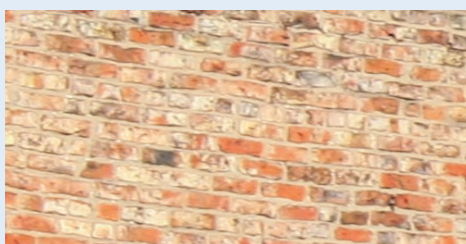
- Unsightly overhead power cables mar many streetscapes.
- Street lighting is inconsistent.
- Parking interrupts traffic flow and intrudes on historic views.
- New estate developments have deviated away from the traditional hue and styles of the older buildings in the village.
- Excessive infilling on Main Street.
- Loss of gardens to development within the village.
- New housing developments have been built at high densities resulting in very small gardens.
- Recent building of three storey homes on small plots breaking the village tradition .
- Builders using mixed architectural styles.

Materials and hue

- Buildings are mostly two storey, with a high proportion of 18th century pinkish coloured brick, clay pantile roofs, and some later use of Welsh slate or plain clay tiles.
- Boundaries are low brick walls, low hedges or estate railings: to the north side of Main Street many are open.
- Paths are York stone, some with decorative local cobbles as edging.



Local brick, cobble and York stone used to good effect.



Local pink coloured brick



Tumbled gabling



Yorkshire sliding sash window



String course

Design Guidelines for the conservation area

Building should respect and enhance the conservation area, so:

7. Height and massing should respect eaves and ridge lines and roof pitches of adjacent properties wherever possible.
8. They should use materials that respect the local character and surroundings. Particular attention should be paid to ensuring that bricks and roof materials complement as closely as possible those of neighbouring properties.
9. Trees and natural features to be retained wherever possible.
10. Incorporate adequate parking within the curtilage of building plot wherever possible.
11. Parking should not dominate plots or disrupt the street scene by being brought to the front of buildings
12. Re-use of materials should be encouraged on appropriate sites.
13. Boundary treatments should be sympathetic to their location.
14. The use of traditional treatments such as open plan, hedges, iron estate style railings and low brick walls is encouraged along front boundaries.
15. Space should be maintained around dwellings to avoid the loss of soft landscaping.
16. Adhere strictly to all planning and building regulations and guidelines.
17. Seek to provide discreet storage for recycling containers wherever possible.
18. Consider retention of existing landscaping.
19. Avoid the creation of a terraced effect between neighbouring properties.
20. When considering any applications for energy micro-generation units, such as solar panels, wind generators in the conservation area, the potential impact on the character or appearance of the area should be considered, particularly views from public roads and paths.

Church Lane

This was the main area of piecemeal extension for the village before the late 20th century building developments.

Key characteristics

- The land slopes gently westwards down towards the Derwent floodplain and more steeply northwards down the slope of the moraine.
- A mosaic of ages, types and styles of dwelling, covering three centuries, which includes the old rectory, now used as a nursing home, and some pre and post war council built-dwellings.
- There is a mix of semi-detached two storey blocks of council built dwellings, semi-detached bungalows built for retired people, detached two storey houses and several individually built bungalows.
- Wide grass verges on one and sometimes both sides of the road give some unity to the streetscape.
- Overhead power cables on the north side of the road as far as Derwent Park.
- The entrances to Derwent Park and Blue Slates developments present houses that are side on to the main road with higher "back garden" fences.
- The main through road to Thorganby.
- A long, very straight, stretch of road from the church leading to a right angle bend.
- Street lighting is a mixture of styles.
- Older houses have been extended several times over the centuries.
- All but a few of the ex-council houses have provision for off street parking and some have garages..

Some key issues

- The perceived speed of traffic on Church Lane.
- Overhead power supply restricts planting of landscape enhancing trees.
- Street lighting is inconsistent.



Individually styled detached house.

Building materials and hue

- All dwellings are constructed from brick of various hues.
- Roofing materials are of slate, pan tiles and cement tiles.
- Older rainwater goods have usually been replaced with modern plastic designs in black, grey or white.
- Boundaries are a mixture of privet hedges, old estate railings, waney edge or woven wood fencing, hawthorn, low brick walls and low post and wire fences.
- Existing gates are of wood or wrought iron .



Houses built by the council.



A group of 18th & 19th century cottages with outbuildings in Church Lane..

The northern developments

These are four distinct residential areas, built in the mid to late 20th century, of differing ages and styles .The earlier 20th century modern developments have simpler layout and massing which is more characteristic of the urban form of the historic settlement; whereas the latest housing developments have less openness, and lots of render and detailing which are less characteristic of the historic settlement.

Westfield Estate: Valley View, Harcourt Close, Derwent Drive

This estate, and the six houses on the N side of North Lane, were built between 1965 and 1970 by W. A. Hare & Son of Kelfield to a design by Tom Adams Design Associates of York. Towards the end of World War II the hospital for the prisoner of war camp was located hereabouts. The design of the linked-detached houses were 'highly commended' in the Ministry of Housing and Local Government' award scheme.

Key characteristics

- The land, which is on the Northern edge of the moraine, slopes gently away from Main Street.
- Entirely residential with three cul-de-sacs.
- Pedestrian access along Low Well Lane connecting Valley View with North Lane.
- Sense of unity achieved through open plan design of houses with front lawns (6m deep), small shrubs, flower beds, and some taller trees (40 years old), that is consistent throughout the area.
- Tall trees along the North boundary of the estate and between North lane and Derwent Drive contribute to the green character of the area.
- Two designs of bungalow: gable end facing the street, or parallel.
- Houses on Valley View, Derwent Drive and North Lane are of one design, other than being detached or 'linked-detached'.
- Limited use of render for highlights.
- Houses on Harcourt Close are detached and of a different design.

Some key issues

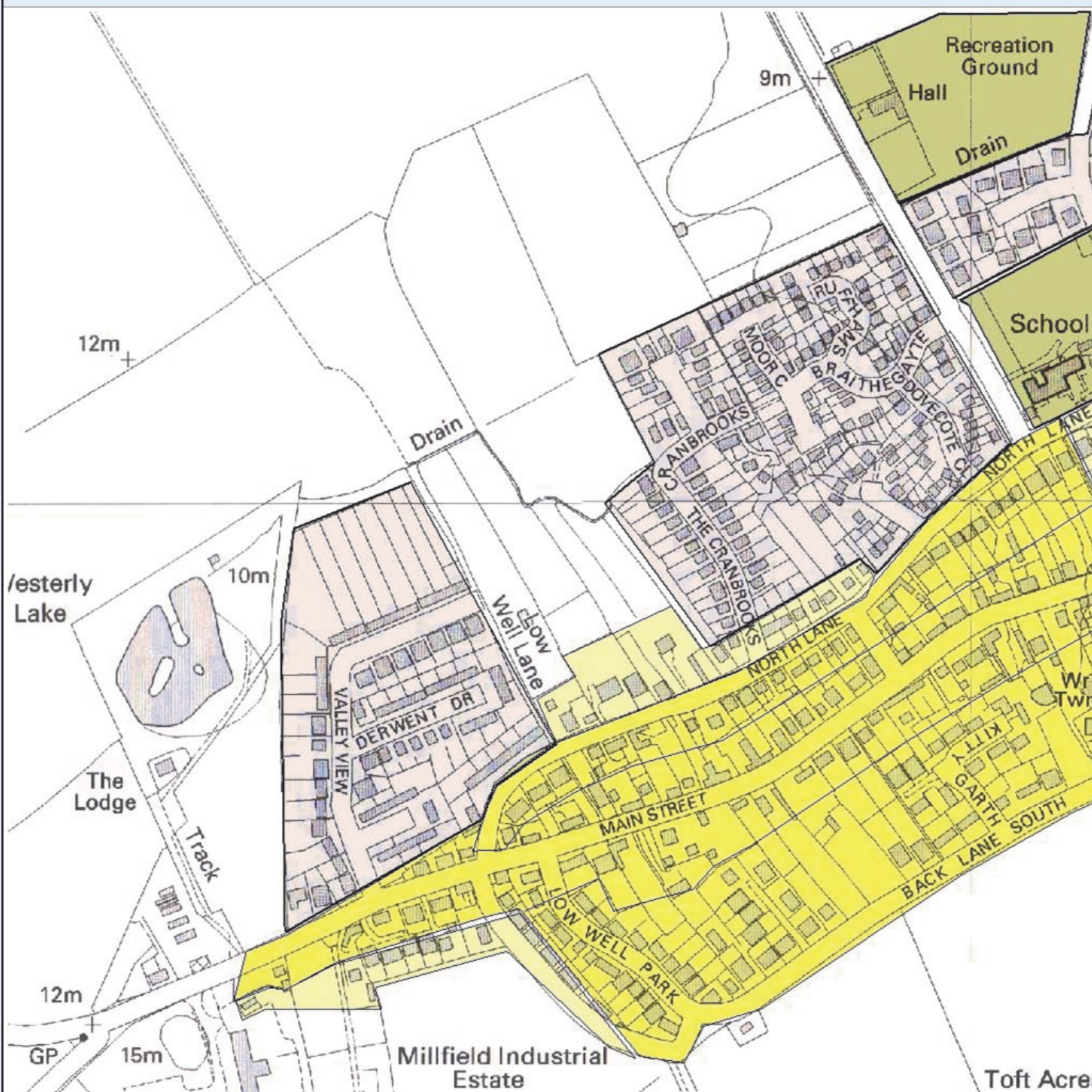
In this open plan residential area there is a consistent architectural design, planning and enhancement strategies should:

- Retain the open plan by discouraging the erection of walls, hedges or fences beyond the building line.
- Discourage breaking the symmetry of the linked-detached houses by building over the garages.
- Retain the subdued colour palette.
- Encourage the protection of mature trees in private gardens.
- Villagers believe that any vehicular link between Valley View and The Cranbrooks should be resisted.



The Old Church Farm

Village Shop



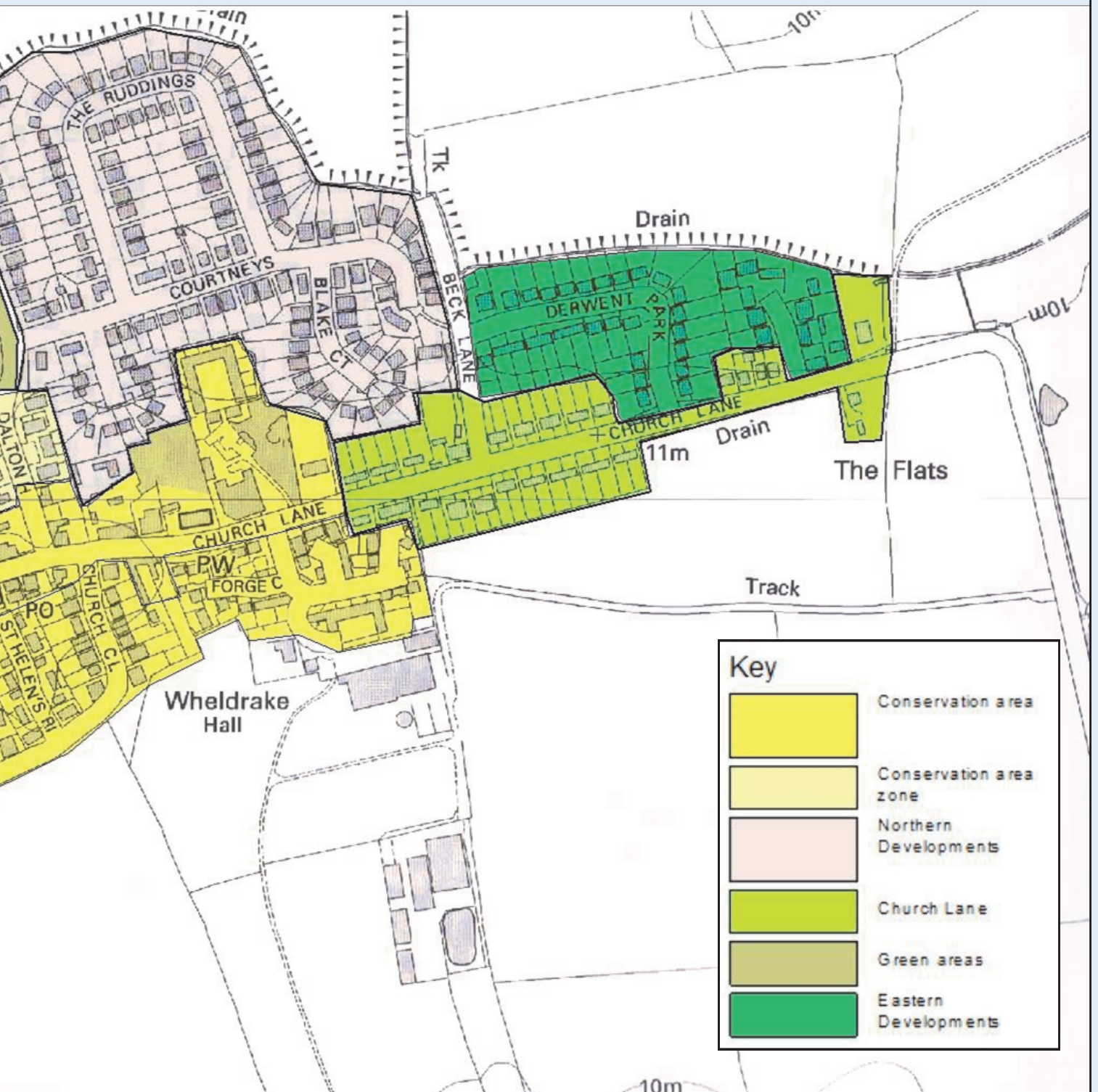
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The old Low Well Farm



The Wenlock Pub



Areas within Wheldrake village

Westfield Estate: Valley View, Harcourt Close, Derwent Drive (continued)



Valley View



Derwent Drive

Bricks

Tiles



Building materials and hue

Broadlands, Greengales Lane, The Ruddings, Blake Court and The Courtneys.



Corner of the Ruddings



Characteristic bungalows



Broadlands

Key characteristics

- A wide variety of styles and sizes of dwellings
- Detached houses and bungalows.
- With few exceptions dwellings have front boundaries of low, muted colour brick walls which bring a unity to the areas.
- Well established gardens with mature shrubs.
- Attached single or double garages.
- White fascia boards.
- Roads are curvilinear or cul-de-sacs.
- Generally brick in variety of muted colours ranging from pinkish brown to grey
- Some houses and bungalows are ornamented with limited use of white rendering, rustic wooden gables or sandstone

Some key issues

- Broken road and path surfaces.
- Greengales Lane is perceived by residents to experience a lot of through traffic.
- Villagers complain of noise, danger and disturbance due to perceived relatively heavy traffic and speed bumps.
- Waterlogging and minor flooding of some gardens.
- Generally brick in variety of muted colours ranging from pinkish brown to grey
- Some houses and bungalows are ornamented with white rendering,

Broadlands, Greengales Lane, The Ruddings, Blake Court and The Courtneys.(continued)

Building materials and hue



The Cranbrooks area



The Cranbrooks

Key characteristics

- Some grass verges to front.
- Detached bungalows with some two storey houses in Cranbrook Close.
- All have front boundaries of low, muted colour brick walls.
- Well established gardens.
- Roads are curvilinear or cul-de-sacs.
- Footpath through to the Barratt estate.

Some key issues

- Encourage the retention of mature trees in private gardens.
- Village residents believe that any vehicular link between Braithegate and The Cranbrooks should be resisted to prevent a "rat run".
- Retain grass verges for openness.

Building materials and hue

- Pinkish red brick with white half rendering to gables on some dwellings.
- White bargeboards and rainwater goods.



Braithegate, Ruffams, Moor Close



Key characteristics

- Largely built by Barratt Homes to typical Barratt styles and layouts.
- Curvilinear roads and cul-de sacs.
- 20 mph home zone speed restriction.
- Detached two storey houses with integral garages.

Building materials and hue

- Red or buff coloured brick and white rendered walls with brick decorative panels.
- Quirky ornamentation to gable bargeboards.
- White rainwater goods.



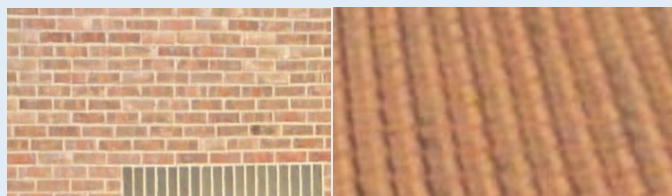
Dovecote and Raker Closes

Key characteristics

- Two small developments, mostly of two storey detached houses with integral garages, but some semi-detached homes.

Building materials and hue

- Dark red brickwork and roof tiles with brown woodwork and rainwater goods.



The eastern developments off Church Lane

Blue Slates



Derwent Park

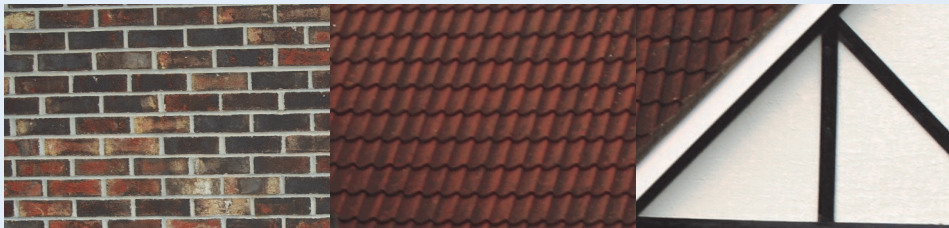


Key characteristics

- Two separate developments, Derwent Park and Blue Slates, of differing ages and styles each with an entrance from Church Lane.
- Detached two storey houses with attached garages and off street parking.
- Open plan estate design, usually with shrubs and small lawns and some semi-mature trees, both evergreen and deciduous. Some of the houses in Derwent Park have been extended by building above the attached garages.
- Cul-de-sacs

Building materials and hue

- The **Blue Slates** development gives an overall impression of being black, white and brick red due to rendering of buildings at first floor level and dark coloured woodwork framing.



- The **Derwent Park** area displays a more muted colour palette compared to Blue Slates.



Derwent Park

Western approach

A cluttered entrance to the village due to advertising signs associated with the Millfield Industrial Estate on the south side and a derelict nursery and small shop on the north side. Beyond the former Derwent Light Railway crossing, the view into the Historic Centre down Main Street is attractive.

Key Characteristics:

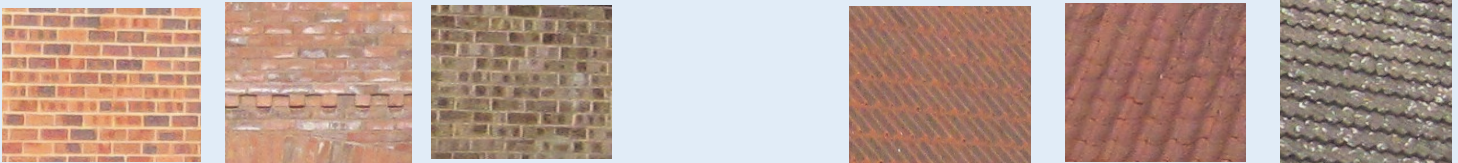
- Industrial estate and former garden centre dominate the approach.
- Linear development with housing and large gaps on both sides of the road.
- Broad grass verge interrupted by narrow section near the former railway crossing.
- Mixed frontages: hedge, wooden fence, open plan.
- Main access to the village for local traffic and through traffic to Thorganby.

Key issues

This is the principal entrance to the village. Improvement strategies should:

- Negotiate rationalisation of the signs on the south side.
- The redundant former nursery buildings are within the greenbelt, their low form preserves the setting of the village and the distinct sense of arrival. Any redevelopment of these buildings should reflect these characteristics.

Building materials and hue



Signage at the industrial estate



Bungalow built on the old railway trackbed.



Disused nursery buildings.



One of many historic views of St Helen's Church tower.



White van deliveries add to the perceived traffic problems.

Design Guidelines for building within the village envelope

New Buildings

21. Should respect and enhance adjacent properties and the character of the areas in which they are sited so:
 - New buildings at the edge of sites should ideally not exceed the existing rooflines in height.
 - They should use materials that respect the local character and surroundings. Trees and natural features to be retained where possible.
 - Alternatives to flat roofed extensions should be sought wherever practical, particularly where they affect the village street scene.
 - Encourage the inclusion of chimneys to act as central heating vents.
22. Should respect the form, layout and density of development in the area.
23. Should provide adequate parking within the curtilage of the building plot wherever possible.
24. Sustainable development in the form of green building design and re-use of materials should be encouraged on appropriate sites.
25. Contemporary design should be sympathetically considered where it respects the context and quality of the site and conforms to other guidelines and legislation.
26. Boundary treatments should be sympathetic to their location. The use of methods of enclosure such as hedges, iron estate style railings and low muted-coloured brick walls is encouraged along front boundaries in parts of the village where this is characteristic. Open plan frontages are also encouraged where appropriate.
27. Space should be maintained around dwellings to avoid the loss of soft landscaping and avoid the creation of a terraced effect between neighbouring properties.
28. Should provide a variety of housing types suitable to meet the needs of all sections of the population, to allow opportunities for residents to stay in the village.
29. Seek to provide storage for recycling containers.

Alterations, extensions and repairs

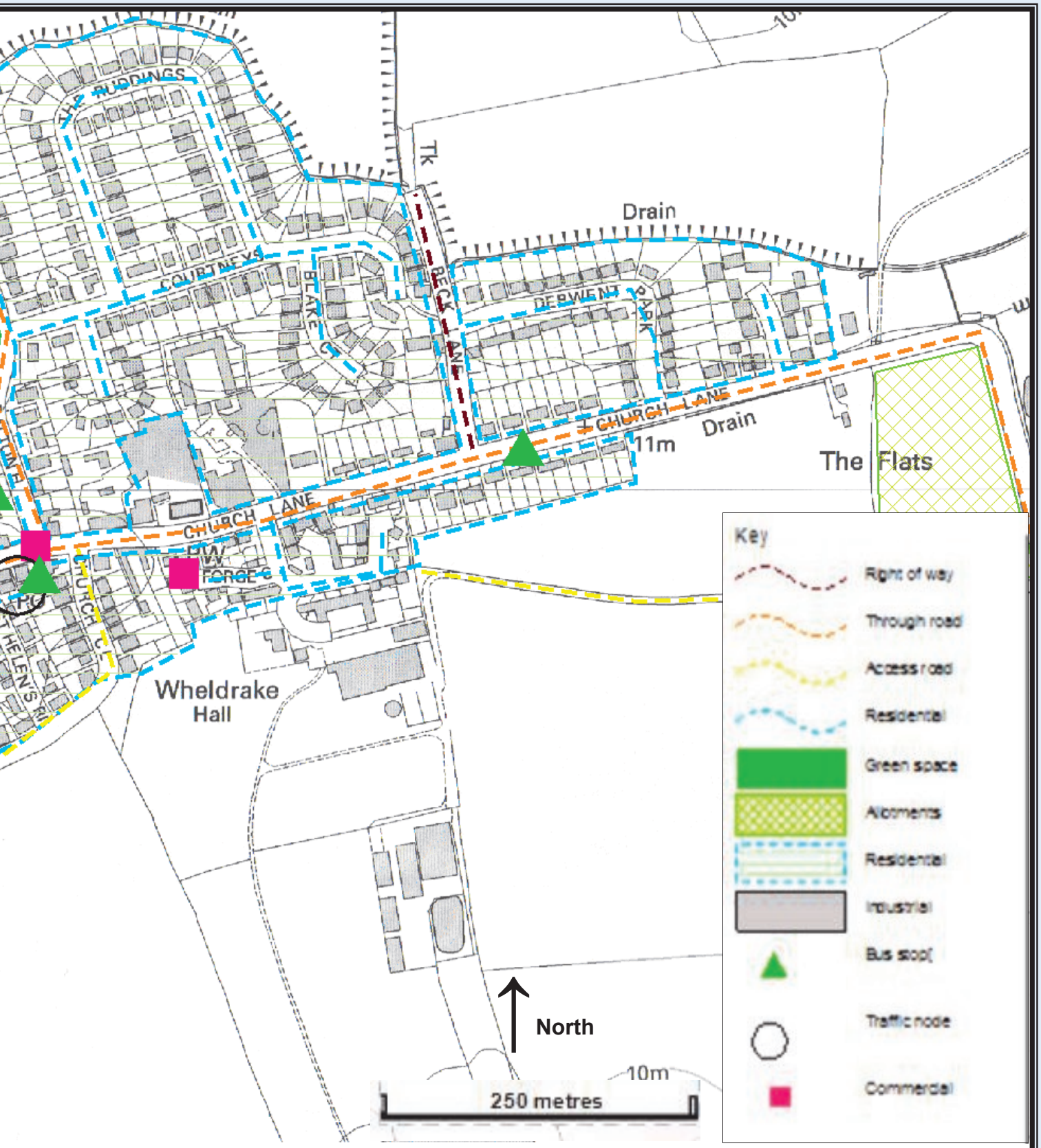
Extensions and repairs to existing buildings should observe all the guidelines for new buildings and should also:

30. Respect neighbours property, privacy and amenity and consider retention of existing landscaping.
 31. Alternatives to flat roofed extensions, and the use of complementary roof materials, should be sought wherever practical, particularly where they affect the village street scene.
 32. Avoid building that could result in parking outside the curtilage of the property where possible.
- All building, rebuilding, alterations, extensions and repairs, which are subject to planning control, must respect the above design guidelines. Other developments are respectfully requested to do so.

Wheldrake village



Infrastructure



Significant elements of the village infrastructure identified by residents

Routeways

Through Roads

These are the busiest roads in the village carrying, at certain times, relatively significant levels of traffic. The village through roads link with major local roads and access roads leading to residential the and commercial areas of the village and beyond.

Access Roads

These are the minor roads which lead to each residential area in the village. They include South Back Lane and Broad Highway as well as roads to individual premises.

Residential roads

These residential roads have footpaths and provide vehicular access for residential and occasional service vehicles .

Pedestrian Routes

These public routes provide links between areas in the village, such as from the school to the shop and between different parts of the village. These are the transitional spaces and routes from one kind of space to another. Some of these spaces have traditionally given pedestrians unfettered routes between properties from the Back Lanes to the Main Street of the village. They also provide links between new and existing parts of Wheldrake. Innovation is possible here. Their inclusion in new plans will be a matter for negotiation with developers as will the extent of public access.

Public Rights of Way and other countryside access

These are an integral part of public access to the countryside and each has a unique character. They are leisure spaces, which as well as giving access to nature, also contribute to the health and wellbeing of people who use them. These paths, as well as linking different parts of the parish could be developed to form a part of a continuous circular walk around and through the village.

Cycle routes

Currently no specific cycle routes exist in the village.

Traffic nodes

These occur where through routes meet at road junctions. They are frequently the sites of bus stops and are close to community and/or commercial premises. They tend also to attract more pedestrian traffic and road crossing by pedestrians.

Commercial and industrial facilities

Shops

There is a Costcutter general store, which incorporates an off licence, Post Office and newsagent, on the village Main Street catering for most everyday needs although an increasing number of families is ordering groceries online. There has also been a growth in “white van” deliveries as people take advantage of catalogue, telephone and internet ordering and courier services. Replies to the questionnaire suggested that village residents would like to see more shops, but the demise of village pubs, shops, etc. nationally would suggest that the viability of more retail outlets might be questionable.

Pubs

The Wenlock is the only remaining pub in the village, the Alice Hawthorne having been converted to a dwelling in the 1990s.

Industrial estate

There is a small industrial estate, Millfield Industrial Estate located on the western edge of the village. The units cater for retail, light industrial and office activities.



Wheldrake Industrial Estate

Key features of the infrastructure include

- Three main traffic nodes where through routes meet at the junctions of North Lane and Main Street, Dalton Hill and Main Street and Greengales Lane and North Back Lane.
- The conservation area of Main Street and the Back Lanes between the rectory and the western end of the village.
- The school and village hall which have open land around their buildings.
- Through routes to Elvington, Thorganby and Escrick.
- The small industrial estate to the west of the village.
- Residential areas to the north east and south of the historic village.
- The combined post office and shop on Main Street.

Some key issues

- Sight lines at the traffic nodes that are situated on Main Street are regularly restricted due to parked vehicles.
- The Main Street is narrow so that parked vehicles present a hazard, particularly during the morning and evening busy times outside the shop.
- The perceived speed of traffic in residential areas.
- The weight and size of some delivery vehicles using the through roads.
- The siting of bus stops close to traffic nodes.
- A relative lack of public open spaces.

Entering Wheldrake Main Street



Teatime traffic on Dalton Hill



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.

Aspirations for the village infrastructure

- Access through the village by HGVs should be discouraged unless for local delivery purposes.
- Consideration should be given to the provision of measures to prevent speeding into and out of the village whilst recognising that any scheme should be of a design appropriate to the rural context.
- Grass verges should be preserved to maintain the rural character of the village.
- Emphasis should be placed on reducing the excessive environmental impacts of motorised transport through design that encourages walking, cycling and use of public transport and gives priority in road space allocation to these modes. Development should compliment the aims and objectives of the council's low emissions strategy.
- Designers could be encouraged to introduce specific identity, such as the use of block paving, to residential roads to alleviate the blandness of tarmac and concrete and emphasise pedestrian priority. (Subject to funding availability.)
- The provision and maintenance of safe cycling and pedestrian routes within and beyond the village envelope should be considered. (Subject to funding availability.)
- The provision of cycle parks at commercial facilities (e.g. shops and businesses) should be encouraged.
- Encourage the reduction, by progressive planning, of the distances people need to travel for all purposes within the village and promote walking and cycling.

Spaces, soft landscaping and boundaries within the village envelope

Focal Spaces

These are the public open spaces within the village which provide the opportunities for social and leisure activities. The village needs a variety of hard and soft landscaped spaces of different scales. A number of small scale spaces already exists, where seating combined with tree planting provide a place to rest, socialise and appreciate the village surroundings. Focal spaces offer developers the opportunity for innovation but they risk of becoming cluttered with street furniture.

Soft landscaping

This is the planted area of the village. It consists of private gardens and public planting. The village's private gardens are an enormous and precious asset. Most of the houses have well stocked and beautifully kept gardens.

Boundaries

Traditionally, front boundaries have been of low hedging, estate railings or small brick walls. Many houses on Main Street as well as some of the newer developments have open plan frontages with curtilages which are respected by neighbours.

Design guidelines for spaces, soft landscaping and boundaries in the village

33. Large areas of public amenity lawn are to be avoided since they are high maintenance and are of little environmental benefit.
34. Public planting of indigenous species of a suitable size and scale is to be encouraged in appropriate spaces for both its aesthetic and environmental benefits.
35. Soft landscaping of private garden spaces with appropriate indigenous species on a suitable scale is welcomed for both its aesthetic and environmental benefits.
36. Hard landscaping should be carried out with locally traditional and sustainably sourced materials.
37. Where back gardens have boundaries onto public roads or pathways the use of medium height hedging is preferred to high walls or fences



Estate railings and planting forming a picturesque boundary on Main Street

Protected trees

Trees may be protected under planning law in three ways; by a Tree Preservation Order (TPO) or because they are located within a conservation area or by a restrictive planning condition. This protection makes it an offence to carry out any work to a protected tree or wilfully damage or destroy a protected tree, without the planning authority's permission. Consequently the council's permission is required to carry out any works such as pruning, felling or works which disturbs and causes damage to the roots of a protected tree.



Trees in Main Street add to the beauty and character of the Conservation area.

Community facilities

The **allotments** and **Community Orchard** on Skylark Field to the east of the village are a welcome, and very popular, facility.

Sandholes Common was awarded to the village by the Enclosure Commissioners “for the getting of sand” and it remains common land under the management of the Parish Council.

The **village hall**, with its sports facilities, and the school were built in the late 1970s when the village was undergoing a rapid expansion. Both buildings were single storey constructions surrounded by areas of playing field.

The **school** was built to replace the Victorian red brick village school, which was situated next to the church. This building is now known as White Rose House and is used as a residential centre owned by the Girl Guides. Although the present school started life as a single storey building, subsequent need for expansion, due to the growth in the population of the village, has necessitated the building of an upper floor.

There is a small enclosed **play area** with play equipment for younger children on Broad Highway adjacent to the school field.

The **green areas** surrounding these facilities provide welcome open spaces in the built landscape of the village..

Utilities

Wheldrake has mains gas, water and electricity supplies. The oldest parts of the village still have obtrusive overhead electricity cables. Some of the utility sub-stations are ugly and needlessly obvious.

Lighting & Security

There is a variety of styles of street light in the village; some streets have three or four different styles within a few metres. Church Lane residents mentioned a lack of lamps on the south side of the road.

Signage & Street furniture

Generally within Wheldrake signage has been adequate and proportional. Commercial premises in the Main Street cater largely for village residents, who are aware of their presence, so have no need to use brash means to attract passing custom.

The untidy and disorganised signage on the industrial estate attracted some negative comments in the survey responses.

Design guidelines for community facilities, utilities, lighting, security and street furniture.

- 37. Wherever practical, cabling should be installed underground and every opportunity taken to re-route existing overhead services.
- 38. Designs should, where possible, blend in with the existing streetscene.
- 39. Sub-stations should be sited discreetly, styled to match their surroundings and/or concealed with soft landscaping when siting them in residential areas.
- 40. Changes to lighting and installation of new lamps should respect the rural character of the village and avoid adding further designs to individual streetscapes, wherever possible.
- 41. We encourage private security lighting to be moderate and non-invasive.
- 42. New buildings should be designed in such a way as to promote crime prevention.
- 43. Any signage and street furniture should be kept to a minimum and be appropriate to the village environment; it should be low key (colour, size and lighting) and easy to maintain.



The allotments on Skylark Field

Wheldrake's Sites of Importance for Nature Conservation

Broad Highway Verges

North Selby Mine

Benjy Lane Meadows

Wheldrake Wood

West Plantation

Gilbertson's Plantation

Sandholes Plantation

Warren House Farm Pond

Mattie Brown's Covert

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.



Eighteenth and nineteenth century cottages and outbuildings, 17 to 21 Church Lane



House in Church Lane designed and built by Mr Bielby, the village builder, in the mid 20th century



Sometime known as Jubilee Cottage, 34 Main Street was built in the year of Queen Victoria's Diamond Jubilee, 1897. Spot the diamonds on the chimney pots.



Heritage telephone kiosk in Main Street



Mount Pleasant Farm in the Northern Character Area of the Village



Wrought iron lantern holder at the eastern gate of St Helen's



Stones on the front boundary of the Wenlock, said to be from the old church.



Enamel advertisement for a milking machine on the old Blythe Farm



"Duck" Signpost at the top of Dalton Hill

**Appendix 2:
Listed
structures and
buildings in
Wheldrake**

16, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York
20, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York
21, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York
23, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York
51, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York
52, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York
60 and 62 Grade II Main Street, Wheldrake, York
63 and 65 Grade II Main Street, Wheldrake, York
7, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York
70, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York
The Old Church Farm, 75, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York
9, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York
Blythe Farm 66 Grade II Main Street, Wheldrake, York
Church Cottage Grade II 1 Church Lane, Wheldrake, York
Church of Saint Helen Grade I 1 Church Lane, Wheldrake, York
Costcutter Stores 56 and 58 Grade II 17 St Helen's Rise, Wheldrake, York
68 Main Street, Grade II, Wheldrake, York
Dairy Arch and Pigeon Cote to Wheldrake Hall Farm Grade DL Wheldrake
Elizabethan House and Elizabethan Cottage 53 and 55 Grade II Main Street, Wheldrake, York
Granary Cottage 11 Grade II Main Street, Wheldrake, York
Half-way House Grade II Main Street, Wheldrake, York
Ingle Cottage 5 Grade II Main Street, Wheldrake, York
Sundial, Approximately 7 Metres to South West of Church of Saint Helen Grade II Wheldrake
The Post Office 72 Grade II Wheldrake
Village Farm Grade II Main Street, Wheldrake, York

Acknowledgements

The VDS Group (Dave Astley, Adrienne Harker, Tom Halstead, Julian Small, Chris Sneezby, Nigel Hamilton and Lynda Ahm) would like to thank the following for their professional help and

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Wheldrake Parish Council and City of York Council for financial support.

The children and staff of Wheldrake Primary School for their interest and involvement and for providing artwork.

Jo and Laura Patrick for proof reading and photographs.

The people of Wheldrake who provided the old photos, attended exhibitions, answered questions, returned surveys, made comments and gave encouragement.

Unless otherwise specified in the caption, all photography is by the VDS group members.

Photography by the VDS Group members is published under the Creative Commons

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The church of St Helen, the sundial in the church yard and the Old Post Office as pictured by the children of Wheldrake school.



ANNEX B



Strensall with Towthorpe
Village Design Statement

May 2014

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Strensall with Towthorpe

Village Design Statement

**Third Final Draft
May 2014**

This Village Design Statement (VDS) was approved on (to follow) as a draft Supplementary Planning Document (SPD) to the City of York Council's draft Local Plan. SPDs provide further details regarding policies in Development Plan Documents and hold significant weight as a material consideration in the determination of planning decisions. This SPD will ultimately form part of the City of York Local Plan as a supporting document linked to design policies.

This VDS covers all areas of Strensall with Towthorpe within the existing Parish boundaries. However, the Ministry of Defence (MOD) owns a significant estate within these boundaries and a large portion of the MOD housing stock on this estate is now privatised. We expect the MOD and the owners of the privatised housing stock to conform to the spirit of this VDS for any future development.

The contribution of minor details such as windows and boundary treatments often cannot be controlled through the development control process. This means that the role of the individual property owner is crucial to maintaining a traditional aspect to the Village. The VDS includes some aspirational elements that are outside current planning regulations.

Strensall with Towthorpe Parish Council appealed for assistance in developing a VDS for Strensall with Towthorpe in April 2010. By November 2010, the Parish Council and interested Villagers had developed the Terms of Reference for a Working Group. This initial work had to take into account the fact that, at that stage of a new Government, the future of the Local Plan and the validity of a VDS for the Village were unclear. In the event, it was decided that the Working Group would not develop a Neighbourhood Plan but would concentrate on producing a VDS. By June 2012, a group of interested Villagers had identified itself. Displays were set up at the Queen's Jubilee Celebration that month and at the Village Show in September 2012, to recruit additional members and to inform Villagers about the requirements of a VDS. From August 2012, the Working Group met on a monthly basis to research and to develop the VDS. These meetings were well publicised and open to all Villagers. In February 2013, a Charter for the Working Group was agreed and a website was set up to allow access to all Villagers to ongoing work and decisions. The draft VDS has been available on the website for comment since its inception in April 2013. Strensall with Towthorpe Parish Council was regularly briefed in open session on progress with work and on the changing intentions and requirements of the Working Group. In addition, regular articles were placed in Outreach Magazine which is delivered to every household in Strensall with Towthorpe on a

monthly basis. In July and August 2013, a survey of Villagers was carried out both on line and through a questionnaire. This process was funded by the Strensall with Towthorpe Parish Council and a City of York Council Community Grant. The questionnaire was delivered to every household in the Village on two occasions during this period, once as an enclosure to Outreach Magazine and once as a letterbox delivery. The release of the questionnaire was also covered in articles on Minster Radio and in Outreach Magazine. All businesses in Strensall with Towthorpe acted as both information stands and collection points for the questionnaires. The response rate was 13 percent of the households in the Village. Strensall with Towthorpe Parish Council was briefed on the results of the survey and presented with the analysis of the data in November 2013. From November 2013, the results of the survey have been published both on the website and through Outreach Magazine. These results underpin this VDS as they are the only accurate assessment of the views of our Villagers. An Open Evening on the draft VDS was held in early December 2013.

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Looking towards Sheriff Hutton and Strensall Cemetery from New Lane.

People.



The start of the Diamond Jubilee Parade, West End, Strensall

The 6,500 people of the Village are characterised both by those whose families have been here for generations and the many who have moved here within the last thirty years.

Our Villagers work in local businesses in York and further afield in Leeds and the wider North East. The Village is surrounded by countryside and arable farming land but this employs only a small number of Villagers.

There are some 40 thriving community organisations within the Village, ranging from the Strensall Local History Group to the Brownies. Strensall Tigers is a successful youth Football team.

How We See Ourselves.

Our Villagers say that they live in a community with a friendly atmosphere, that is of an appropriate size and has the character of a good Village. They see their Village as attractive. They wish to maintain the style of its older buildings and the green areas that exist within the Village boundary.

Strensall with Towthorpe is a low crime area and is seen as a safe place to live. The range of shops and pubs is seen as a key part of Village life as is the regular bus service to York. The Churches play a large part in community life as does the Library, the Robert Wilkinson School and the Post Office, all of which are seen as essential amenities.



The Village, Strensall

Access for walking to the River Foss and to the wider countryside adds a premium to life in the Village. The Village has a small number of green areas within its boundaries. It is also surrounded by countryside and the Strensall Military Training Area (known as Strensall Common), to which the Ministry of Defence allows restricted public access. These make Strensall with Towthorpe a very pleasant place for people to live.

What We Would Like To See.

Our Villagers have hopes and concerns for the future. It is clear that there will be further development within the Village. Our Villagers require that all development is preceded by improvements to traffic flow, school capacity, play areas and land drainage.

There are many views among the Villagers about how best to alleviate the traffic flow within the Village. These range from one-way flow systems, speed restrictions and restricted parking to the provision of additional parking areas.

There is currently no provision for safe cycling within the Village or from the Village to the A1237. This means that Villagers tend towards the use of private cars and public transport. The development of cycle paths and a safe cycle route to Monks Cross and Clifton Moor would be very useful to the Villagers.

A railway station in the Village is seen as a very popular option by our Villagers.

The First Bus service is valued and much used within the Village. It is, however, not easily accessible from many parts of the Village. In addition, it contributes and is subject to the traffic congestion in the centre of the Village.



The First Bus Service in the Village centre during shopping time

Spaces for more schoolchildren could be made available by the building of an additional primary school in the Village. A partnership could be developed with the existing Robert Wilkinson Primary Academy which is already one of the largest schools in York.

Play areas for younger children should be made available as each new

residential development is built. But there remains the need for investment in space and facilities for the youth of the Village.

A study on land drainage is required so that our Villagers can be sure that the flood risk within the Village boundary is minimised.

Strensall with Towthorpe is not a town. It is an ancient rural development mentioned in the Domesday Book. Our Villagers would like to ensure that all future developments acknowledge the special attributes that make our Village such a good place to live.

Settlement Patterns.

In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Strensall like this:

STRENSALL, a parish in the district of York and N. R. Yorkshire; on the York and Scarborough railway, 6¼ miles NNE of York. It has a station on the railway, and a post-office under York. Acres, 2,212. Real property, £3,351. Pop., 406. Houses, 97. The property is much subdivided. The living is a vicarage in the diocese of York. Value, £300. Patron, the Archbishop of York. The church was rebuilt in 1866.*

The key economic activities in the village over the years have relied heavily on the Tannery, the Brickworks and support to the Army. Other employment has generally come from farming.



The Tannery, Strensall now demolished

Population.

Year	1811	1881	1911	1991	2001	2011
Total Population	424	446	710	4432	5479	6047
Growth Pattern (increase in Population)	0	22	264	3722	1047	568

The 1881 census records the population as being 446. The 2013 estimated population of Strensall with Towthorpe is about 6500. The table shows that in the century between 1811–1911 the growth in population was 264 residents. Between 1991–2013 the population grew by an additional 2068 residents.

The basic infrastructure of the Village has not changed to match the increase in population. The majority of our Villagers believe that this level of expansion is unsustainable. They believe that further investment in the infrastructure of the Village is necessary before any further development. They see the current infrastructure and supporting services as being at saturation level.

53 dwellings are under construction on the site of the Tannery (H32 2.22ha), 102 dwellings on land at Brecks Lane have been approved but are subject to a

Public Inquiry (H27 3.90ha), and two further sites are currently under consideration as part of the emerging Local Plan (H30 2.53ha estimated 61 dwellings on land to the south of Strensall Village, and SF1 29ha, land south of Strensall Village to be safeguarded for longer term development needs beyond the current plan period (15 years).)

Strensall Military Training Area (formerly Strensall and Towthorpe Common).



Strensall Military Training Area

The War Department purchased Strensall and Towthorpe Common in 1884. The lawful use of the Common is governed by three legal publications, Strensall Common Act 1884; Strensall Common Regulations and Strensall Common Bylaws, approved by Act of Parliament.

Troops were initially accommodated in tents but the bivouac areas were wet and unhealthy. Building of Strensall Camp, now known as Queen Elizabeth II Barracks, began in 1884. By the outbreak of the First World War Strensall had become a small garrison town, complete with rifle ranges, training areas, barrack accommodation and a medical centre.

Thousands of soldiers were trained in the Strensall area during the two World Wars. For much of the period since the Second World War, the barracks was an Infantry Depot and the home of the Yorkshire, Lancashire and Irish Regiments of Foot. Today the barracks is the home of HQ 2nd Medical Brigade, 34th Field Hospital and other smaller units.

Strensall Common Act 1884 allows the general public to use some of the land

for recreation and exercise when it is not in use for military training purposes. The Military Training Area is also a Site of Special Scientific Interest (SSSI).

Village Context.



The Village, Strensall

History.

The village of Strensall was included in the Domesday Book of 1086. The name Strensall probably derived from the Anglo Saxon word “Streonaeshalch”, a combination of “Streona”, a personal name and “halch”, the word for a corner or nook of land. There might have been settlements around the Village during earlier periods.

Prehistoric and Roman remains have been found in the area suggesting it may have been a convenient crossing point of the River Foss. It is possible that the village was the site of the Synod of Whitby in 660 AD, possibly indicating an early monastic site. At this early period, Strensall lay within the Forest of Galtres, a heavily wooded area which stretched north of York beyond Easingwold.

Throughout the 13th Century the Prebendaries of Strensall (one of the Canons of St Peter’s York) developed their own hunting preserve on the edge of the Royal Forest. Hall Farm, formerly known as Strensall Hall, occupied a moated site which was probably the administrative centre of the village from the earlier medieval period.

A pattern of enclosures and curved, reversed “S” field boundaries survive to the southeast of The Village and Southfields Road in Strensall. These preserve the alignment of and, in some cases, earthworks of the ridge and furrow that formed one of the medieval open fields associated with Strensall.

Towthorpe is a small hamlet which has survived as a peaceful cluster of 19th Century or earlier brick farmhouses and farm buildings set in the countryside on the southwestern side of Strensall.



Towthorpe - The conversion of agricultural buildings

Traditional Layout.

The heart of the Village has an attractive and informal mixture of well-proportioned 18th Century and 19th Century detached houses and vernacular cottages. A sense of unity arises from their shared scale, a height of 2 storeys and use of traditional materials. This is mostly pinkish-brown brickwork with pantile or Welsh slate roofing. Buildings are positioned at slightly varying distances and angles to the street frontage, some gable end on to the street and most, traditionally, with small front gardens enclosed by walls, railings or hedges.



The Grange, Strensall

The eastern section of The Village appears quite intimate as the street curves and undulates gently, with subtle variations in carriageway width and some buildings huddling closer to the street frontage. Trees and hedges add to the feeling of enclosure and ‘protection’. The more traditional areas of the village demonstrate a sense of continuity of character.

The boundaries of properties along The Village are boundaries that existed in the medieval period. Generally, each plot or ‘garth’ would hold a farmstead. Adjoining the River Foss, Strensall has retained its traditional outer edge. This is an interesting haphazard arrangement of boundary walls, outbuildings and small irregularly-shaped fields. The line of Church Lane is important historically, though ‘suburbanisation’ of its character has resulted from infill development. The link to the past remains the sudden view of open landscape beyond the trees of St Mary’s Churchyard contrasted with the small scale enclaves of buildings going through to Church View. This helps retain a valuable rural quality. Trees are also important to the setting of the Manor House.



Manor House Farmhouse, Strensall

Places of Worship.

There are three places of worship in the Village, the Church of St Mary the Virgin, the Methodist Church and the Garrison Church.



Church of St Mary the Virgin.

Church of St Mary the Virgin.

The first church on this site is thought to have been built between 1100-1150 AD and was dedicated to St James. This would have been a Norman structure with rubble infilling in the walls. The doorways and window frames would have been of Tadcaster stone. Between 1801-1803 the church was completely rebuilt with local bricks and painted deal pews. Due to weather damage this

structure deteriorated and was completely replaced by the present church in 1866. The church is generally known as St Mary's Church.

Strensall Methodist Church.

The first Methodist Chapel in the Village was St Mary's Hall in Church Lane. It was built in 1879, the porch being added in 1895, but the building was too small for the Methodist community's needs. It then became a dwelling house until 1983 and it has now fallen into disrepair. The new Methodist Church was built on The Village in 1895, on the site of the "Village Pinfold", a holding pen for stray animals. The Church was built on a scale better to serve the expanding Methodist community. The Villagers still use the expression "the Methodist Chapel" for this Church.



Strensall Methodist Church

The Garrison Church.

The Garrison Church, St Wilfrid's, is on the edge of Queen Elizabeth II Barracks. This brick built church was commissioned by the War Office and was completed in 1934. A feature of the church is its stained glass windows depicting the badges of the regiments which were based at the camp throughout the years.



St Wilfrid's Garrison Church

Strensall Cemetery (Burial Ground).

Strensall Cemetery is located on Sheriff Hutton Road, Strensall. The Cemetery was consecrated in 1995 and is non-denominational. The rules and conditions for this Cemetery have been based on those used for the Churchyard at St. Mary's Church and are designed to balance the wishes of the bereaved with a discrete place of rest. The aim of the Burial Authority, the Parish Council, is to maintain a valuable heritage and perpetuate a record of our local community in a tasteful and acceptable manner. There are spaces for the interment of cremated remains and also for burials. There is a small memorial garden for friends and relatives to plant small shrubs or spring bulbs together with plaques or ornaments which are not permitted on the graves themselves.

Quaker Burial Ground.

A Quaker Burial Ground was sited on land to the north of the War Memorial and the old Village pond and is marked on the 1852 Ordnance Survey Map. The records of who was buried there and when, appear to have been lost. Whether there was a Quaker Meeting House in Strensall is open to debate. The burials are likely to have taken place very early in the 18th Century and may have been disturbed by building in the area.



Strensall War Memorial

The River Foss.

The River Foss provides one of the boundaries of the Village. It also hosts two of the finest historical architectural features of the Village - its bridges. Historically, the River Foss provided the water requirements for the Tannery; the Village's sewer system; and a means of transportation for agricultural products, such as flax and wheat, as well as bricks from the local brickworks. These were the Village's main economic output in the 18th and 19th Centuries. Nowadays, the Foss Walk, Centenary Way and Ebor Way allow both sides of River Foss to be used by walkers.

The Foss Navigation Company.

The Foss Navigation Company was formed in 1793 with the intention of forming a navigable canal between the junction of the Rivers Foss and Ouse in York to Stillington Mill. Between 1796-1797 two locks and two bridges (Strensall New Bridge and Strensall Bridge) were constructed as part of this work. Strensall Bridge was designed by the eminent York architect John Carr.



Strensall Bridge - John Carr's Bridge

The River Foss was canalised and a new canal was dug north from Strensall to Sheriff Hutton Bridge. Due to financial limitations, the work stopped in 1805 half a mile west of Sheriff Hutton Bridge.

During its working life, the canal carried important cargo of coal, lime, farm produce and building materials. In 1845 the York to Scarborough railway opened, taking most of the cargo and revenue from the canal and causing its closure. In a short walk along the River Foss you can still see the industrial archaeology left over from the canal, including lock walls, sluice gates, winding gear, and the historic Strensall New Bridge.



Strensall New Bridge - "Old Humpy"

Landscape Setting.

Approaches.

There are five approach routes into Strensall and Towthorpe. Two are from Haxby; one is from Flaxton; one is from Sheriff Hutton; and one is from York. Although the Flaxton Road and Ox Carr Lane skirt round the centre of the Village, all the other approaches lead in to the centre of the Village.

Housing developments in the Village since the 1970s have resulted in a significant increase of vehicular traffic through the Village Conservation Area. The traffic moving on the shortest route between the new developments will pass through the Village centre. There is considerable concern over the issue of congestion resulting from roadside parking along this stretch of road.

The natural bottleneck within the Village is its centre, based around the junction with the Sheriff Hutton road. Traffic often grinds to a halt as through traffic competes with the bus service and shoppers' parking. In addition, the three level crossings and the roundabout at the junction of Ox Carr Lane and the York Road cause periodic delays on most days.



Looking West from York Road - Winter fields at Sunset.

Strensall Conservation Area.

Strensall Conservation Area¹ is defined as an area of special architectural and

¹Strensall Conservation Area Appraisal - November 2010, Strensall Railway Buildings Conservation Area Appraisal - March 2011 and Towthorpe Conservation Area Appraisal - November 2010 are available on the City

historic interest. It was first designated in 1979 and included The Village and Church Lane which make up the linear street character of the historic Village. Many traditional side lanes and yards survive along The Village, a legacy of the medieval street pattern.

In 2001, the Conservation Area was extended to the north and north west from Bone Dyke to the rear of Netherwoods. This extension included Strensall Bridge and the riverside pasture land and paddocks to Strensall New Bridge. It was also expanded to the west, following West End and to the south along Princess Road.

In 2011, it was extended to include housing to the north of Southfields Road, properties associated with the railway along Princess Road, Moor Lane and the former towpath.

Towthorpe Conservation Area.

The Towthorpe Conservation Area was designated in 2001. It includes Towthorpe Moat and also Low Farm Farmhouse, a Grade 2 listed building which retains the original internal doors and baluster staircase. Development which has taken place is sympathetic to the existing 19th Century or earlier brick buildings. Much of the Strensall Military Training Area including part of the Barracks is also located in Towthorpe, as is the Barley Rise development.



Low Farm Farmhouse Towthorpe

of York Council website should further detailed information be required.

Strensall Railway Buildings Conservation Area.

The east end of Strensall was developed from the mid-1840s as a result of the arrival of the railway in the Village. This was the first expansion of the Village outside its historic core. This Conservation Area was designated in 2001 as a result of action by the Parish Council. It was further expanded in 2011 following public consultation. It includes the former Station Yard and its storage facilities as well as 93-103 The Village, late 19th Century brick-built small terrace houses erected for both the railway workers and those employed at the local brickworks. The old Station House is a listed building, which forms a group with the Signal Box. This Signal Box is the last of its kind on the York-Scarborough railway line.



Strensall Signal Box

Allotments.

Allotments are in great demand in the Village and there are waiting lists to become an allotment holder. There are two allotment areas within the Village. Both are owned by the City of York Council. The Northfields Allotment is leased to the Parish Council and there are eighteen plots on it. Eight are full size plots, each of approximately 320 square yards. Ten are half size plots of approximately 160 square yards. The New Lane Allotment consists of 20 plots, each of approximately 150 square yards, which are managed by a Villager on behalf of the the City of York Council. These allotments were provided by Hogg The Builder as a condition of being allowed to build in the old railway sidings. Hogg provided top soil, drainage, a water supply, and a purpose built tool shed within 10 internal cubicles for tool storage.

Sports and Recreational Facilities.

There are limited sports and recreational facilities in Strensall with Towthorpe which are immediately accessible to the general public. The sporting facilities available to the community are covered below. Those available to the Army community are not.

Strensall Community and Youth Sports Association (SCYSA).

Strensall Community and Youth Sports Association (SCYSA) is a new community-based organisation set up in December 2012. It became a Registered Charity in 2013 and has obtained the lease for the sports facility at Durlston Drive. It is committed to providing a first class sporting environment for the Village. It has recently refurbished the Multi-Use Games Area (MUGA) and a netball association is now using it. There are 3 tennis courts and the football pitch has a variety of configurations according to need. The clubhouse is in the process of being upgraded to increase hire use to generate revenue for SCYSA. Continual fundraising is taking place within the Village to increase the facilities available.



Northfields Playground

Playground Sites.

There are two playground sites in the Village. Northfields has both an area for children up to the age of 14 as well as a fenced area for smaller children which incorporates a picnic area. Pasture Close has a fenced football area and a

separate playground for smaller children. Both sites are very well used. No large development in the Village has been provided with its own playground areas.

The York Golf Club.



Clubhouse, the York Golf Club

The York Golf Club, the oldest golf club in the area, was established in 1890 as a members' club. The Club is a non-profit making organisation which reinvests all surplus income back into the Club. It is a Community Amateur Sports Club under the terms of the Finance Act 2002 and it provides sporting and related social facilities to the community. It prides itself on its Junior and Lady Golfer starter programmes. The course itself is a serene blend of parkland and heathland with a definite emphasis on natural beauty rather than artificial features. It measures 6290 yards (Men's Competition Tees) and the greens are acclaimed to be among the finest in North Yorkshire. The Club has invested heavily in improving the drainage of the course in recent years.

Strensall Bowling Club



Strensall Bowling Club

Strensall Bowling Club is a thriving organisation founded in 1934. The Club is a self-supporting members' club which encourages membership across the ages from within the community. Its Bowling Green is one of the finest in North Yorkshire. It is the treasured result of dedication by members and advice from York Golf Club.

Site of Special Scientific Interest (SSSI).

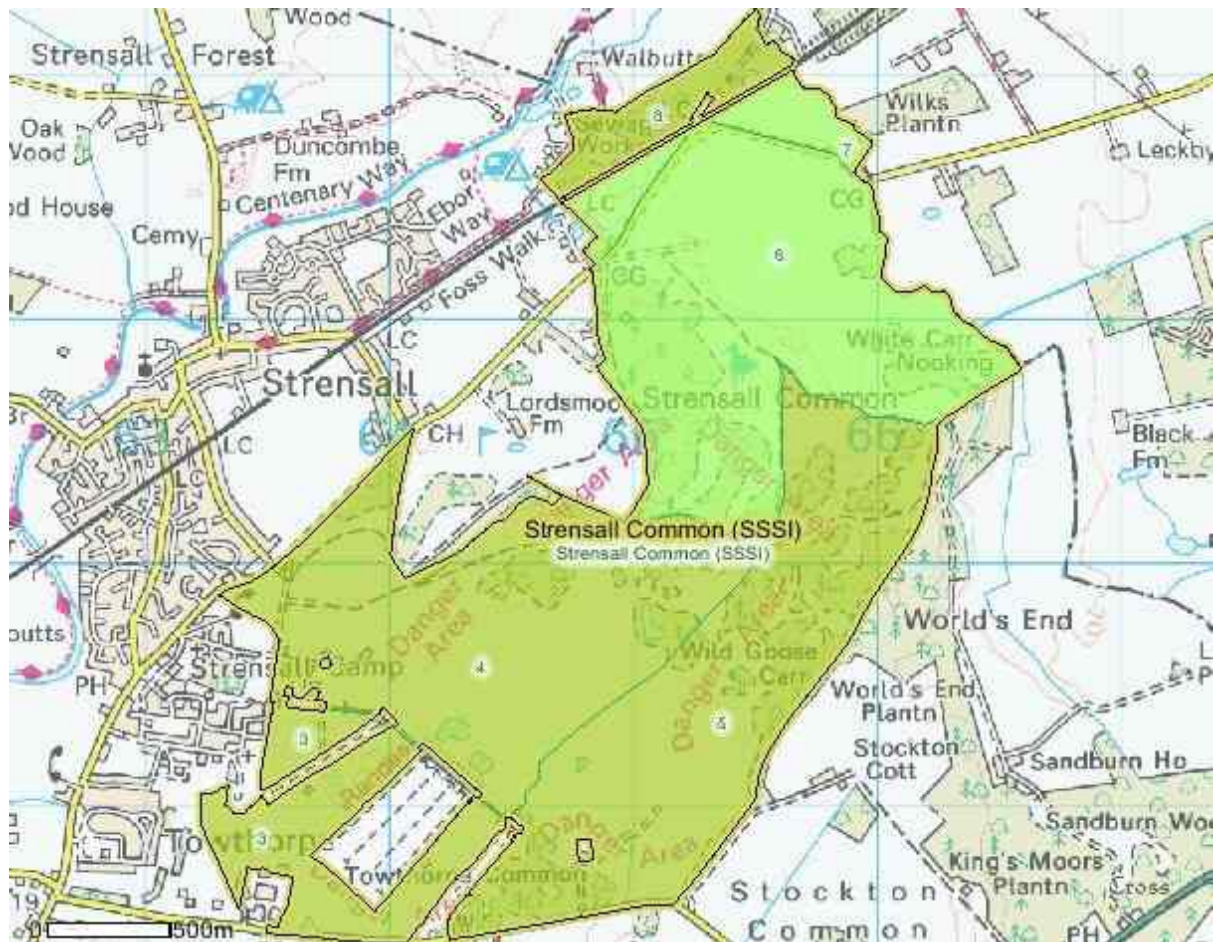
Strensall Military Training Area (Strensall and Towthorpe Common) was designated as a Site of Special Scientific interest (SSSI) in 1965. It is a rich and varied environment with a wealth of wildlife. It is one of only two extensive lowland heaths remaining in the Vale of York. The site, of some 600 hectares, is an internationally important lowland heath. It is of great importance to wildlife and harbours rare species of flora and fauna, including moths, flowers and ferns. The heathland is maintained by a tenant farmer whose sheep and cattle graze the site throughout the year.

Strensall Common Yorkshire Wildlife Trust Reserve.

The Strensall Common Yorkshire Wildlife Trust Reserve was purchased from the Ministry of Defence in 1978. The Reserve, of some 43 hectares, is adjacent to the Military Training Area. It comprises a number of different habitats, the principal ones being wet heath, dry heath and birch/oak woodland. There are usually areas of standing water, particularly in winter.



Winter ponds on Strensall Common



Source: - Courtesy of Yorkshire Wildlife Trust, English Nature SSSI

Birds of Strensall Common.

Strensall Common with its open space, scattered pine trees, flooded borrow pits and acres of heather make it an ideal habitat for birds. Some 60 species have been identified using it.

Reed Buntings that can be found among the reed beds, the male in its summer plumage is unmistakable with its white collar and black hood and bib.



During summer months Woodlark and Tree Pipits can be found but are difficult to spot, the Tree Pipit is often seen hovering above silver birch trees a favoured



habitat.

Another species making a comeback on the Common is the Stonechat. Two very harsh winters have led to a decline of this bird. The Stonechat is usually found on the heathland and bushes. The male has a black hood with orange breast feathers. The Whinchat, an occasional visitor to the Common, has also declined recently. It is found on open heathland and is more recognizable by the very prominent stripe over its eyes. Its colour is less distinctive than that of the Stonechat. Both birds bob their tails when singing and calling.

About 40 species of birds breed regularly on the Common including curlew, cuckoo and woodland species such as the Green and Great Spotted Woodpecker.



The Great Spotted Woodpecker is a medium-sized woodpecker, about the same size as a blackbird. Great Spotted Woodpeckers nest in holes which they excavate in trees in woodlands (mainly broadleaved), large parks and gardens. They have a distinctive, bouncing flight but are most likely to be heard 'drumming' away at a tree trunk, performing their breeding displays. Great spotted woodpeckers probe tree trunks for insects and larvae to eat. They have extremely sticky tongues enabling them to extract the insects from their nests. In autumn and winter they will switch to eating berries and nuts and will visit peanut feeders hung in the garden.



About the size of a Collared Dove, Cuckoos are a scarce summer visitor to most of Britain, arriving in April - their familiar 'cuckoo' call heralds the start of spring. The adults leave for Africa by June or July, almost as soon as they have laid their eggs, while the young birds follow them in the autumn. Adults are 'brood-parasites' famous for laying their eggs in other birds' nests and fooling them into raising their young for them. Dunnocks, meadow pipits and reed warblers are common victims of this 'cuckolding' behaviour.

Flora and Other Fauna Found on Strensall Common and in the Surrounding Countryside.

There is a rich stock of flora and other fauna associated with the environment surrounding the Village. Strensall Common lies in a very shallow depression in the glacial clays which has subsequently been filled with lacustrine sands. The underlying basin of clay impedes drainage and the land is wet underfoot most of the year. The soils are peaty and acidic apart from occasional areas of raised leached sand. This gives it a unique flora. Over 150 plant species are found here, perhaps the most noteworthy being marsh cinquefoil and marsh gentian. Mammal records include fox, hare, badger, otter, water voles and harvest mouse. Insects include the Green and Purple Hairstreak Butterflies, Dark-Bordered Beauty Moth, Bog Bush Cricket and Glow Worm, as well as biting midges. Over 100 different species of spider have been recorded. Viviparous lizards can be seen in good numbers, sunning themselves. Adders are seen frequently and care should be taken if encountered.



Marsh Cinquefoil likes wet, boggy places, fens and peaty meadows. When it is in flower, between May and July, it is a good source of food for nectar-loving insects such as bees and hoverflies. Marsh Cinquefoil is one of a number of cinquefoils, but is unique in the UK as the only one with deep red flowers - the rest have yellow flowers. It is a member of the rose family.



The Marsh Gentian is a rare plant of acidic bogs and wet heathlands whose bright blue, trumpet-shaped flowers appear from July to October, contrasting with the pinks and purples of the heath.



The Dark Bordered Beauty Moth is a small and rare moth found in small colonies only at Strensall Common in Yorkshire and in Newham Bog in Northumberland in England. It can be seen in July and August in damp sites such as lightly wooded wet heathlands, damp grasslands and damp woodlands.



The Strensall Groundling Moth is named after Strensall Common. It was first found in Britain in the 1920s. It is much smaller than the Dark Bordered Beauty and the caterpillars live on birch trees between leaves spun together with silk. The adult moth is predominantly white and spends its days camouflaged against the bark of the birch trees.



The Adder is a relatively small, stocky snake which prefers woodland, heathland and moorland. It hunts lizards and small mammals, as well as ground-nesting birds such as Skylark and Meadow Pipit. Adders hibernate from October, emerging in the first warm days of March, which is the easiest time of year to find them basking on a log or under a warm rock.



The Water Vole lives along rivers, streams and ditches, around ponds and lakes and in marshes, reed beds and areas of wet moorland. It has colonised some stretches of the River Foss in Strensall. Look out for the signs of Water Voles such as burrows in the riverbank, often with a nibbled 'lawn' of grass around the entrance. Water Voles like to sit and eat in the same place, so piles of nibbled grass and stems may be found by the water's edge, showing a distinctive 45° angled-cut at the ends. 'Latrines' of rounded, cigar-shaped droppings may also be spotted.



Otters are one of our top predators, feeding mainly on fish, water birds, amphibians and crustaceans. Otters have their cubs in underground burrows, known as a 'holt'. Excellent and lithe swimmers, the young are in the water by 10 weeks of age. Otters are well suited to a life on the water as they have webbed feet, dense fur to keep them warm and can close their ears and nose when underwater. Otters can occasionally be seen in the River Foss.

Trees and Tree Preservation Orders (TPOs).

In January 2014, there are 173 Tree Preservation Orders (TPOs) in force on trees in Strensall. They cover diverse species of trees including apple; ash; beech; birch; cherry; chestnut; hawthorn; holly; hornbeam; laburnum; lime; oak; pine; rowan; sycamore; willow; and yew. Trees in conservation areas are protected. Any work on a tree in a conservation area must have permission from the City of York Council.

The majority of the TPOs cover oak trees. These trees must be safeguarded throughout their natural lifespan. Full details of the TPOs can be found on the City of York Council website.



Oak Trees on Strensall Common

Public Rights of Way and the Wider Network of Access.

There is an extensive network of public footpaths within the Parish located, in the main, within 500 metres of the River Foss. There are only 2 public bridleways and these head out further afield, one northwards towards Carr Lane, Strensall and the other southwards towards North Lane, Huntington.

The principal footpaths run along Brecks Lane and the River Foss itself. The footpaths carry the Foss Walk, Ebor Way and Centenary Way. These are regionally important promoted routes and bring passing trade to the village.

In addition to the public rights of way, there are numerous permissive routes within the Parish. The Ministry of Defence has marked out an extensive network of paths within Strensall Military Training Area (formerly Strensall and Towthorpe Common) which can be used when troop training is not taking place. There are also numerous paths between the River Foss and the Brecks which are well used.

Strensall with Towthorpe Parish Council designed and maintains a footpath along the Flaxton Road. It has plans for additional footpaths but has not yet secured the funds to build them from the City of York Council.

All these paths combine to provide a good, free to use, recreational facility. This benefits the overall health and well being of Villagers and provides an opportunity to see the varied wildlife within the Parish.



Footpath running North East along the River Foss from Strensall Bridge

However, although there are footways along most of the roads, the Village lacks a network of snickets leading from the new developments in towards the centre of the Village.

There are two areas of Countryside and Rights of Way Act 2000 (CROW Act 2000) Open Access Land on Strensall Military Training Area. These are shown on the Ordnance Survey map of the area. They are, however, excepted land as they are owned by the MOD. The rules guiding their use are clearly displayed on all access points to the Military Training Area and are available from Headquarters Strensall Training Area.

Cycling.

Both Strensall with Towthorpe Parish Council and Villagers have requested a safe cycle route into York over the years to allow them to access work, schools, shops and leisure facilities by bicycle. The City of York Council has identified two potential future routes as part of its Strategic Cycle Network Review in 2011/12.

The first is along Strensall Road, with an off road facility running between the Six Bells Public House mini roundabout and the A1237 which will run alongside the busy road. The second is the River Foss towpath. This would see the widening of the existing towpath and its conversion to shared use between north Strensall and York City Centre. There would also be links to Haxby, Earswick, Huntington and New Earswick along its length.

Contributions towards the provision of both routes will be sought from new developments near to or adjacent to them through the development management process.

Community Setting.

The Village Hall.

The first Village Hall in Strensall was a prefabricated Army canteen with an asbestos roof and corrugated iron cladding. During the First World War it provided home comforts for British troops serving in the Suez Canal zone in Egypt. Transported back to England after the war it found its final resting place in York Road, Strensall where it became an indispensable part of the social life of the Village. It was the venue for theatrical entertainments, whist drives, wedding receptions and every kind of meeting. During the Second World War it was again frequented by soldiers from Strensall Camp, attending weekly dances with the music provided by a local three-piece band – piano, drums and accordion.



The Village Hall

With the roof leaking and the maintenance of the old building becoming more and more difficult, serious fund raising and grant hunting started in the Village and a new hall was built at Northfields at a cost of £279,000 in 1989. It included a badminton hall, meeting room, kitchen and other facilities and in 1990 won an award as the Ryedale Village Hall of the Year. Looking to the future, the hall was designed so it could be extended and the need for this soon arose. A new function room costing £60,000 was added and officially opened by the Lord Mayor of York in 1998.

With its modern multi-purpose facilities for sport, theatrical entertainments, social and business events the hall continues to be a thriving community centre for all aspects of Village life.

Hurst Hall.

Hurst Hall, the Army Community Centre offers a programme of recreational, social activities to support the needs of military families. It encourages community cohesion for the military families and works to offer its services and facilities for the benefit of the wider community.

The programme is overseen by the Army Welfare Service Community Development Worker who works in partnership with the Parish Council and other Village community associations and partners to develop the provision of services.

Local Businesses.

Our Villagers value the range of their local businesses and public houses. It is

generally felt that they provide good amenities for the size of the Village. The Post Office and the Library are, in particular, held in high regard and viewed as essential assets. However, the absence of a bank is viewed as a particular disadvantage, although the availability of Cash Machines at Cost Cutter and Londis is greatly appreciated.



Strensall Post Office at the heart of the Village

The arrival of new businesses and the expansion of existing businesses within the Village would be welcomed. All local businesses participate fully in the life of the Village. They make a significant contribution to the funding and support of local events and activities.

Our local businesses are concentrated into two distinct areas within the Village. The first is at Barley Rise, where there is a small 1970 era shopping complex in which 7 businesses including the Richard Fisher & Associates Dental Surgery and the Cost Cutter Supermarket have their premises. The limitation is that parking access to these shops and premises is restricted to space for about 10 vehicles and on street parking delays access to and from Barley Rise.

The second is on The Village, centred around the road junction with the Sheriff Hutton Road. This is a busy shopping area and includes the Tesco plc Supermarket, Strensall Fisheries, Boots plc and the Battleflatts Veterinary Surgery. On street parking is limited and is the cause of frequent delays and frustration on this arterial route through the Village.



Shopping Traffic on The Village

Robert Wilkinson Primary Academy

Robert Wilkinson School became a Primary Academy on 01 December 2013 within the Ebor Academy Group. It has now opted out of local authority control and is funded directly by the Government. It has retained its links with the Robert Wilkinson Charity and the Robert Wilkinson Trust. The School was founded in 1718 by an endowment in the will of Robert Wilkinson, a Yeoman Farmer from Strensall. Throughout its long history, the School has grown with the Village and remains very much a Village School. The Old Primary School in Church Lane is now a private dwelling.



Robert Wilkinson Primary Academy

As a Primary Academy it provides education for both boys and girls between the ages of 4-11. The Academy continues to benefit from the legacy of Robert Wilkinson through the charity which is managed by the Robert Wilkinson Trust, whose members serve on the School's Governing Body. The charity has funded extensive facilities, including an indoor swimming pool. In addition, there is an active support group within the Village community, the Friends of Robert Wilkinson Academy Committee, which does a great deal of valuable work for the Academy. In January 2014, the Academy is at capacity.

Strensall Health Care Centre.

The *My Health Health Care Group* runs Strensall Health Care Centre and other centres in Stamford Bridge, Dunnington and Huntington. It serves 18000 patients across an area of 200 square miles to the north east of York. It has recently been granted approval to extend its boundary northwards into the Howardian Hills. It currently has 12 doctors who have specialised in General Practice and who provide complete National Health Service community services. The practice also employs 6 directly-employed nurses. Community nurses are attached to the practice and work from their base in Strensall Health Care Centre. A Minor Illness Clinic is held each weekday morning and afternoon at Strensall Health Care Centre.



Strensall Health Care Centre

Buildings.

Medieval Patterns.

Strensall began with a typical medieval pattern of properties, with narrow-fronted plots of land that extend back on either side of a single West-East Street (the present Church Lane and The Village). The plots on the north side were bounded by the River Foss and those on the south side stretched to Back Lane (now Southfields Road).



An old driveway in the centre of the Village

Little remains of the medieval Village other than the layout of the main roads. The oldest buildings in the Village date to about the early 17th Century. The buildings in the Village reflected the social and economic environment of the North Riding of Yorkshire at that time. It was a rural agricultural society with the two major developments being the arrival of the railway and the Army.



Former Railway Housing

Listed Buildings.

Historic buildings, whether listed or not, contribute to the character and the appearance of the area.

Serial	Item	Location	Grade
1.	Berwin House, mid 18th Century House	3 Church Lane, Strensall	2
2.	The Grange	59 The Village, Strensall	2
3.	Mile Post	Opposite Main Entrance to Queen Elizabeth II Barracks. It is believed to have been stolen.	2
4.	Church of St Mary the Virgin	Church Lane, Strensall	2
5.	Strensall New Bridge, formerly listed as Strensall Low Bridge	Haxby Moor Road, Strensall	2
6.	Manor House Farmhouse, formerly listed as Strensall Hall	The Village, Strensall	2
7.	Station House	The Village, Strensall	2
8.	Strensall Bridge – John Carr’s Bridge	Sheriff Hutton Road, Strensall	2
9.	Low Farmhouse	Towthorpe Road, Towthorpe	2
10.	War Memorial	The Village, Strensall	2

Modern Housing.

Most housing within Strensall with Towthorpe was built in the last quarter of the 20th Century and there are now some 2400 dwellings in the Village with a resident population of about 6500 people. Most of the modern developments were built in varying styles and types with relatively short roadways, often small cul-de-sacs. The properties vary in size from two bedroom semi-detached houses to large detached houses.



Sheltered Housing on Southfields Road



Modern Housing

Most recent developments have been provided with driveways, garages and front gardens. This has ensured that the roads are kept clear of parked vehicles and helps to provide an open and uncrowded appearance. The varied

groupings of houses, the use of traditional bricks and tiles and conventional and restrained domestic architecture have combined to highlight the character of the Village. The result is that variety, intimacy and cohesiveness have not been sacrificed to expansion. The size of building plots has varied over the years. Where the balance between open space and building density has been maintained, there has been a significantly beneficial impact on the neighbourhood.

A feature of the Village is the considerable degree of privacy enjoyed by most residents in their homes and gardens. This is partly due to the layout of plots and the roadways and to the presence of wall, fences, hedges and trees – all part of a mature settlement. Where this is lacking, the neighbourhood is detrimentally affected.

Local Traits.

Some of the buildings within Strensall have rendered or painted facades, for example The Ship Public House. Although the use of render and painted brickwork is not the predominant material for external walls within the area, these buildings also contribute to the character and appearance of the area.



The Ship Public House

Local detailing includes brick cambered or flat arch lintels, and decorative banding at eaves level. Some of the earliest buildings also have triangular brick panels – known as brick tumbling on their gables.



Decorative Banding and Brick Cambered Lintel

Most retain their original features, such as sash windows and cast iron downpipes. Also, within this character area are a number of larger or more prominent detached properties which reflect the expansion of the Village during the late nineteenth and early twentieth centuries.



Brick Tumbling

Most of the more modern buildings in this character area are constructed in a sympathetic brick and are of a simple form.



The entrance to Northfields

Design Guidelines

This document was approved on (to follow) as a draft Supplementary Planning Document to the City of York Council's draft Local Plan. Our Villagers wish the following Design Guidelines to be followed for all new development.

1. All developments should enhance the rural character of our Village.
2. The linear nature of the Village should not be exacerbated by new development at its extremities without an improvement to the road infrastructure. Further new development should be accompanied by a significant redesign of the Village infrastructure.
3. All development must give careful thought to the impact of increased traffic into the Village Conservation Areas.
4. The existing network of footpaths must be retained and improved. The design of footways, cut throughs and snickets leading to the centre of the Village must be a key aspect of any development. Every opportunity to improve, add to or enable access to the footpath network should be pursued.
5. Views in and out of the Village are significant to the overall character of our Village and must be taken into consideration in the design of any new development. The key views are:
 - a. East and Northeast from Towthorpe Bridge.
 - b. South from Duncombe Lane.
 - c. South and West towards Strensall Bridge (John Carr's Bridge) from the Foss.
 - d. West to North from the Church of St Mary the Virgin.
 - e. North from Ox Carr Lane/Flaxton Road towards Strensall Conservation Area.
 - f. North from Flaxton Road towards the Brecks.
6. The retention of existing and the creation of new open spaces are essential. The range and location of open spaces together with their features make them vitally important to the character of the Village.

7. Developers are to create a variety of new properties harmonious to the character of the Village using a mix of building styles and sizes.
8. Inclusion of green space with native broadleaved tree planting where appropriate and possible, provision of grass verges and front gardens will all help to maintain and enhance the visual and physical character of the Village. For instance, Strensall Park, Southfields Road and the Brecks Lane Estate have buildings grouped around a green. They retain hedges and houses set back from roads with plenty of appropriate trees and grass verges.
9. New developments should respect and complement the scale, density and height of neighbouring building forms and they should not detract from the character of neighbouring buildings. They should avoid large areas of unbroken walling and roof elevations.
10. The height and pitch of roofs should be compatible with, and sympathetic to surrounding property. Roofing should generally use traditional materials (clay pantiles or blue slate) and extensions or alterations must be sympathetic to the original.
11. New developments should include off road parking wherever possible.
12. New houses should be environmentally future-proof and must conform to current City of York sustainability policy.
13. New developments and extensions should use building materials appropriate to a rural Village and sympathetic to neighbouring properties. Reclaimed materials should be used where appropriate. Traditional brick details should be acknowledged but detail in new buildings should not be too elaborate in quantity and mix. Sustainable developments such as green building design and reuse of building materials should be encouraged on appropriate sites in the Village.
14. A mix of affordable housing and private homes should be encouraged.
15. Extensions and alterations should accord in style and material to existing property.
16. When former ancillary or functional outbuildings are converted,

evidence of their original use or function should be retained wherever possible.

17. Chimney stacks should be encouraged to add visual interest to the roof-scape.
18. Windows should be in proportion to the property and accord with the style of similar properties. Windows in older properties should accord with the period style of those properties. Replacements should accurately reflect the styles of the originals and the use of traditional materials and reinstatement of original window styles should be encouraged.
19. The preservation of privacy and personal space is important. Any new construction in the Village should consider whether any impact is harmful to privacy.
20. Gardens and open spaces between buildings contribute to the rural charm of the Village and should be retained wherever possible. There should be a presumption against the subdivision of these spaces where this would harm the character and visual amenities of the area.
21. Satellite dishes should be located discreetly, avoiding front elevations unless there is no reasonable alternative.
22. New buildings should be designed in such a way as to prevent crime and meet the security requirements laid down by the Police "Secured Design" scheme.
23. Any advertising or signage should be kept to a minimum and be appropriate to the Village environment. It should be low key in terms of colour, size and lighting.

COMMUNITY GROUPS

Community activities are easily overlooked in a Village the size of Strensall with Towthorpe. A list of community groups is given below to recognize all that happens in the Village.

Army Welfare Service	Hurst Hall Community Fund	Village Hall	The Primary School	St Mary's Hall
<ul style="list-style-type: none"> - Light Bites Coffee Morning - Hurst Hall Stars - Games Club - Aspire - Dancing Groove - Inters - The Shed 	<ul style="list-style-type: none"> - Little Fishes <ul style="list-style-type: none"> - Tiny Steps - Little Chestnuts - - Rainbows - Brownies - Guides - Song Box - - Breakdanc e 	<ul style="list-style-type: none"> - Slimming World - Bingo - Pilates - Badminton - Fitness Group - Short Mat Bowls - Art Group - Bridge Club - Zumba Gold - Zumba Fit - Strensall Local History Group -Strensall Village Design Statement Working Group - Over 50s Group - Women's Institute - River Foss Society 	<ul style="list-style-type: none"> - Kidz Klub - Swimming Club - Dancing Club 	<ul style="list-style-type: none"> - Strensall Art Group

ACKNOWLEDGMENTS

To our Photographer Peter Bayliss of *Peter Bayliss Photography* for his time, guidance and the use of his photographs.

For the use of the picture of the Dark Bordered Beauty moth: Keith Tailby with the help of Mike Wall at <http://www.hantsmoths.org.uk/>

Between July and September 2013, every Business premise in Strensall provided a collection and distribution point for the Village Design Statement Questionnaire. Our thanks go to the following Businesses:

Strensall with Towthorpe Village Design Statement THIRD FINAL DRAFT 120514 SUBMITTED 290514

Londis	Richard Fisher and Associates Dentists	Strensall Fisheries	The Post Office	My Health Surgery
Canton Chinese Take Away	Jon Matthew Gents Hair Dresser	Strensall Library	Sun Bliss Tanning Studio	James Paul Gents Hair Dresser
The Six Bells Public House	Escape Hair Ladies Hair Dresser	The Ship Public House	Battleflatts Veterinary Surgery	D & Y Taylor Butcher and Baker
Cost Cutter	Graham and Co Ladies Hair Dresser	Boots plc	The Half Moon Public House	Tesco plc

To the following whose help has been invaluable and who have allowed us to use their material and photography:

Strensall with Towthorpe Parish Council	Headquarters Strensall Training Area	Yorkshire Wildlife Trust	City of York Planning Team	English Nature SSSI
Church of St Mary the Virgin	The Methodist Chapel	Hurst Hall	The Village Hall	Strensall Local History Group

To the following who have allowed us to use their material or who have provided support in other ways:

Royal Society for the Protection of Birds - Images	Linden Homes			
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To our neighbouring villages for their advice and inspiration:

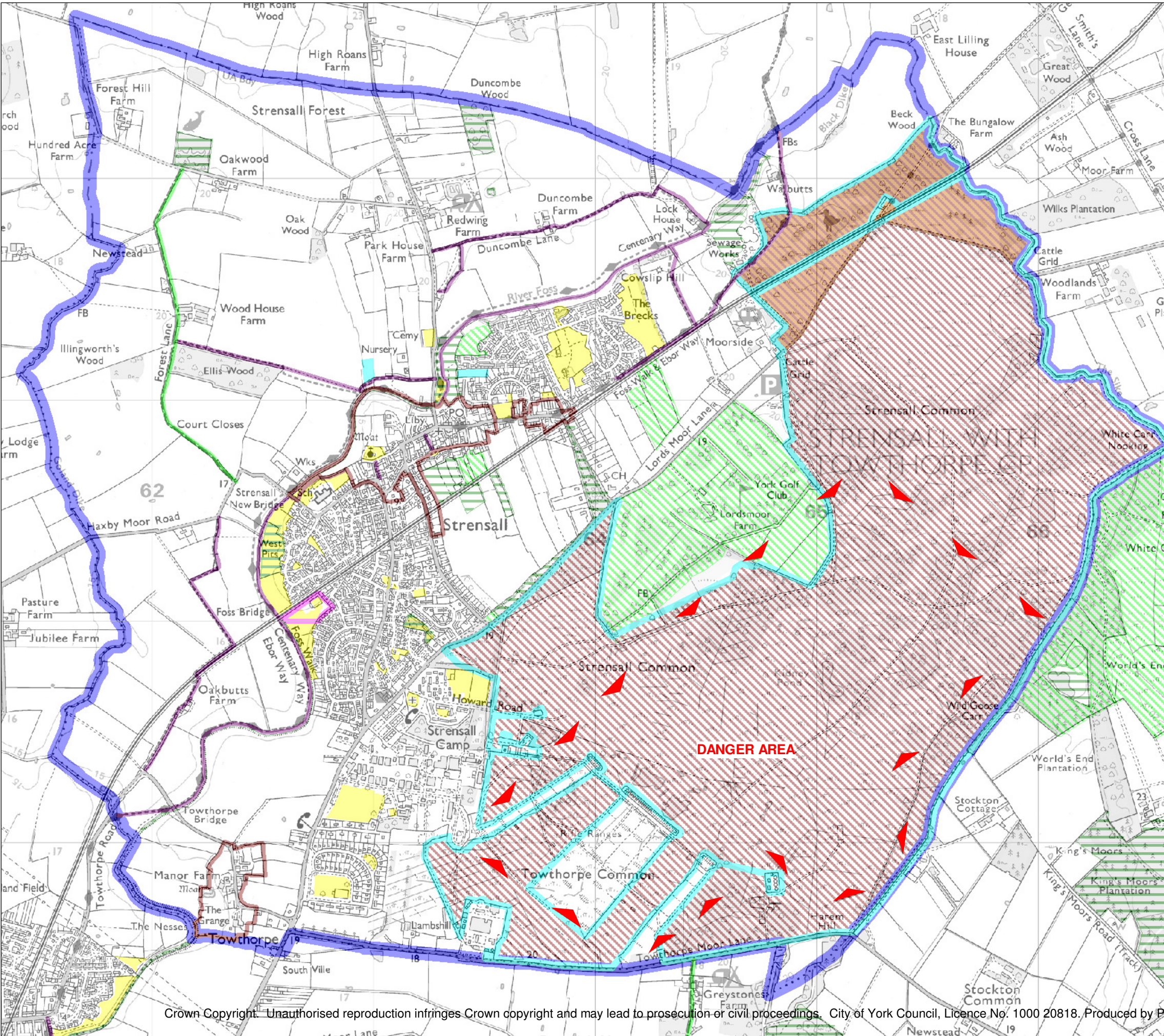
Dunnington Village Design Statement and Parish Council for their unstinting support.
Rufforth Village Design Statement.
Skelton Village Design Statement.
Askham Bryan Parish Plan incorporating the approved Village Design Statement.
Murton Village Design Statement.

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Legend

-  Strensall and Towthorpe Parish Boundary
-  PROW Bridleway
-  PROW Footpath
-  Conservation Area Boundary (2011)
-  Special Areas of Conservation (SAC National Nature Designation)
-  Site of Special Scientific Interest (SSSI National Nature Designation) mainly managed by Natural England
-  Area Operated by Strensall Youth and Community Sport Association
-  Area managed by Yorkshire Wildlife Trust
-  Site of Importance to Nature Conservation (Local Designation in the Biodiversity Audit 2010)
-  Site of Local Interest to Nature Conservation (Local Designation in the Biodiversity Audit 2010)
-  Open space as designated in the 2008 PPG17 Study *subject to amendment following the approval 2014 Open Space report
-  Allotments as designated in the 2008 PPG17 study
-  MOD Danger Area

Strensall Common is subject to public access restrictions and MOD byelaws. Please see page 32 and 33 of this document for further information.



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ANNEX C



**Wheldrake
Village Design Statement**

Community Impact Assessment

June 2014

SECTION 1: CIA SUMMARY
Community Impact Assessment: Summary
1. Name of service, policy, function or criteria being assessed:

Wheldrake Village Design Statement

2. What are the main objectives or aims of the service/policy/function/criteria?

The purpose of a Village Design Statement (VDS) is to capture the essence of a village's character, environment and history – so it may be taken fully into account when any new development is planned.

Through the process of recording and highlighting the natural and built features of historic villages, Village Design Statements seek to identify and promote standards of design which are both appropriate and sympathetic to the locality. These standards have been set out in design guidelines which should be used for guidance by local residents, as well as developers, architects and planners who may be considering development in and around the village.

The draft Village Design Statement document has been produced by the local community, through liaison with City of York Council. It is anticipated that in the future it will be an adopted Supplementary Planning Document (SPD) alongside the City's Local Plan, subject to the requirements of the new National Planning Policy Framework (NPPF).

Consultation to date:

Wheldrake village first started work upon the VDS in February 2010. A steering group was formed in April 2010. A local history exhibition "Wheldrake – Then and Now" launched the process. The views of local people were sought through a questionnaire to all households in the village, 30% were returned. A draft document was placed upon the Parish Council website to give everyone the opportunity to get involved in the process, and to ensure that the VDS was representative of the views of Wheldrake parishioners. Copies of the draft VDS and reply forms have been placed in village meeting places and their availability publicised in the Wheldrake Parish Magazine. Since these events several drafts of the VDS have been produced and council officers have commented on the contents.

3. Name and Job Title of person completing assessment:

Katherine Atkinson, Regeneration Officer, CES

4. Have any impacts been Identified?

Yes

Community of Identity affected:

Age

Disability

Summary of impact:

The Village Design Statement will improve the quality of life for residents by enhancing village character and local identity. It will have a positive impact upon:

- Housing mix/ housing needs
- Secured by design

		<ul style="list-style-type: none"> • Access for all • Connectivity
5. Date CIA completed: 05/06/14		
6. Signed off by: Jonathan Carr, Head of Development Services and Regeneration		
7. I am satisfied that this service/policy/function has been successfully impact assessed. Name: Jonathan Carr Position: Head of Development Services and Regeneration Date: 19/06/2014		
8. Decision-making body: Local Plan Working Group Cabinet	Date: 30 June 2014 1 July 2014	Decision Details:
Send the completed signed off document to ciasubmission@york.gov.uk It will be published on the intranet, as well as on the council website. Actions arising from the Assessments will be logged on Verto and progress updates will be required		

Community Impact Assessment (CIA)

Community Impact Assessment Title: Wheldrake Village Design Statement

What evidence is available **to suggest that the proposed service, policy, function or criteria could have a negative (N), positive (P) or no (None) effect** on quality of life outcomes? (Refer to guidance for further details)

Can negative impacts be justified? **For example: improving community cohesion; complying with other legislation or enforcement duties; taking positive action to address imbalances or under-representation; needing to target a particular community or group e.g. older people.** NB. Lack of financial resources alone is NOT justification!

Community of Identity: Age

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)	
Wheldrake Village Design Statement (May 2013)	Standard of Living Physical Security	Positive	None	
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
Design Guideline 28 states 'New buildings should provide a variety of housing types	N/A	N/A	N/A	N/A

<p>suitable to meet the needs of all sections of the population, to allow opportunities for residents to stay in the village.’ This would have a positive impact on housing mix by providing affordable homes, starter homes and family homes as well as smaller properties for older people to downsize into.</p> <p>Design Guideline 53 states ‘New buildings should be designed in such a way as to promote crime prevention’. This would have a positive impact on the quality of life of all age groups.</p> <p>The guidance aims to achieve better standards of design in future development projects, in compliance with local and national planning policy, and standards such as Lifetime Homes Standard, Building for Life Recommendations and Secured by Design.</p>				
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Community of Identity: Disability

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
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Wheldrake Village Design Statement (May 2013)		Standard of Living	Positive	None
Details of Impact	Can negative impacts be justified?	Reason/Action	Lead Officer	Completion Date
<p>The design principles (page 4) encourage:</p> <ul style="list-style-type: none"> • Access for all – access to all public spaces, major pedestrian routes, streets and leisure spaces will be accessible to all sectors of the community at all times. • Connectivity – all areas should be linked to each other and back into the existing village centre, reinforcing Wheldrake as ‘a connected community’. <p>These principles would have a positive impact on open access for all creating links within the community .</p>	N/A	N/A	N/A	N/A

No positive or negative impact has been identified regarding the following communities:

Community of Identity: Carers of Older or Disabled People

Community of Identity: Gender

Community of Identity: Gender Reassignment

Community of Identity: Marriage & Civil Partnership

Community of Identity: Pregnancy / Maternity

Community of Identity: Race

Community of Identity: Religion / Spirituality / Belief

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ANNEX D



**Strensall with Towthorpe
Village Design Statement**

Community Impact Assessment

June 2014

SECTION 1: CIA SUMMARY
Community Impact Assessment: Summary
1. Name of service, policy, function or criteria being assessed:

Strensall with Towthorpe Village Design Statement

2. What are the main objectives or aims of the service/policy/function/criteria?

The purpose of a Village Design Statement (VDS) is to capture the essence of a village's character, environment and history – so it may be taken fully into account when any new development is planned.

Through the process of recording and highlighting the natural and built features of historic villages, Village Design Statements seek to identify and promote standards of design which are both appropriate and sympathetic to the locality. These standards have been set out in design guidelines which should be used for guidance by local residents, as well as developers, architects and planners who may be considering development in and around the village.

The draft Village Design Statement document has been produced by the local community, through liaison with City of York Council. It is anticipated that in the future it will be an adopted Supplementary Planning Document (SPD) alongside the City's Local Plan, subject to the requirements of the new National Planning Policy Framework (NPPF).

Consultation to date:

Strensall with Towthorpe village began investigating a VDS in April 2010, and a working group for the VDS was established in June 2012. Displays were shown at the Queen's Jubilee Celebration and at the Village Show in 2012 to recruit members and to inform Villagers about the VDS. In February 2013 a website was set up to allow access to all Villagers to ongoing work and decisions. Strensall with Towthorpe Parish Council was regularly briefed, regular articles were placed in the monthly parish Outreach Magazine. In summer 2013, a survey of Villagers was carried out both on line and through a questionnaire, funded by the Strensall with Towthorpe Parish Council and a City of York Council Community Grant. All businesses in Strensall with Towthorpe acted as both information stands and collection points for the questionnaires. The response rate was 13 percent of the households in the Village. From November 2012, the results of the survey have been published both on the website and through Outreach Magazine and underpin the VDS. An Open Evening on the draft VDS was held in early December 2013.

3. Name and Job Title of person completing assessment:

Katherine Atkinson, Regeneration Officer, CES

4. Have any impacts been Identified?

Yes

Community of Identity affected:

Age

Disability

Summary of impact:

The Village Design Statement will improve the quality of life for residents by enhancing village character and local identity. It will have a positive impact upon:

		<ul style="list-style-type: none"> • Housing mix/ housing needs • Accessibility - footpath networks • Retention of open spaces and community facilities
5. Date CIA completed: 05/06/14		
6. Signed off by: Jonathan Carr, Head of Development Services and Regeneration		
7. I am satisfied that this service/policy/function has been successfully impact assessed. Name: Jonathan Carr Position: Head of Development Services and Regeneration Date: 17/06/2014		
8. Decision-making body: Local Plan Working Group Cabinet	Date: 30 June 2014 1 July 2014	Decision Details:
Send the completed signed off document to ciasubmission@york.gov.uk It will be published on the intranet, as well as on the council website. Actions arising from the Assessments will be logged on Verto and progress updates will be required		

Community Impact Assessment (CIA)

Community Impact Assessment Title: Strensall with Towthorpe Village Design Statement

What evidence is available to suggest that the proposed service, policy, function or criteria could have a negative (N), positive (P) or no (None) effect on quality of life outcomes? (Refer to guidance for further details)

Can negative impacts be justified? **For example: improving community cohesion; complying with other legislation or enforcement duties; taking positive action to address imbalances or under-representation; needing to target a particular community or group e.g. older people.** NB. Lack of financial resources alone is NOT justification!

Community of Identity: Age

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
Strensall with Towthorpe Village Design Statement (May 2014)		Standard of Living Physical Security	Positive	None
Details of Impact	Can negative impacts be justified?	Reason/Action	Lead Officer	Completion Date
Design Guideline No.7 encourages a mix of building styles and sizes to be created. This would have a positive impact on housing mix	N/A	N/A	N/A	N/A

<p>by providing affordable homes, starter homes and family homes as well as smaller properties for older people to downsize into.</p> <p>Design Guideline No.22 says that 'New buildings should be designed in such a way as to prevent crime and meet the security requirements laid down by the Police 'Secured by Design' scheme.' This would have a positive impact on the quality of life of all age groups.</p> <p>The guidance aims to achieve better standards of design in future development projects, in compliance with local and national planning policy, and standards such as Lifetime Homes Standard and Building for Life Recommendations.</p>				
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Community of Identity: Disability

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
Strensall with Towthorpe Village Design Statement (May 2014)	Standard of Living	Positive	None

Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
<p>Design Guideline No.4 states that ‘The existing network of footpaths must be retained and improved. The design of footways, cut throughs and snickets leading to the centre of the Village must be a key aspect of any development. Every opportunity to improve, add to or enable access to the footpath network should be pursued.’</p> <p>Design Guideline No.6 states that ‘The retention of existing and the creation of new open spaces are essential. The range and location of open spaces together with their features make them vitally important to the character of the Village.’</p> <p>The encouragement of improvements to public open spaces and footpath networks within the village would have a positive impact upon community enjoyment/ accessibility and improve the overall quality</p>	N/A	N/A	N/A	N/A

of life for all people within the villages.				
The Village Design Statement promotes the retention of community facilities and open spaces for the enjoyment of all.				

No positive or negative impact has been identified regarding the following communities:

Community of Identity: Carers of Older or Disabled People
Community of Identity: Gender
Community of Identity: Gender Reassignment
Community of Identity: Marriage & Civil Partnership
Community of Identity: Pregnancy / Maternity
Community of Identity: Race
Community of Identity: Religion / Spirituality / Belief

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ANNEX E



Wheldrake

Village Design Statement

Strategic Environmental Assessment Screening Report

June 2014

Produced by City of York Council in accordance with the European Directive 2001/42/EC (The SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004.

Introduction

This report has been produced to determine the need for Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 for the Wheldrake Village Design Statement (VDS) / Supplementary Planning Document (SPD).

Planning Context

The purpose of a Village Design Statement is to capture the essence of a village's character, environment and history – so it may be taken fully into account when any new development is planned.

Through the process of recording and highlighting the natural and built features of the historic villages of Wheldrake, the VDS seeks to identify and promote standards of design which are both appropriate and sympathetic to the locality. These standards have been set out in design guidelines which should be used for guidance by local residents, as well as developers, architects and planners who may be considering development in and around the village.

This document has been produced by the local community, through liaison with City of York Council. It is anticipated that in the future the document will be an adopted Supplementary Planning Document (SPD) alongside the City's Local Plan, subject to the requirements of the new National Planning Policy Framework (NPPF).

Screening

The requirement for a Strategic Environmental Assessment is set out in the "Environmental Assessment of Plans and Programmes Regulations 2004". There is also a practical guidance on applying European Directive 2001/42/EC produced by the ODPM (now DCLG)¹. These documents have been used as a basis for this screening report.

Previously all development plan documents (DPDs) and SPDs were subject to Sustainability Appraisal (SA). Sustainability Appraisals incorporated the requirement for SEA² but when these regulations were amended in 2009³, the requirement for SA for SPDs was removed. However, SPDs are still subject to the requirements set out by the SEA.

Given the status and use of the VDS it is considered appropriate to screen the report as per the requirements of SEA Directive to see if further assessment would be necessary.

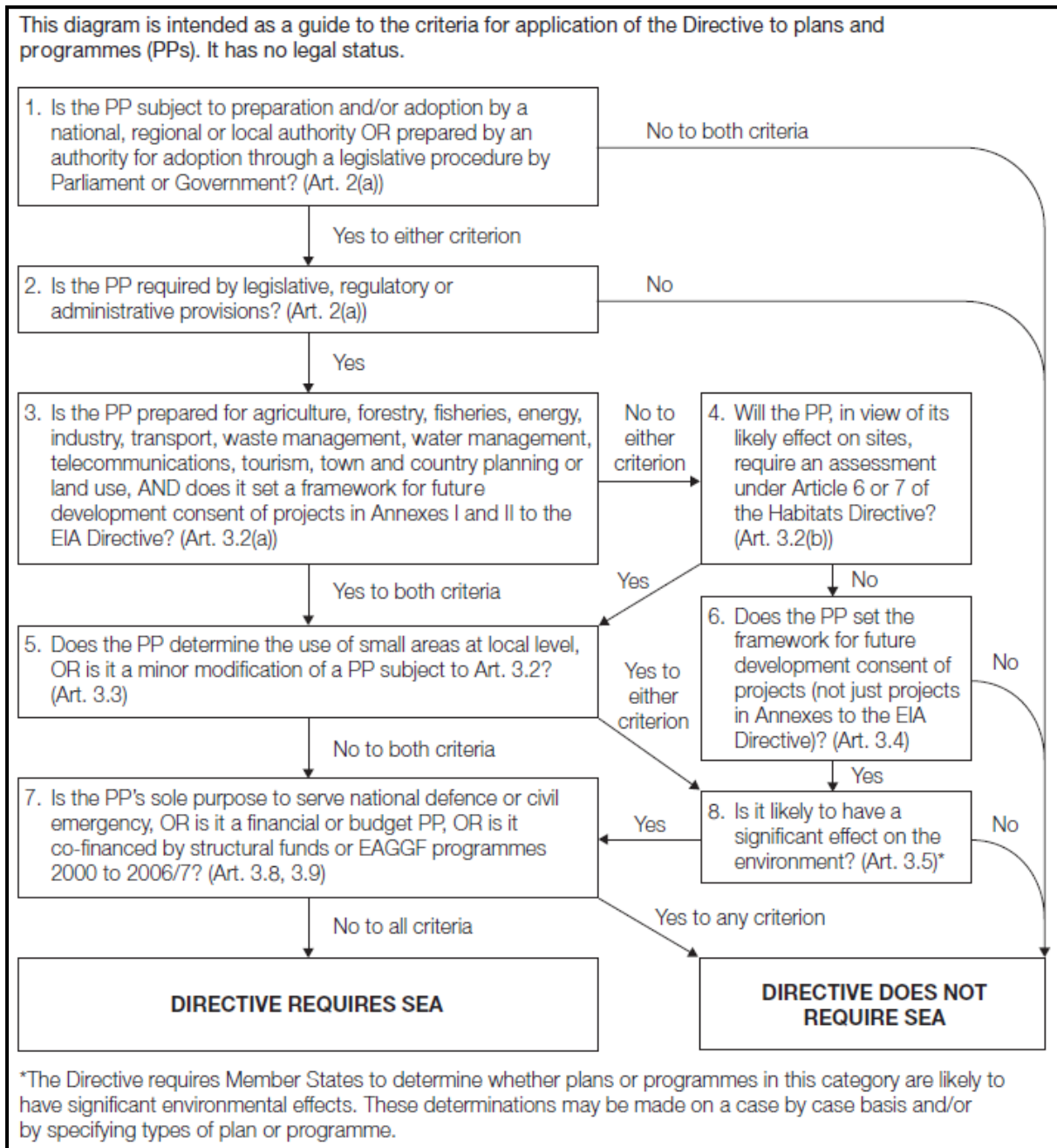
The ODPM practical guidance provides a checklist approach based on the SEA Regulations to help determine whether SEA is required. This screening report has been used as the basis on which assess the need for SEA as set out below.

¹ A practical Guide to the Strategic Environmental Assessment Directive, (2005), ODPM www.doeni.gov.uk/niea/bm_sea_practicalguide.pdf

² The Town and Country Planning (Local Development) (England) Regulations 2004

³ The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009

Figure 1: Establishing the need for SEA



Screening Assessment

This section sets out screening assessment using the Practical Guidance for SEA (ODPM) and Annex II of the SEA Directive.

Table 1: Establishing the needs for SEA using the Practical Guidance (2005).

Stage	Answer	Justification
1. Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government? (Article 2(a))	Yes	The SPD is to be adopted by City of York Council, subject to consultation.
2. Is the SPD required by legislative, regulatory or administrative provisions? (Article 2(a))	Yes	The VDS/SPD will add further clarity with regards to design as referenced in heritage and sustainable design policies within the forthcoming development plan.
3. Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Yes	The VDS/ SPD is for town and country planning purposes but does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive.
4. Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	No	Not relevant as this relates to design issues only and will not be the basis on which to determine location or type of development.
6. Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Article 3.4)	Yes	The VDS/SPD will add further clarity with regards to design as referenced in heritage and sustainable design policies within the forthcoming development plan.
8. Is it likely to have a significant effect on the environment? (Article 3.5)	No	See Table 2 below to understand the determination of likely significant effects.

Table 2: Determining the Likely Significant Effects using SEA Directive Annex II (referred to in Article 3(5))

The characteristics of plans and programmes, having regard, in particular, to:	Is there a significant environmental impact?	Justification
1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	No	The SPD forms the lowest tier of planning documents and therefore does not provide a framework for other plans and strategies. Instead it offers village specific guidance to supplement design principles set out in York's Development Plan.
1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	No	The SPD is intended to expand upon policy and provide further detail to policies in the Development Plan for York. It does not have development plan status and forms the lowest tier of planning documents. It will therefore not influence other plans or programmes, but it will be a material planning consideration in the determination of planning applications.
1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The VDS / SPD aims to support sustainable development through further environmental considerations such as design principles and heritage issues within the specific village for which it is produced.
1d) Environmental problems relevant to the plan or programme	No	The VDS/SPD is not considered relevant to this criterion.
1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	No	The VDS/SPD is not considered relevant to this criterion.
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	Is there a significant environmental impact?	Justification
2a) The probability, duration, frequency and reversibility of the effects	No	The principal aim of the VDS/SPD is to shape future development, reinforce local distinctiveness and provide a framework for future physical changes in the village. The SPD is intended to be implemented through new developments and therefore the probability of effects occurring depends upon the level of new development. Any effects are likely to be positive and ongoing. There may be some negative effects associated with construction.
2b) The cumulative nature of the	No	The cumulative effects of the SPD are likely

effects		to be positive although only on a local scale.
2c) The trans-boundary nature of the effects	No	The SPD is not anticipated to have trans-boundary effects.
2d) The risks to human health or the environment (e.g. due to accidents)	No	There are no significant risks to human health identified.
2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	The VDS/SPD is village specific and therefore the effects on the population and geographical area are likely to be small and as defined by the village area.
2f) The value and vulnerability of the area likely to be affected due to: I. special natural characteristics or cultural heritage, II. exceeded environmental quality standards or limit values III. intensive land-use	No	The contribution towards environmental quality is likely to be positive given that this sets out design principles for the area. This is however not considered to have a significant effect.
2g) The effects on areas or landscapes which have a recognised national, Community or international protection status	No	This criterion is deemed not relevant to this SPD.

Conclusion and statement of reasons

The proposed Village Design Statement for Wheldrake village will be supplementing higher level policy set out by York's Development plan and are intended to be a material consideration for planning decisions in the local area. It is anticipated that the potential impacts arising from this document are likely to be positive at a local scale. The effects from the SPD are not anticipated to have negative environmental impacts.

Overall, it is considered that the Wheldrake Village Design Statement will not give rise to significant environmental effects. It is therefore proposed that a **Strategic Environmental Assessment is not required** for the proposed Village Design Statement for Wheldrake.

Before this conclusion can be confirmed the Council is required to consult with the statutory bodies over the content of this Screening Report (Stage 2 of the SEA process).

Consultation

The three statutory bodies for the SEA process are English Heritage, Natural England and the Environment Agency. Following consultation with these bodies, the results of the screening assessment will be published alongside the updated SEA Screening report and adopted VDS/SPD.

Contact

For further information, please contact:

Integrated Strategy Unit

City of York Council, Directorate of City and Environmental Services, West Offices, Station Rise, York,
YO1 6GA

01904 551467

integratedstrategy@york.gov.uk

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ANNEX F



Strensall with Towthorpe

Village Design Statement

Strategic Environmental Assessment Screening Report

June 2014

Produced by City of York Council in accordance with the European Directive 2001/42/EC (The SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004.

Introduction

This report has been produced to determine the need for Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 for the Strensall with Towthorpe Village Design Statement (VDS) / Supplementary Planning Document (SPD).

Planning Context

The purpose of a Village Design Statement is to capture the essence of a village's character, environment and history – so it may be taken fully into account when any new development is planned.

Through the process of recording and highlighting the natural and built features of the historic village of Strensall with Towthorpe, the VDS seeks to identify and promote standards of design which are both appropriate and sympathetic to the locality. These standards have been set out in design guidelines which should be used for guidance by local residents, as well as developers, architects and planners who may be considering development in and around the village.

This document has been produced by the local community, through liaison with City of York Council. It is anticipated that in the future the VDS will be an adopted Supplementary Planning Document (SPD) alongside the City's Local Plan, subject to the requirements of the new National Planning Policy Framework (NPPF).

Screening

The requirement for a Strategic Environmental Assessment is set out in the "Environmental Assessment of Plans and Programmes Regulations 2004". There is also a practical guidance on applying European Directive 2001/42/EC produced by the ODPM (now DCLG)¹. These documents have been used as a basis for this screening report.

Previously all development plan documents (DPDs) and SPDs were subject to Sustainability Appraisal (SA). Sustainability Appraisals incorporated the requirement for SEA² but when these regulations were amended in 2009³, the requirement for SA for SPDs was removed. However, SPDs are still subject to the requirements set out by the SEA.

Given the status and use of the VDS it is considered appropriate to screen the report as per the requirements of SEA Directive to see if further assessment would be necessary.

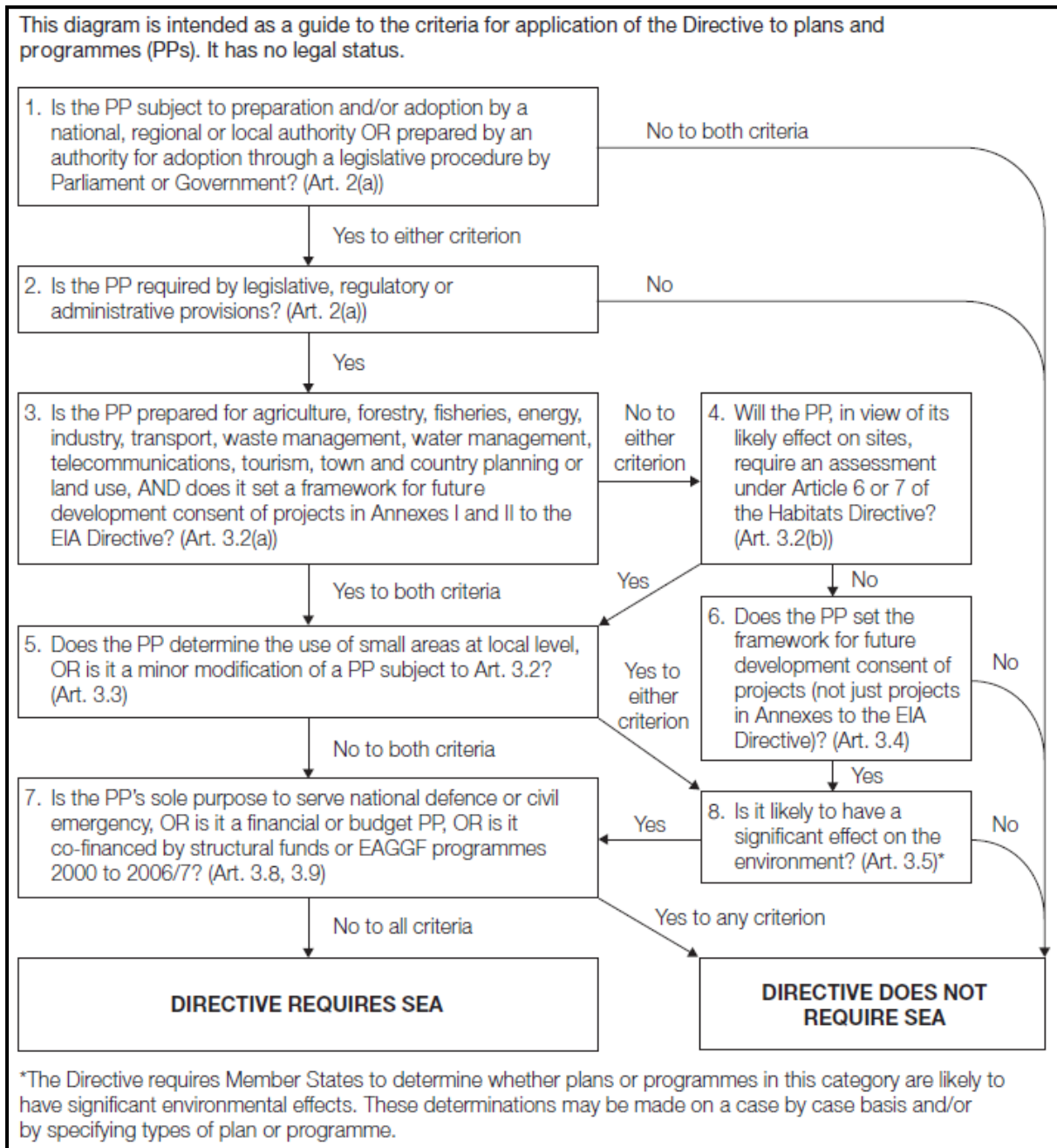
The ODPM practical guidance provides a checklist approach based on the SEA Regulations to help determine whether SEA is required. This screening report has been used as the basis on which assess the need for SEA as set out below.

¹ A practical Guide to the Strategic Environmental Assessment Directive, (2005), ODPM www.doeni.gov.uk/niea/bm_sea_practicalguide.pdf

² The Town and Country Planning (Local Development) (England) Regulations 2004

³ The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009

Figure 1: Establishing the need for SEA



Screening Assessment

This section sets out screening assessment using the Practical Guidance for SEA (ODPM) and Annex II of the SEA Directive.

Table 1: Establishing the needs for SEA using the Practical Guidance (2005).

Stage	Answer	Justification
1. Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government? (Article 2(a))	Yes	The SPD is to be adopted by City of York Council, subject to consultation.
2. Is the SPD required by legislative, regulatory or administrative provisions? (Article 2(a))	Yes	The VDS/SPD will add further clarity with regards to design as referenced in heritage and sustainable design policies within the forthcoming development plan.
3. Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Yes	The VDS/ SPD is for town and country planning purposes but does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive.
4. Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	No	Not relevant as this relates to design issues only and will not be the basis on which to determine location or type of development.
6. Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Article 3.4)	Yes	The VDS/SPD will add further clarity with regards to design as referenced in heritage and sustainable design policies within the forthcoming development plan.
8. Is it likely to have a significant effect on the environment? (Article 3.5)	No	See Table 2 below to understand the determination of likely significant effects.

Table 2: Determining the Likely Significant Effects using SEA Directive Annex II (referred to in Article 3(5))

The characteristics of plans and programmes, having regard, in particular, to:	Is there a significant environmental impact?	Justification
1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	No	The SPD forms the lowest tier of planning documents and therefore does not provide a framework for other plans and strategies. Instead it offers village specific guidance to supplement design principles set out in York's Development Plan.
1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	No	The SPD is intended to expand upon policy and provide further detail to policies in the Development Plan for York. It does not have development plan status and forms the lowest tier of planning documents. It will therefore not influence other plans or programmes, but it will be a material planning consideration in the determination of planning applications.
1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The VDS / SPD aims to support sustainable development through further environmental considerations such as design principles and heritage issues within the specific village for which it is produced.
1d) Environmental problems relevant to the plan or programme	No	The principal aim of the VDS/SPD is to shape future development, reinforce local distinctiveness and provide a framework for future physical changes in the village. The VDS sets the context of certain environmental problems within the village and has aspirational solutions for solving these such as through various types of traffic improvements to alleviate congestion. The SPD is intended to influence all forms and scales of development, from minor changes to new developments. The probability of environmental effects occurring depends upon the level of new development. Any environmental effects would be mitigated and therefore the overall effect is likely to be positive and ongoing. There may be some negative effects associated with construction.
1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	No	The VDS/SPD is not considered relevant to this criterion.

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	Is there a significant environmental impact?	Justification
2a) The probability, duration, frequency and reversibility of the effects	No	The principal aim of the VDS/SPD is to shape future development, reinforce local distinctiveness and provide a framework for future physical changes in the village. The SPD is intended to be implemented through new developments and therefore the probability of effects occurring depends upon the level of new development. Any effects are likely to be positive and ongoing. There may be some negative effects associated with construction.
2b) The cumulative nature of the effects	No	The cumulative effects of the SPD are likely to be positive although only on a local scale.
2c) The trans-boundary nature of the effects	No	The SPD is not anticipated to have trans-boundary effects.
2d) The risks to human health or the environment (e.g. due to accidents)	No	There are no significant risks to human health identified.
2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	The VDS/SPD is village specific and therefore the effects on the population and geographical area are likely to be small and as defined by the village area.
2f) The value and vulnerability of the area likely to be affected due to: I. special natural characteristics or cultural heritage, II. exceeded environmental quality standards or limit values III. intensive land-use	No	The contribution towards environmental quality is likely to be positive given that this sets out design principles for the area. This is however not considered to have a significant effect.
2g) The effects on areas or landscapes which have a recognised national, Community or international protection status	No	Strensall Common is a designated Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) for the quality of its Lowland Heath in particular. The VDS recognises the value of this Common to the landscape and setting of the village with an aim to protect this and enhance this. Given the principal aim of the SPD, it is likely that effects on the Common will be positive in consideration with the VDS. Any development which may have significant effects against Strensall Common SAC would be subject to a separate Habitat Regulation Assessment. In addition, the VDS covers the designated conservation areas within Strensall Village and Towthorpe. The impact on these area is likely to be reinforced through the VDS and therefore

		have an overall positive effect. Given the pre-existence of the designations included within the VDS for both heritage and nature conservation, these effects are not considered significant.
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Conclusion and statement of reasons

The proposed Village Design Statement for Strensall with Towthorpe village will be supplementing higher level policy set out by York's Development plan and are intended to be a material consideration for planning decisions in the local area. It is anticipated that the potential impacts arising from this document are likely to be positive at a local scale. The effects from the SPD are not anticipated to have negative environmental impacts.

Overall, it is considered that the Strensall with Towthorpe VDS will not give rise to significant environmental effects. It is therefore proposed that a **Strategic Environmental Assessment is not required** for the proposed Village Design Statements for Strensall with Towthorpe.

Before this conclusion can be confirmed the Council is required to consult with the statutory bodies over the content of this Screening Report (Stage 2 of the SEA process).

Consultation

The three statutory bodies for the SEA process are English Heritage, Natural England and the Environment Agency. Following consultation with these bodies, the results of the screening assessment will be published alongside the updated SEA Screening report and adopted VDS/SPD.

Contact

For further information, please contact:

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YO1 6GA

01904 551467

integratedstrategy@york.gov.uk

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ANNEX G



**Wheldrake &
Strensall with Towthorpe**

**Village Design Statements
& Strategic Environmental Assessments Consultation**

List of Proposed Consultees

June 2014

List of Proposed Consultees

	Wheldrake VDS	Wheldrake SEA	Strensall VDS	Strensall SEA
PARISH COUNCILS & ADJOINING COUNCILS				
Wheldrake Parish Council	✓			
Elvington Parish Council	✓			
Heslington Parish Council	✓			
Deighton Parish Council	✓			
Selby District Council <ul style="list-style-type: none"> • Escrick Parish Council • Thorganby Parish Council 	✓			
East Riding of Yorkshire Council <ul style="list-style-type: none"> • Sutton upon Derwent Parish Council • East Cottingwith Parish Council 	✓			
Strensall with Towthorpe Parish Council			✓	
Haxby Parish Council			✓	
Earswick Parish Council			✓	
Stockton on the Forest Parish Council			✓	
Hambleton District Council <ul style="list-style-type: none"> • Sutton on the Forest Parish Council 			✓	
Ryedale District Council <ul style="list-style-type: none"> • West Lilling Parish Council • Flaxton Parish Council 			✓	
CITY OF YORK COUNCIL				
Wheldrake Ward Councillor, Cllr G Barton	✓			
Strensall Ward Councillors, Cllr P Doughty & Cllr S Wiseman			✓	
Environmental Protection Unit, Mike Southcombe	✓		✓	
Network Management, Alistair Briggs	✓		✓	
Transport Planning Unit, Ruth Stephenson/ Richard Bogg/ Andy Vose	✓		✓	
Integrated Strategy, Martin Grainger	✓		✓	
Development Management, Gareth Arnold	✓		✓	
Landscape/ Countryside, Esther Priestley/ Dan Calvert	✓		✓	
Conservation, Janine Riley/ Mark Barratt	✓		✓	
Archaeology, John Oxley	✓		✓	

Legal Services, Sandra Branigan	✓		✓	
Public Rights of Way, Alison Newbould	✓		✓	
Neighbourhood Management, Cindy Benton	✓			
Neighbourhood Management, Claire Taylor			✓	
AMENITY AND ADVISORY GROUPS				
Conservation Areas Advisory Panel	✓		✓	
York Natural Environment Panel, Barry Potter	✓		✓	
York Natural Environment Trust	✓		✓	
Yorkshire Wildlife Trust	✓		✓	
York Civic Trust, Peter Brown	✓		✓	
River Foss Society, June Card Secretary			✓	
Strensall Local History Group, Val Jesse Secretary			✓	
York Archaeological Forum, Patrick Ottaway	✓		✓	
Yorkshire Rural Community Council	✓		✓	
York Cycle Campaign	✓		✓	
York Environment Forum	✓		✓	
LOCAL INTERESTS				
Ministry of Defence (Strensall Barracks)			✓	
Network Rail Infrastructure Ltd (Strensall Rail Station)			✓	
North Selby Mine (UK Coal & Peel Environmental)	✓			
Landowner/ developer of potential Local Plan sites	✓		✓	
Foss Internal Drainage Board			✓	
Ouse & Derwent Internal Drainage Board	✓			
EQUALITY GROUPS				
Notification will be sent to member groups via the Equalities Advisory Group:	✓		✓	
<ul style="list-style-type: none"> • York People First • York Youth Council • Travellers Trust • Higher York • York Lesbian Gay Bisexual & Transgender Forum • York Carers Forum • York Blind and Partially Sighted Society • York Older People's Assembly • York Mental Health Forum • York Independent Living Network • York City of Sanctuary/ City of Faiths • York Racial Equality Network • York Access Group • Guide Dogs 				
York Disabled People's Forum	✓		✓	
STATUTORY AND OFFICIAL BODIES				

Environment Agency (SEA requirement/ Duty to Cooperate)	✓	✓	✓	✓
English Heritage (SEA requirement/ Duty to Cooperate)	✓	✓	✓	✓
Natural England (SEA requirement/ Duty to Cooperate)	✓	✓	✓	✓
Civil Aviation Authority (Duty to Cooperate)	✓	✓	✓	✓
Homes and Communities Agency (Duty to Cooperate)	✓	✓	✓	✓
Office of Rail Regulation (Duty to Cooperate)	✓	✓	✓	✓
Primary Care Trust (Duty to Cooperate)	✓	✓	✓	✓
Highways Agency (Duty to Cooperate)	✓	✓	✓	✓
Canal & Rivers Trust (Duty to Cooperate)	✓	✓	✓	✓
Coal Authority (Duty to Cooperate)	✓	✓	✓	✓
British Telecom	✓	✓	✓	✓
Northern Electric Distribution Limited	✓	✓	✓	✓
British Gas Transco	✓	✓	✓	✓
Yorkshire Water	✓	✓	✓	✓
Council for the Protection of Rural England	✓	✓	✓	✓
North Yorkshire Police	✓	✓	✓	✓
Ramblers Association	✓	✓	✓	✓
Sport England	✓	✓	✓	✓
Sustrans	✓	✓	✓	✓
British Waterways, Judy Jones Heritage Advisor	✓	✓	✓	✓
Council for British Archaeology, Lynne Walker	✓	✓	✓	✓

ANNEX H



Abbreviations

CES	City and Environmental Services
LDF	Local Development Framework
NPPF	National Planning Policy Framework
PPS	Planning Policy Statement
SPD	Supplementary Planning Document
VDS	Village Design Statement
SEA	Strategic Environmental Assessment

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