

Notice of a public meeting of

Local Plan Working Group

- To:** Councillors Ayre (Chair), K Taylor (Vice-Chair), Cuthbertson, D'Agorne, Fisher, Doughty, Hollyer, Orrell, Pearson, Perrett, Warters, Widdowson, Lomas, Smalley, Barnes, Pavlovic and Galvin
- Date:** Monday, 6 March 2023
- Time:** 4.00 pm
- Venue:** The George Hudson Board Room - 1st Floor, West Offices (F045)

AGENDA

1. **Declarations of Interest**

At this point in the meeting, Members are asked to declare any disclosable pecuniary interests or other registerable interests they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests

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

To approve and sign the minutes of the meeting of the Local Plan Working Group held on 16 January 2023.

3. **Public Participation**

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

Please note that our registration deadlines are set as 2 working days before the meeting, in order to facilitate the management of public participation at our meetings. The deadline for registering at this meeting is **5:00pm on Thursday 2 March 2023**.

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill in an online registration form. If you have any questions about the registration form or the meeting, please contact Democratic Services. Contact details can be found at the foot of this agenda.

Webcasting of Public Meetings

Please note that, subject to available resources, this meeting will be webcast including any registered public speakers who have given their permission. The meeting can be viewed live and on demand at <http://www.york.gov.uk/webcasts>.

During coronavirus, we made some changes to how we ran council meetings, including facilitating remote participation by public speakers. See our updates (<http://www.york.gov.uk/COVIDDemocracy>) for more information on meetings and decisions.

4. Strensall with Towthorpe Neighbourhood Plan - Examiner's Report & Decision Statement (Pages 9 - 188)

This report requests that the Local Plan Working Group recommends to Executive that it agrees the Examiner's recommendations to enable the Strensall with Towthorpe Neighbourhood Plan to proceed to Referendum.

5. Urgent Business

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

Democracy Officer:

Name: Louise Cook

Contact Details:

- Telephone – (01904) 551031
- E-mail – louise.cook@york.gov.uk

For more information about any of the following please contact the Democracy 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 (Polish)
własnym języku.

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	16 January 2023
Present	Councillors Ayre (Chair), K Taylor (Vice-Chair), Cuthbertson, D'Agorne, Fisher, Doughty, Hollyer, Orrell, Pearson, Perrett, Widdowson, Smalley, S Barnes, Pavlovic and Looker (substitute for Councillor Lomas)
Apologies	Councillors Lomas, Warters and Galvin
In Attendance	Neil Ferris, Corporate Director of Place Alison Cooke, Head of Strategic Planning Policy Laura Bartle, Principal Strategic Planning Policy Officer

10. Declarations of Interest (5:32 PM)

Members were invited to declare at this point in the meeting any disclosable pecuniary interests or other registerable interests they might have in respect of business on the agenda, if they had not already done so in advance on the Register of Interests. None were declared.

11. Minutes (5:33 PM)

Resolved: That the minutes of the meeting held on 1 December 2022 be approved, and then signed by the Chair as a correct record.

12. Public Participation (5:33 PM)

It was reported that there had been five registrations to speak at the meeting under the council's Public Participation Scheme.

All five speakers spoke on Agenda Item 4, City of York Local Plan.

Geoff Beacon highlighted the climate and housing implications within the Local Plan. He felt that the rise in house prices would benefit current house owners and developers, leaving renters, the least affluent or the young exiled. He explained why he felt

York's greenhouse gas emissions were not in line with City of York Council's declaration of a climate emergency, and he noted that he had been refused to speak at the Local Plan examination.

The Chair confirmed he was unable to discuss any legal disputes and during discussion of agenda item 4, the Corporate Director of Place suggested Mr Beacon raised his concerns to the Planning Inspectorate.

Cllr Myers spoke on Annex 3, specifically PMM49 the amendment to remove the Green Belt boundary at St Peters School. He questioned the robustness of the process and noted that the amendment removed crucial open space in an area that had a shortfall. He explained that the proposed area was in flood defence zone level 3, with Burdyke Pump operating at capacity. He proposed the removal of this modification to protect the Green Belt.

Abbie North, York Traveller Trust Trustee, spoke on Gypsy and Traveller provision. She highlighted the desperate need for private family sites and suggested that the S106 agreement proposed would be legally unenforceable. She expressed the need for a sustainable solution to address the accommodation crisis that faced Gypsy and Travellers in the city and that expanding the Osbaldwick site was not the answer. She offered to collaborate with the council to develop an acceptable criteria-based policy for traveller sites.

Chris Bailey spoke on the proposals contained within paragraphs 28 to 31 of the report, particularly in respect of Policy D3: Cultural Wellbeing. He confirmed he represented York on the Creative Cities Network of UNESCO and he expressed his concerns that the Local Plan did not include specific separate guidance on cultural provision and wellbeing, to fully integrate culture and creativity into local development, strategies and plans.

Andrew Morrison, Chief Executive of York Civic Trust, and a member of the Culture Forum noted that the Trust and Forum both supported the Local Plan, and the adoption timetable set out in the report. He expressed his concerns with the removal of the Supplementary Planning Document (SPD) for cultural provision and he noted that an SPD for local heritage was not included within paragraph 31 of the report. He felt York required

a specific SPD for culture and local heritage to provide the definition and detail to support Policy D3:Cultural Wellbeing.

13. City of York Local Plan (5:54 PM)

Members considered a report that detailed the latest position in the Local Plan examination process. The report asked the Committee to recommend to Executive that the proposed modifications and associated evidence base be agreed, to move towards the Local Plan's adoption. It also asked Members to recommend that the series of thematic Supplementary Planning Documents (SPDs), an Article 4 Direction and further evidence gathering in relation to short term holiday lets and houses in multiple occupation (HMO) be agreed to support the implementation of the Local Plan.

[5:58 pm Cllr Doughty joined the meeting]

The Corporate Director of Place presented the report, noting that:

- On 25 May 2018 the authority submitted the Publication Draft Local Plan for independent examination.
- Eleven weeks of public inquiry had recently taken place, and no significant concerns had been raised at this stage from the Inspectors, but a number of matters were identified as required modifications.
- A consultation on the proposed Main Modifications to the Draft Plan was proposed to take place from early February 2023 for a period of six weeks. The results would be collated and the associated evidence base submitted to the Inspectors for them to draft their report. In the event of no material changes and following the receipt of the Inspector's report to agree to the submission of the Local Plan, it was anticipated that the Plan would be taken to Full Council for adoption later in the year.

In response to the speakers comments the Corporate Director confirmed that:

- The climate change policies had been updated to reflect the national position.
- The Local Plan had been guided by the National Planning Policy Framework (NPPF), and it could not exceed what was legislatively required, however, the council would include some additional aspirational requirements for developments.

- The Inspectors had considered every Green Belt boundary in the city, and in respect of St Peters School, the Inspectors undertook a site visit and decided that the river boundary provided a much more sustainable and long-term Green Belt boundary. The visit also prompted Officers to reconsider the original Green Belt boundary lines submitted in May 2018, which would effectively mean more space was provided around schools.
- The policies within the Local Plan had the material weight and the SPD's provided the clarification and explanatory text.
- It had been considered that the originally agreed list of SPD's did not support the delivery of the Plan or represent the most effective use of resource. The revised approach consolidated some of the individual topic SPD's to successfully deliver them as themes running through all the SPD's.
- The Local Plan provided private Gypsy and Traveller sites through strategic sites and the vast majority of the 44 pitches would be provided by the private sector and dispersed across the city.
- Further work had been undertaken in response to the Inspectors request for the location and delivery trajectory of the 10 Gypsy and Traveller pitches on council owned sites. The additional capital invested in the site at Outgang Lane, Osbaldwick was predicted to provide greater capacity and allow the site to be managed more effectively.

Following Members questions, Officers confirmed:

- Policy modifications had been included to specifically tighten the required approach when considering provision of Traveller and Gypsy pitches on strategic sites, including off-site financial contributions which would only be considered in very exceptional circumstances following a thorough analysis by the developer.
- The expansion of the Osbaldwick Gypsy and Traveller site would be limited and wasn't anticipated to accommodate all the provision.
- They would continue to collaborate with neighbouring councils to address developments that were adjacent to the York boundary.
- As part of the Inspectors' scrutiny of the overall affordable housing need in York a target of 45% was

introduced in Policy SS1 by way of modification. Policy H10 set out the council's approach to affordable housing contributions from new residential developments, and on smaller sites the policy required an off-site financial contribution. Contributions to affordable housing could also be sought from student housing developments without comprising development viability.

- A Sustainable Transport SPD was under consideration, and the Local Plan process would provide the authority with an opportunity to further develop a Local Transport Plan.
- They would provide an update on the issues highlighted with holiday lets to set out why a new policy approach should not be introduced at this stage, but that continuing to develop the evidence base would form the basis of future policy options that could be considered by Executive post adoption of the Local Plan

Members questions relating to their individual ward areas were also answered, and the Corporate Director agreed to keep ward members updated on the public transport specifics for the North of Monks Cross development.

[7:02 pm Cllr Pearson left the meeting]

Following discussion of the item, Officers agreed, on behalf of the Committee, to inform Executive that:

- The Article 4 Direction, removal of Permitted Development Prior Approval Rights to convert from office to residential, was introduced following a motion tabled at Full Council in March 2021.
- The lack of a specific Supplementary Planning Document to support Policy D3: Cultural Wellbeing was a concern.
- A new policy to control the spread of short term and holiday accommodation would be welcomed earlier in the process.

Resolved: That Executive be recommended to:

- i. approve the schedules of modifications and evidence provided at Annexes 1 to 8 inclusive and Table 1 of the report and agree to commence consultation on the

Proposed Main Modifications and the associated evidence base.

- ii. delegate authority to the Corporate Director of Place, in consultation with the Executive Member for Finance and Major Projects, to agree any minor (non-material) amendments and to sign off the publication version of the Local Plan Proposed Modifications prior to public consultation.

Reason: For the Local Plan found to be 'sound' the proposed modifications must be formally consulted as set out in the Town and Country Planning (Local Planning (England) Regulations 2012. (Regulations 23,24,25 relating to Examination period).

- iii. to delegate authority to the Corporate Director of Place, in consultation with the Executive Member for Finance and Major Projects, to collate the results of the consultation on the Proposed Main Modifications and the associated evidence base, and submit them to the Inspectors for them to draft their report; and
- iv. in the event that there are no material changes following the conclusion of the consultation exercise on the Proposed Main Modifications and the associated evidence base and following receipt of the Inspectors' report, to agree to the submission of the Local Plan (as modified in accordance with the Proposed Main Modifications and the associated evidence base) and the Inspectors' report to Full Council by the Leader, in consultation with Corporate Director of Place, to recommend adoption.

Reason: To support progress towards adoption of the Local Plan, which will ensure the Council meets its statutory and national planning policy requirements.

- v. approve the proposed list of Supplementary Planning Documents (SPD's) to be produced to support the implementation of the Local Plan and consider including a specific SPD to support Policy D3: Cultural Wellbeing.

Reason: To support implementation of the Local Plan.

- vi. agree the preparation of an evidence base to support the possible introduction of an Article 4 direction to remove permitted development rights to allow changes of use from office to residential.

Reason: To support implementation of the Local Plan.

- vii. note the evidence gathering in relation to short term lets and HMOs and, after adoption of the Local Plan, consider the evidence base and emerging legislation as to whether a new policy should be introduced.

Reason: To establish how best to monitor and control these uses and support implementation of the local plan.

Cllr N Ayre, Chair

[The meeting started at 5.32 pm and finished at 7.26 pm].

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Local Plan Working Group**6 March 2023**

Report of the Corporate Director of Place

Strensall with Towthorpe Neighbourhood Plan – Examiner’s Report & Decision Statement**Summary**

1. The Strensall with Towthorpe Neighbourhood Plan Examiner’s Report is attached at Annex A to this report. Annex B sets out a Decision Statement which includes the Council’s proposed response to the Examiner’s recommended modifications. This report requests that the Local Plan Working Group (LPWG) recommends to Executive that it agrees the Examiner’s recommendations to enable the Neighbourhood Plan to proceed to Referendum.

Recommendations

2. LPWG Members are asked to recommend the report to Executive with any additional observations they wish Executive to consider:

Reason: In order that Executive can consider the observations and recommendations of the LPWG in their decision making.

Executive Recommendations:

- i) Agrees the Examiner’s modifications set out at Annex B (Decision Statement) to the Strensall with Towthorpe Neighbourhood Plan and that subject to those modifications the Neighbourhood Plan meets the Basic Conditions and other legislative requirements.

Reason: To allow the Neighbourhood Plan to progress in line with neighbourhood planning legislation.

- ii) Agrees that the Strensall with Towthorpe Neighbourhood Plan as amended proceeds to a local referendum based on the neighbourhood area outlined in the Examiners Report (Annex A).

Reason: To allow the Neighbourhood Plan to progress in line with neighbourhood planning legislation.

- (iii) Approves the Decision Statement attached at Annex B to be published on the City of York Council's website.

Reason: To allow the Neighbourhood Plan to progress in line with neighbourhood planning legislation.

Background

3. The Localism Act 2011 introduced new powers for community groups to prepare neighbourhood plans for their local areas. The Council has a statutory duty to assist communities in the preparation of Neighbourhood Plans and to take plans through a process of Examination and Referendum. The local authority is required to take decisions at key stages in the process within time limits that apply, as set out in the Neighbourhood Planning (General) Regulations 2012 as amended in 2015 and 2016 ("the Regulations") and within any government guidance in force in relation to the Covid-19 pandemic.
4. The Strensall with Towthorpe Neighbourhood Plan has been prepared by Strensall with Towthorpe Parish Council with the support from Mike Dando at Directions Planning Consultancy, and the on-going engagement with the local community and City of York Council. Prior to Examination it has been through the following stages of preparation:
 - Area to be covered by Neighbourhood Plan submitted to City of York Council (27 August 2015);
 - Consultation on Neighbourhood Plan area (16 November -14 December 2015);
 - Designation as a Neighbourhood Area (6 January 2016);
 - Submission of an amended application boundary (to include the whole of Towthorpe Moor Lane and the area around its junction with the A64 (April 2017);
 - Consultation on amended application boundary (28 March – 11 May 2018);
 - Amended application boundary approved by City of York Council (14 June 2018);
 - First Pre-Submission consultation Regulation 14 (1 June – 15 July 2018);

- Second Pre-Submission consultation – Regulation 14 (1 March – 12 April 2019);
- Further consultation (1 July – 26 August 2019);
- Submission of Neighbourhood Plan to City of York Council (June 2021);
- Submission Consultation – Regulation 16 (15 November 2021 – 7 January 2022).

5. Following the close of submission consultation and with the consent of Strensall with Towthorpe Parish Council, Mrs Rosemary Kidd Dip TP, MRTPI was appointed to undertake an Independent Examination of the Neighbourhood Plan. The purpose of the Examination is to consider whether the Plan complies with various legislative requirements and meets a set of “Basic Conditions” set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. The Basic Conditions are:
 - i) To have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - ii) To contribute to the achievement of sustainable development;
 - iii) To be in general conformity with the strategic policies contained in the development plan for the area;
 - iv) To not breach, and be otherwise compatible with, EU and European convention on Human Rights obligations; and
 - v) To be in conformity with the Conservation of Habitats and Species Regulations 2017(3).
6. The Examiner can make one of three overall recommendations on the Neighbourhood Plan namely that it can proceed to referendum (i) with modifications; (ii) without modification; or (iii) that the Neighbourhood Plan cannot be modified in a way that allows it to meet the Basic Conditions or legal requirements and should not proceed to referendum.
7. Modifications can only be those that the Examiner considers are needed to:
 - a) make the plan conform to the Basic Conditions
 - b) make the plan compatible with the Convention rights
 - c) make the plan comply with definition of a neighbourhood plan and the provisions that can be made by a neighbourhood plan or
 - d) to correct errors.

8. If a recommendation to go to a referendum is made, the Examiner must also recommend whether the area for the referendum should go beyond the Neighbourhood Area, and if so what the extended area should be.
9. On the matter of the Referendum area, the Examiner stated: "I am required to consider whether the referendum area should be extended beyond the Neighbourhood Plan area. In all the matters I have considered I have not seen anything that suggests the referendum area should be extended beyond the boundaries of the plan area as they are currently defined. I recommend that the Neighbourhood Plan should proceed to a referendum based on the neighbourhood area designated by City of York Council on 14 June 2018."
10. The Regulations presume that Neighbourhood Plans will be examined by way of written evidence only, with a requirement for a hearing only in cases where the Examiner feels the only way to properly assess a particular issue is via a discussion with all parties. The Examiner decided that examination by written representations was appropriate in this case and provided her final report on 13 October 2022.

Examiner's Recommendations

11. Annex A to this Committee report sets out the Examiner's Report, including modifications.
12. Overall, the Report concluded that "I am pleased to recommend to City of York Council that the Strensall with Towthorpe Neighbourhood Plan should, subject to the modifications I have put forward, proceed to referendum."
13. Positively the Examiner summarises that:

"The Strensall with Towthorpe Neighbourhood Plan reflects the view held by the community as demonstrated through the consultations and, subject to the modifications proposed, sets out a realistic and achievable vision to support the future improvement of the community. I am satisfied that the Neighbourhood Plan meets all the statutory requirements, in particular those set out in paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990 and, subject to the modifications I have identified, meets the Basic Conditions namely:

 - has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contributes to the achievement of sustainable development;

- is in general conformity with the strategic policies contained in the Development Plan for the area; and
 - does not breach, and is otherwise compatible with, EU obligations and human rights requirements”
14. The Examiners Report assesses the policies in the Neighbourhood Plan and makes a series of recommended modifications where necessary, to ensure that the policies have the necessary precision to meet the Basic Conditions. The Modifications proposed by the Inspector are outlined in Annex B, together with the Council’s Consideration / Justification. The Examiner also considered a number of other, consequential changes to the general and specific text in other parts of the Neighbourhood Plan in so far as they are necessary to ensure that the Neighbourhood Plan meets the basic conditions, including sections on policy context, general issues, Community Infrastructure Levy, Appendix 2 (Local Green Space) and Appendix 3 (Local Connections Criteria for Affordable Housing).
15. In summary, the Examiner has proposed modifications to the following policies:
- Policy CP1 (Safeguarding Existing Car Parking);
 - Policy CP2 (Increased Public Car Parking);
 - Policy CF1 (Protection of Community Facilities and Services);
 - Policy CF2 (Local Green Space);
 - Policy DH1 (Promotion of Local Distinctiveness);
 - Policy DH2 (General Design Principles);
 - Policies DH3 (General Shopfront Design) and DH4 (Shopfront Signage) – combined into one policy;
 - Policy DG1 (Strensall Park);
 - Policy DG2 (Alexandra Road);
 - Policy DG3 (Howard Road);
 - Policies DG4 (Queen Elizabeth Barracks – Design) and DG5 (Development Brief for the Redevelopment of the Queen Elizabeth Barracks – Master Planning / Planning Principles) – delete DG4 and retitle DG5 to ‘Development at Queen Elizabeth Barracks, Strensall and revise policy;
 - Policy DG6 (Affordable Housing)
16. The Examiner identified that the main recommendations concern:
- Combining policies DH3 and DH4;
 - Combining policies DG4 and DG5;

- The deletion of the Queen Elizabeth Barracks Tennis Courts from Policy CG2 and amalgamation of other sites;
 - Clarification of the wording of policies and the supporting text; and
 - The improvement of clarity of the Policies Map.
17. Queen Elizabeth Barracks was particularly complex in terms of its reference in the Neighbourhood Plan. The Queen Elizabeth Barracks was allocated as Strategic Site ST35 and housing site H59 in the Publication Draft City of York Local Plan (February 2018), which was submitted for Examination in May 2018. However, based on evidence from the Local Plan Habitat Regulations Assessment (HRA), City of York Council is proposing that sites SS19/ST35 and H59 are deleted from the plan. The HRA concludes that, in consultation and agreement with Natural England, if these sites were to be developed for housing, it could not rule out the potential for the proposals to have an adverse effect on the integrity of Strensall Common SAC due to increased recreational pressure and urban edge effects. In addition to this deletion, policy GI2a (Strensall Common Special Area of Conservation (SAC)) was proposed as a new policy to provide protection to the SAC in the Composite Modification Schedule April 2021. Detailed discussion of these matters was held at Phase 3 of the Local Plan Examination hearing sessions in July 2022.
18. Consequently, examination on the Neighbourhood Plan was temporarily postponed to align with the Local Plan hearing sessions on this matter and subsequently, a policy for Queen Elizabeth Barracks has been agreed with the Examiner for inclusion in the Neighbourhood Plan (see policy DG4 – Development at Queen Elizabeth Barracks, Strensall). This policy will be applicable should the site come forward for redevelopment as an unallocated ‘windfall’ or if re-instated as an allocation through the Inspectors Report for the Local Plan Examination.
19. In her report, the Examiner also requested that in relation to the Queen Elizabeth Barracks:
- a diagram is included within the text to show the location of the sports provision and the community hall at the Barracks – these only need to be shown on the Proposals map where they are referenced under other policies.
 - Show the site on the Proposals Map in accordance with that shown on the Updated Proposals Map May 2022, renamed from DG4 & DG5 to Policy DG5.

- Update paragraph 5.4.22 to reflect the outcome of the Local Plan Examination.

20. The Examiner also recommended that policies DH3 (General Shopfront Design) and DH4 (Shopfront Signage) should be reworded and combined into one policy (Recommendation 13), as the existing policies did not reflect the policies in the emerging Local Plan. The Examiner also recommended moving the final paragraph of Policy DH3 on historic photographs to the justification.

Next Steps

21. The next stage of the relevant legislation requires the Council to:
- Consider each of the recommendations made by the Examiner's Report (and the reasons for them), and
 - Decide what action to take in response to each recommendation.
22. If the Local Planning Authority (LPA) is satisfied that the Neighbourhood Plan meets the Basic Conditions, is compatible with the Convention rights, and complies with the definition of an Neighbourhood Plan (NP) and the provisions that can be made by a NP or can do so if modified (whether or not recommended by the Examiner), then a referendum must be held.
23. The Council is required to publish its decision and its reasons for it in a 'Decision Statement'. The Decision Statement must be published within 5 weeks beginning with the day following receipt of the Examiner's Report unless an alternative timescale is agreed with the relevant Parish Council and / or its agents. The Executive date (16 March 2023) is more than 5 weeks from the receipt of the examiner's report (13 October 2022) due to logistical issues relating to timescales for reporting the Examiners report, that the referendum must be held within 56 day of publishing the Council's Decision Statement and fitting this around a formal pre-election period, which runs from 27 March to 5 May 2023. Strensall Parish Council and their Planning Agents have both confirmed acceptance of this alternative timescale in writing.
24. The Examiner's recommendations on the Neighbourhood Plan are not binding on the Council, who may choose to make a decision which differs from the Examiner's. However, any significant changes from the Examiner's recommendations would require a further period of public consultation, along with a statement from the Council setting out why it has taken this decision.

25. A decision to refuse the Neighbourhood Plan proposal could only be made on the following grounds:
- the LPA is not satisfied that the Neighbourhood Plan meets the Basic Conditions;
 - the LPA does not believe that with modification Neighbourhood Plan can meet the Basic Conditions;
 - the LPA considers that the Neighbourhood Plan constitutes a repeat proposal; or
 - the LPA does not believe the qualifying body is authorised or
 - that the proposal does not comply with that authorisation.
26. The Examiner's Report concludes that, subject to the modifications proposed in her report, the Neighbourhood Plan meets the Basic Conditions required by legislation and that the Neighbourhood Plan should proceed to a referendum to be held within the Neighbourhood Area. Officers have considered all of the recommendations and the Examiner's reasons for them and have set out the Councils response as part of the Decision Statement in Annex B.
27. It is recommended that all of the Examiner's recommended modifications be made as set out in Table 1 at Annex B. The Officer recommendation is that subject to those modifications the Neighbourhood Plan meets the Basic Conditions, is compatible with the Convention Rights and complies with the provisions that can be made by a neighbourhood plan. Subject to the Executive's agreement of the Decision Statement, the Neighbourhood Plan will be amended accordingly and the Neighbourhood Plan will proceed to local referendum.

Referendum

28. The Council must organise a referendum on any Neighbourhood Plan that meets the legislative requirements. This ensures that the community has the final say on whether a Neighbourhood Plan comes into force.
29. The Examiner considers that the referendum area should be based on the neighbourhood area designated by City of York Council on 14 June 2018.

30. The Neighbourhood Planning (Referendum) Regulations 2012 as amended require the Local Planning Authority to hold the referendum within 56 days of the date that a decision to hold one has been made.
31. Subject to Executive endorsing the recommendations in this report, the referendum will be held on Thursday 4 May 2023, alongside the local elections. This is 49 days from the Decision Statement being agreed at Executive and is the earliest available date after the formal pre-election period that the referendum could be held. This date is agreed in principle with the Director of Governance at the Council with whom it was agreed that the advantage of the referendum running alongside the elections results in better co-ordination of resources and consequently, a significant cost saving. The date for the referendum and further details will be publicised following Executive's decision.
32. If over 50% of those voting in the referendum vote 'yes' in favour of the Neighbourhood Plan, then under the legislation the Council must bring it into force within 8 weeks of the result of referendum (unless there are unresolved legal challenges). If the referendum results in a "yes" vote a further report will be brought to Executive with regard to the formal adoption of the Neighbourhood Plan as part of the statutory Development Plan.

Decision making

33. As the Neighbourhood Plan is now at an advanced stage, its policies where relevant have legal weight in decision making with regard to any planning applications to be determined within the Strensall with Towthorpe Neighbourhood Plan area. This is reflected in The Neighbourhood Planning Act 2017 which recognises that, when determining an application, a LPA must have regard to "a post examination draft neighbourhood development plan as far as material to the application". If a LPA makes a decision to allow a draft neighbourhood plan with modifications to proceed to referendum, then the modifications recommended must also be taken into account.
34. The government have published guidance on the weight of the Neighbourhood Plan policies. The new guidance states that 'where the local planning authority has issued a decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given 'significant weight' in decision-making, so far as the plan is material to the application'.

Consultation

35. Paragraph 4 of this report sets out all of the stages of consultation that the Strensall with Towthorpe Neighbourhood Plan has been through. A Consultation Statement prepared by the Parish Council accompanied the submission version of the Neighbourhood Plan and sets out all the consultation undertaken in preparation of the plan's submission to the Council.
36. In accordance with Regulation 16, City of York Council carried out consultation on the Submitted version of Strensall with Towthorpe Neighbourhood Plan between 15 November 2021 – 7 January 2022. This consultation was in accordance with the Council's adopted Statement of Community Involvement.

Options

37. Officers request that Members:
 - i) endorse the recommendations in paragraph 2 of this report and agree with the Examiner's Recommendations and approve the Decision Statement attached at Annex B to enable the Strensall with Towthorpe Neighbourhood Plan to proceed to Referendum.

Analysis

38. The Examiner has concluded that the modifications will satisfy the Basic Conditions, the Council has an obligation, under Schedule 4B of the 1990 Town and Country Planning Act, to arrange a local referendum, unless the Examiner's recommended modifications and/or conclusions are to be challenged. The Officer recommendation to Members is that the modifications made by the Examiner are well justified and that, with these modifications, the Neighbourhood Plan proposals will meet the legislative requirements. The Council must organise a referendum on any Neighbourhood Plan that meets the legislative requirements. This will give the local community the opportunity to vote on whether they deem the Neighbourhood Plan to meet the needs and aspirations for the future of their neighbourhood.

Alternative Options and Reasons for Rejection

39. The following alternative options have been identified and rejected for the reasons as set out below

- ii) That the Executive provide modified recommendations to those made by the Examiner and, if considered to be significant, agree that these will be subject to further consultation along with a statement explain why the decision differs from the Examiner's;

This option is not considered appropriate as the proposed modifications make the Neighbourhood Plan more robust and enable it to meet the Basic Conditions.

- iii) That the Executive reject the Examiner's recommendations and refuse the Neighbourhood Plan proposal. This decision can only be justified on the grounds listed under paragraph 46.

This option can only be justified if the Examiner recommends that the Plan should not proceed to a referendum, or the Council is not satisfied that the plan has met the procedural and legal requirements. This option is not considered appropriate.

Financial Implications

40. The responsibility and therefore the costs of the Examination and Referendum stages of the Neighbourhood Plan production lie with the City of York Council. Table 1 below sets out a breakdown of the non-staffing costs of producing the Strensall with Towthorpe Neighbourhood Plan to date and also sets out the estimated costs associated with the Examination and Referendum.

Table 1

Stage	Cost
Designation consultation	£500 (estimate)
Submission consultation	£500 (estimate)
NP grant to Parish Council	£3,000 (paid Jan 2017)
Examination	£6,083 (Examiner costs)
Referendum	£2,000 (estimate)
Total	£12,083 (estimate)

41. There is also a significant level of officer costs required throughout the process to provide the required support to each of the Neighbourhood Planning Bodies. This officer input seeks to ensure legal conformity, appropriate plan content, technical advice, including provision of mapping and assistance with Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA).

42. Financial support from Central Government is available for Local Planning Authorities (LPAs) involved with Neighbourhood Plans. Some LPAs can claim £5,000 for the designation of neighbourhood areas. However, it is no longer available for neighbourhood areas in York as more than 5 neighbourhood areas are designated. Local Planning Authorities can also claim £20,000 - they apply for this once they have set a date for a referendum following a successful examination. A claim will be able to be made at the point when the local planning authority issues a decision statement (as set out under Regulation 25 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send the plan to referendum (rather than when a referendum date has been set).
43. Strensall with Towthorpe Parish Council was provided with a £3k grant from the Council to support the development of the neighbourhood plan, in January 2017.
44. Communities with Neighbourhood Plans in place can also benefit financially should York adopt a Community Infrastructure Levy (CIL). They can benefit from 25% of the revenues from the CIL arising from the development that takes place in their area. At the Council's Executive meeting on 26 January 2023, the Council made the decision to formally consult on the draft CIL Charging Schedule and associated Instalment Plan, prior to CIL being published and charged, in line with the CIL Regulations 2010 (as amended 2019). It is anticipated that public consultation will take place during February / March 2023, examination summer 2023 and adoption autumn 2023.

Council Plan

45. The Neighbourhood Plan supports the achievement of the following outcome areas of the Council Plan 2019-2023:
 - Well paid jobs and an inclusive economy;
 - A greener and cleaner city;
 - Getting around sustainably;
 - Good health & wellbeing;
 - Safe communities and culture for all;
 - Creating homes and world class infrastructure;
 - A better start for children and young people;
 - An open and effective council.

Implications

46. The following implications have been assessed:

- **Financial** – The examination and referendum will be funded by City of York Council. A claim by the City of York Council will be able to be made to government for a grant of £20,000 at the point when the City of York Council issues a decision statement (as set out under Regulation 25 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send the plan to referendum. The government grant of £20,000 can be put towards the costs of the City of York Council's involvement in preparing the Plan (including the costs of the Examination and referendum). Any shortfall will need to be accommodated within existing resource.
- **Human Resources (HR)** - none
- **One Planet Council / Equalities** – see Equalities Impact Assessment attached at Annex D.
- **Legal** - The Legal implications are set out within the body of this report. The decision to proceed to referendum is, like all decisions of a public authority, open to challenge by Judicial Review. The risk of any legal challenge to the Neighbourhood Plan being successful has been minimised by the thorough and robust way in which it has been prepared and tested.
- **Crime and Disorder** - None
- **Information Technology (IT)** None
- **Property** - None
- **Other** – None

Risk Management

47. In compliance with the Council's risk management strategy, the main risks associated with the Strensall with Towthorpe Neighbourhood Plan are as follows:

- Risks arising from failure to comply with the laws and regulations relating to Planning and the SA and Strategic Environmental Assessment processes and not exercising local control of developments.

Contact Details

Author:

John Roberts
Strategic Planning
Policy Officer
01904 551464
john.roberts@york.gov.uk

Chief Officer Responsible for the report:

Neil Ferris
Corporate Director of Place

Report **Date** 22 February 2023
Approved

Laura Bartle
Principal Strategic Planning
Policy Officer

Specialist Implications Officer(s) .List information for all

Financial Implication:
Patrick Looker
Finance Manager
01904 551633

Legal Implication:
Sandra Branigan
Senior Solicitor
01904 551040

Wards Affected:

Strensall Ward

For further information please contact the author of the report

Background Papers:

<https://www.york.gov.uk/planning-policy/strensall-towthorpe-neighbourhood-plan>

Annexes

Annex A Strensall with Towthorpe Neighbourhood Plan Examiner's Report
Annex B Decision Statement
Annex C Strensall with Towthorpe Neighbourhood Plan (Submission Version)
Annex D Equalities Impact Assessment (EqIA)

Abbreviations

BA (Hons) MA, DMS, MRTPI – Bachelor of Arts, Masters, Diploma in Management Studies, Member of the Royal Town Planning Institute.

CIL - Community Infrastructure Levy

EU – European Union

LPA – Local Planning Authority

LPWG - Local Plan Working Group

NP – Neighbourhood Plan

SEA – Strategic Environmental Assessment

HRA – Habitats Regulation Assessment

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STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN Submission Draft Version

**A report to City of York Council
into the examination of the
Strensall with Towthorpe Neighbourhood Plan
by Independent Examiner, Rosemary Kidd**

Rosemary Kidd, Dip TP, MRTPI
NPIERS Independent Examiner
13 October 2022

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1.0 Summary

- 1.1 The Strensall with Towthorpe Neighbourhood Development Plan has been prepared to set out the community's wishes for the villages of Strensall and Towthorpe and the surrounding countryside. The parish lies to the north of York and north east of Haxby,
- 1.2 I have made a number of recommendations in this report in order to make the wording of the policies and their application clearer, including improvements to the mapping of sites referred to in policies to ensure that the Plan meets the Basic Conditions. Section 6 of the report sets out a schedule of the recommended modifications.
- 1.3 The main recommendations concern:
- Combining Policies DH3 and DH4;
 - Combining Policies DG4 and DG5;
 - The deletion of the Queen Elizabeth Barracks Tennis Courts from Policy CF2 and the amalgamation of other sites;
 - Clarification of the wording of policies and the supporting text; and
 - The improvement of clarity of the Policies Map.
- 1.4 Subject to the recommended modifications being made to the Neighbourhood Plan, I am able to confirm that I am satisfied that the Strensall with Towthorpe Neighbourhood Plan satisfies the Basic Conditions and that the Plan should proceed to referendum.

2.0 Introduction

Background Context

- 2.1 This report sets out the findings of the examination into the Strensall with Towthorpe Neighbourhood Plan.
- 2.2 The plan area covers the parish of Strensall with Towthorpe and a small area of the parish of Stockton on the Forest. Strensall with Towthorpe is situated to the north of the city of York and north east of Haxby. At 2011 the parish had a population of 6,047. The plan area includes Strensall Common which is a Special Area of Conservation, an example of lowland heathland habitat. Part of the area is also a Site of Special Scientific Interest.

Appointment of the Independent Examiner

- 2.3 I was appointed as an independent examiner to conduct the examination on the Strensall with Towthorpe Neighbourhood Plan (STNP) by City of York Council (CYC) with the consent of Strensall with Towthorpe Parish Council in January 2022. I do not have any interest in any land that may be affected by the STNP nor do I have any professional commissions in the area currently and I possess appropriate qualifications and experience. I am a Member of the Royal Town Planning Institute with over 30 years' experience in local authorities preparing Local Plans and associated policies.

Role of the Independent Examiner

- 2.4 As an independent Examiner, I am required to determine, under paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, whether the legislative requirements are met:
- The Neighbourhood Development Plan has been prepared and submitted for examination by a qualifying body as defined in Section 61F of the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004;
 - The Neighbourhood Development Plan has been prepared for an area that has been designated under Section 61G of the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004;
 - The Neighbourhood Development Plan meets the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004, that is the Plan must specify the period to which it has effect, must not include provisions relating to 'excluded development', and must not relate to more than one Neighbourhood Area; and
 - The policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of the Planning and Compulsory Purchase Act 2004 Section 38A.

2.5 An Independent Examiner must consider whether a neighbourhood plan meets the “Basic Conditions”. The Basic Conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The Basic Conditions are:

1. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
2. the making of the neighbourhood plan contributes to the achievement of sustainable development;
3. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
4. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations, as incorporated into UK law; and
5. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

The following prescribed condition relates to neighbourhood plans:

- Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended by the Conservation of Habitats and Species and Planning (various Amendments) Regulations 2018) sets out a further Basic Condition in addition to those set out in the primary legislation: that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

2.6 The role of an Independent Examiner of a neighbourhood plan is defined. I am not examining the test of soundness provided for in respect of examination of Local Plans. It is not within my role to comment on how the plan could be improved but rather to focus on whether the submitted Neighbourhood Plan meets the Basic Conditions and Convention rights, and the other statutory requirements.

2.7 It is a requirement that my report must give reasons for each of its recommendations and contain a summary of its main findings. I have only recommended modifications to the Neighbourhood Plan (presented in bold type) where I consider they need to be made so that the plan meets the Basic Conditions and the other requirements.

The Examination Process

2.8 The presumption is that the neighbourhood plan will proceed by way of an examination of written evidence only. However, the Examiner can ask for a public hearing in order to hear oral evidence on matters which he or she wishes to explore further or so that a person has a fair chance to put a case.

2.9 I have sought clarification on a number of factual matters from the Qualifying Body and/or the local planning authority in writing. I am satisfied that the responses received have enabled me to come to a conclusion on these matters without the need for a hearing.

- 2.10 I had before me background evidence to the plan which has assisted me in understanding the background to the matters raised in the Neighbourhood Plan. I have considered the documents set out in Section 5 of this report in addition to the Submission draft of the STNP.
- 2.11 I have considered the Basic Conditions Statement and the Consultation Statement as well as the Screening Opinions for the Strategic Environmental Assessment and Habitats Regulation Assessment. In my assessment of each policy, I have commented on how the policy has had regard to national policies and advice and whether the policy is in general conformity with relevant strategic policies, as appropriate.

Legislative Requirements

- 2.12 The neighbourhood plan making process has been led by Strensall with Towthorpe Parish Council which is a “qualifying body” under the Neighbourhood Planning legislation which entitles them to lead the plan making process.
- 2.13 Section 1 of the Basic Conditions Statement confirms that Neighbourhood Plan area was designated by CYC on 14 June 2018 and that there are no other neighbourhood plans covering this area.
- 2.14 A neighbourhood plan must specify the period during which it is to have effect. The front cover of the Plan states that this is up to 2033.
- 2.15 The Plan does not include provision for any excluded development: county matters (mineral extraction and waste development), nationally significant infrastructure or any matters set out in Section 61K of the Town and Country Planning Act 1990.
- 2.16 The Neighbourhood Development Plan should only contain policies relating to the development and use of land. I am satisfied that the STNP policies are compliant with this requirement.
- 2.17 The Basic Conditions Statement confirms the above points and I am satisfied therefore that the STNP satisfies all the legal requirements set out in paragraph 2.4 above.

The Basic Conditions

Basic Condition 1 – Has regard to National Policy

- 2.18 The first Basic Condition is for the neighbourhood plan “*to have regard to national policies and advice contained in guidance issued by the Secretary of State*”. The requirement to determine whether it is appropriate that the plan is made includes the words “*having regard to*”. This is not the same as compliance, nor is it the same as part of the test of soundness provided for in respect of examinations of Local Plans which requires plans to be “*consistent with national policy*”.

- 2.19 The Planning Practice Guidance assists in understanding “appropriate”. In answer to the question “What does having regard to national policy mean?” the Guidance states a neighbourhood plan “*must not constrain the delivery of important national policy objectives.*”
- 2.20 In considering the policies contained in the Plan, I have been mindful of the guidance in the Planning Practice Guide (PPG) that:
- “Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like.”*
- 2.21 The NPPF of July 2021 is referred to in this examination in accordance with paragraph 214 of Appendix 1, as the plan was submitted to the Council after 24 January 2019. Paragraph 3.1.1 of the STNP refers to the NPPF of February 2019. Quotations and paragraph numbers should be checked and updated before the final plan is published.
- 2.22 The Planning Practice Guidance on Neighbourhood Plans states that neighbourhood plans should “*support the delivery of strategic policies set out in the Local Plan or spatial development strategy and should shape and direct development that is outside of those strategic policies*” and further states that “*A neighbourhood plan should, however, contain policies for the development and use of land. This is because, if successful at examination and referendum, the neighbourhood plan becomes part of the statutory development plan.*”
- 2.23 Table 1 of the Basic Conditions Statement includes comments on how the policies of the STNP have taken account of relevant sections of the NPPF. I consider the extent to which the plan meets this Basic Condition No 1 in Section 3 below.

Recommendation 1: Check and update any references to and quotations from NPPF of February 2019 to those of July 2021.

Basic Condition 2 - Contributes to sustainable development

- 2.24 A qualifying body must demonstrate how a neighbourhood plan contributes to the achievement of sustainable development. The NPPF as a whole constitutes the Government’s view of what sustainable development means in practice for planning. The NPPF explains that there are three dimensions to sustainable development: economic, social and environmental.
- 2.25 An informal sustainability assessment has been prepared in order to take account of the need for the Neighbourhood Plan to contribute to the achievement of sustainable development. The sustainability assessment assesses each of the plan’s fourteen policies against twelve benchmark criteria derived from the plan’s aims and objectives and covering the three dimensions of sustainability, namely environmental, social and economic. The assessment ‘scores’ the impact of each policy against the

criteria, on a scale from 'significant positive impact' through 'some positive or negative impact' or 'no overall impact/non-applicability' to 'significant negative impact'. It also records uncertainty as to impact.

2.26 Table 4 in the Basic Conditions Report summarises:-

- The impact/contribution of policies as a whole in relation to the twelve individual benchmark criteria;
- The impact/contribution of individual policies on sustainability/benchmark criteria as a whole.

It shows that there will be positive impacts overall, in terms of policies and benchmark criteria collectively. It further shows no negative impacts in relation to either individual policies or benchmark criteria.

2.27 I am satisfied that the Plan contributes to the delivery of sustainable development and therefore meets this Basic Condition.

Basic Condition 3 – is in general conformity with strategic policies in the development plan

2.28 The third Basic Condition is for the neighbourhood plan to be in general conformity with the strategic policies contained in the Development Plan for the area.

2.29 There is currently no adopted Local Plan for the City of York. The City of York Draft Development Control Local Plan incorporating the 4th set of Changes (April 2005) is currently a material consideration for development control decisions. A new Local Plan is in course of preparation. Two public consultations on the Preferred Sites Consultation (2016) and the Pre-Publication Draft Consultation (August 2017) have provided a reference for the strategic policies of the emerging Local Plan. At the time of the examination of the STNP, the Phase 2 Hearings for the new Local Plan had commenced in May 2022.

2.30 In the absence of a formally adopted Local Plan, the City of York Publication Draft Local Plan (2018), together with the Local Plan Proposed Modifications (2019) and the composite Modifications Schedule 2021, define the strategic and detailed policies of the emerging Plan and as such can reasonably be used as the vehicles against which to assess the general conformity of the Strensall with Towthorpe Neighbourhood Plan. Table 3 of the Basic Conditions Statement assesses how the Neighbourhood Plan policies conform to the relevant planning policies in these documents.

2.31 CYC has commented that the STNP should be updated to refer to the latest position in the Local Plan. They have proposed revisions to paragraphs 3.2.1 - 3.2.2 in section 3 to set out the status of the Local Plan; these may need further updating to ensure that the STNP reflects the latest position when the plan is finalised. I have included these as recommendations under later sections of my report.

- 2.32 The LPA has confirmed that the strategic Policies SS1 and SS19 (Queen Elizabeth Barracks site) are relevant to the STNP. The latter policy sets out the key principles for developing the Queen Elizabeth Barracks site. However, due to a proposal to remove the site from the Local Plan, Policy SS19 is proposed to be removed by PM13/PM14 (Proposed Modifications June 2019). The site is proposed to be removed following the outcomes of the Habitat Regulations Assessment (Feb 2019), which has not been able to rule out adverse effects on the integrity of Strensall Common Special Area of Conservation (SAC). The City of York Local Plan is currently at Examination, therefore, the status of the site will only be confirmed once the examination is complete.
- 2.33 The LPA has confirmed that a new Policy GI2a (Strensall Common Special Area of Conservation (SAC)) has been proposed in the Council's Composite Modifications Schedule (April 2021): PM70 – New Policy GI2a and PM71 – New Policy GI2a Justification. This was subject to public consultation from 25 May 2021 to 7 July 2021. The policy is a bespoke one for Strensall Common to ensure that adverse effects as a result of development are mitigated. This proposed modification complies with the outcomes of the HRA (2020) for consistency.
- 2.34 CYC has stated that Policy GI2a may be relevant to a number of policies listed in Table 3 of the Basic Conditions Statement: DH1 (Promotion of Local Distinctiveness), DH2 (General Design Principles), DG1 (Strensall Park), DG2 (Alexandra Road), DG3 (Howard Road), DG4 (Queen Elizabeth Barracks) and DG5 (Development Brief for the redevelopment of Queen Elizabeth Barracks).
- 2.35 Additionally, CYC has proposed to amend the Green Belt boundary along the eastern side of Strensall, so that the proposed Green Belt boundary should follow the edge of the densely developed site. (PM101 / City of York Local Plan Proposed Modifications – April 2021). This proposed boundary change has superseded PM39 (June 2019). A modification to paragraph 3.3.4 is recommended in section 3 of my report to clarify the text concerning this amendment.
- 2.36 I consider in further detail in Section 3 below the matter of general conformity of the Neighbourhood Plan policies with the strategic policies.

Basic Condition 4 – Compatible with EU obligations and human rights requirements

- 2.37 A neighbourhood plan must be compatible with European Union obligations as incorporated into UK law, in order to be legally compliant. Key directives relate to the Strategic Environmental Assessment Directive and the Habitats and Wild Birds Directives. A neighbourhood plan should also take account of the requirements to consider human rights.
- 2.38 Regulation 15 of the Neighbourhood Planning Regulations as amended in 2015 requires either that a Strategic Environmental Assessment (SEA) is submitted with a Neighbourhood Plan proposal or a determination from the competent authority (CYC) that the plan is not likely to have “significant effects.”

- 2.39 A Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) preliminary screening opinion was prepared by the parish council for the draft Pre-Submission Neighbourhood Plan.
- 2.40 The preliminary screening opinion was updated in order to take account of policy wording amendments made in response to comments received during the statutory Regulation 14 consultation period. None of these amendments were considered to be material or to have any implications for the original assessments. The final assessment is set out in the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report January 2021.
- 2.41 It was determined that the Submission draft STNP would not have a significant effect on the environment because the policies were found to have either minor or no impacts on the environmental criteria set out in Schedule 1 to the Environmental Assessment Regulations. Where minor impacts were considered likely these were largely found to be positive. (Table 3.2 of the SEA preliminary screening report)
- 2.42 The assessment in Tables 3.1 and 3.2 indicate a range of possible minor positive environmental effects as a result of the draft plan policies. The report concluded that *"No likely significant environmental effects have been identified."*
- 2.43 Consultation was carried out with the statutory environmental bodies on the SEA Screening Report in July 2019. All three organisations concurred with the findings.
- 2.44 In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a neighbourhood plan is deemed likely to result in significant negative effects occurring on a Special Area of Conservation or Special Protection Area, or other ecologically important European site (Ramsar) as a result of the plan's implementation.
- 2.45 Paragraph 7.1 of the screening report concludes that *"The assessment undertaken in section 6 of this report concludes the draft NDP is not likely to have a significant effect on a European site either alone or in combination with other plans or projects. This was the preliminary view reached prior to consulting Natural England. Feedback from the consultees received has resulted in changes and updates to the HRA screening work but the overall conclusions remain the same."*
- 2.46 Consultation with Natural England on the HRA screening opinion was carried out in August 2019. They responded to say that they welcomed the conclusion of the screening opinion.
- 2.47 CYC has commented that they updated the HRA Screening Opinion in June 2021. CYC has stated that the conclusion of the HRA review has found no compelling reason to disagree with the conclusion of the Strensall with Towthorpe Parish Council HRA. The STNP HRA review also concludes: *"There is no credible possibility of the Plan adversely affecting the integrity of any European sites and, consequently, this review is able to recommend that the City Council may give effect to the Plan"*. It is recommended that the HRA screening opinion is updated to reflect the latest position.

- 2.48 I am satisfied that the SEA and HRA assessments have been carried out in accordance with the legal requirements.
- 2.49 Section 6 of the Basic Conditions Statement addresses Human Rights and states that: “*The Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights (ECHR).*”
- 2.50 From my review of the Consultation Statement, I have concluded that the consultation on the STNP has had appropriate regard to Human Rights.
- 2.51 I am not aware of any other European Directives which apply to this particular Neighbourhood Plan and no representations at pre- or post-submission stage have drawn any others to my attention. Taking all of the above into account, I am satisfied that the STNP is compatible with EU obligations and therefore with Basic Conditions Nos 4 and 5.

Recommendation 2: Update the HRA Screening Opinion to accord with the latest update in 2021.

Consultation on the Neighbourhood Plan

- 2.52 I am required under The Localism Act 2011 to check the consultation process that has led to the production of the Plan. The requirements are set out in Regulation 14 in The Neighbourhood Planning (General) Regulations 2012.
- 2.53 The designated area was approved by the Executive for Planning and Transport Decision Session on 7 January 2016 following consultation between 16 November and 14 December 2015.
- 2.54 The Consultation Statement sets out a full account of the consultation process, the method of consultation and the responses received at each stage. Consultation during the preparation the plan was carried out as follows:
- A questionnaire was hand delivered to every residence and business within the designated Neighbourhood Plan Area in March 2016. Responses were required to be returned by 16 April 2016.
 - On 7 November 2016 the Ministry of Defence announced the closure of several military sites to allow the sale of land for development. City of York Council Local Plan Working Group announced a revision to the emerging local plan which recommended the inclusion of sites at Queen Elizabeth Barracks and Towthorpe Lines for housing and commercial use respectively.
 - The City of York Council consulted on their emerging local plan in 2017 which included three sites added to take account of the land available from the MoD disposal.
 - The NP steering group decided to amend the original plan which contained small plots on MoD land in order to include support for the development of the MoD sites as in the emerging local plan. However, the steering group were concerned

about the potential increase in the volume of traffic that might be generated by the developments at both Queen Elizabeth Barracks and Towthorpe Lines.

- It was believed that if the designated neighbourhood plan area were to be extended to include the whole of Towthorpe Moor Lane, plus the junction with the A64 at Hazelbush crossroads, then an alternative safe route to access the A64 could be accommodated.
- An application to amend the designated area for Strensall with Towthorpe Neighbourhood Plan was submitted to City of York Council on 25 March 2017. Consultation was arranged by the local authority to take place between 28 March 2018 and 11 May 2018 with an executive decision taken on 14 June 2018.
- Consultation on a draft neighbourhood plan was the subject of a consultation with residents, statutory and non-statutory consultees between 1 June and 15 July 2018.
- CYC announced on 23 February 2019, a number of modifications to the submitted local plan. The modifications included the removal of the housing sites (H59 at Howard Road, Strensall and ST35 at Queen Elizabeth Barracks, Strensall). The decision to remove the sites came about from a joint initiative between Natural England and CYC as the former were concerned that large developments could have an adverse effect on Strensall Common which is designated as a Special Area for Conservation (SAC) and a Site of Special Scientific Interest (SSSI).
- CYC published the Proposed Modifications to the submitted local plan (May 2018) which also included an amendment to the Green Belt within the designated area.
- Subsequently, amendments to the wording of the neighbourhood plan and its policies were agreed by the steering group. Regulation 14 Consultation on the policies within the Pre-Submission Draft Plan was held between 1 July 2019 and 26 August 2019. An extended period of 8 weeks for this consultation was chosen due to the overlap with school holidays.

- 2.55 The consultation on the Regulation 14 STNP was communicated via the parish magazine to residents within the designated Neighbourhood Plan Area. A questionnaire on the policies was included within the Outreach magazine. Most statutory and non-statutory consultees were advised of the consultation electronically and invited to visit the web site to access the documents. The small number of consultees, without access to electronic means, were sent a questionnaire and a copy of the documents via Royal Mail.
- 2.56 Consultation on the Regulation 16 Submission draft Plan was carried out by CYC from 15 November 2021 and 7 January 2022. In total 14 responses were received.
- 2.57 I am satisfied that from the evidence presented to me in the Consultation Statement that adequate consultation has been carried out during the preparation of the STNP.
- 2.58 I am satisfied that the pre-submission consultation and publicity has met the requirements of Regulations 14, 15 and 16 in the Neighbourhood Planning (General) Regulations 2012.

3.0 Neighbourhood Plan – As a whole

- 3.1 The Neighbourhood Plan is considered against the Basic Conditions in this section of the Report following the structure and headings in the Plan. Given the findings in Section 2 above that the plan as a whole is compliant with Basic Conditions No 4 (EU obligations) and other prescribed conditions, this section largely focuses on Basic Conditions No 1 (Having regard to National Policy), No 2 (Contributing to the achievement of Sustainable Development) and No 3 (General conformity with strategic policies of the Development Plan).
- 3.2 Where modifications are recommended, they are presented and clearly marked as such and highlighted in bold print, with any proposed new wording in italics.
- 3.3 Basic Condition 1 requires that the examiner considers whether the plan as a whole has had regard to national policies and advice contained in guidance issued by the Secretary of State. Before considering the policies individually, I have considered whether the plan as a whole has had regard to national planning policies and supports the delivery of sustainable development.
- 3.4 The PPG states that “*a policy should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area*”. I will consider this requirement as I examine each policy.
- 3.5 The STNP is a reasonably well presented plan that identifies policies on car parking, community facilities, local green spaces, design principles and affordable housing. The introductory sections of the Plan set out the background to the preparation of the plan, a spatial portrait of the area and the planning policy context.
- 3.6 The STNP makes no provision for future housing development other than identifying a site that is under consideration for allocation in the submission draft York Local Plan which is currently at the hearing stage. The PPG states that “*Neighbourhood plans are not obliged to contain policies addressing all types of development.*”
- 3.7 I consider that the lack of policies on housing in the STNP accords with national guidance which does not require neighbourhood plans to include the topic.
- 3.8 I have made recommendations to improve the clarity of the wording of the policies to ensure that they can be interpreted consistently by decision makers.
- 3.9 The policies are clearly distinguishable from the supporting text by surrounding coloured boxes. The justifications to the policies set out the background to the policies and the strategic context.
- 3.10 The Policies Map has been produced at a scale that makes it very difficult to read. I have asked the QB to prepare more detailed map(s) so that the boundaries of sites and properties can be clearly identified so as to enable decision makers to use the map in a consistent manner. The Proposals Map includes a number of Community

Actions. As these sites are not included in the planning policies of the Plan they should not be included on the Proposals Map. They may however be shown on a separate map to be included in the text of the STNP.

- 3.11 There are a number of references in policies and the justification to work undertaken by the consultants “Woodhall Planning and Conservation”. These references to the consultants are unnecessary and should be deleted.

Recommendation 3: Improve the clarity of the Proposals Map so that the boundaries of sites and properties referred to or designated in the Policies of the STNP can be clearly identified. Delete the Community Actions from the Proposals Map and include them on a figure within the text.

The Neighbourhood Plan

Policy Context

- 3.12 CYC has recommended revisions to paragraphs 3.2.1 - 3.2.2 and 3.3.5 to provide greater clarity on the status of the City of York Development Plan. There is no need to include reference within the STNP to other neighbourhood plans as they do not affect the STNP area.
- 3.13 CYC has suggested a revision to paragraph 3.3.4 to improve its clarity. Paragraph 1.4.3 should also be reviewed and updated as necessary. The QB has agreed to the revisions to these paragraphs.

Recommendation 4: Revise paragraphs 3.2.1 – 3.2.2 as follows:

“The development plan for York comprises the saved policies of the Yorkshire and Humber Regional Spatial Strategy (RSS) relating to the general extent of the York Green Belt. These are policies YH9(C) and Y1 (C1 and C2) which relate to York’s Green Belt and the key diagram insofar as it illustrates general extent of the Green Belt.

“The City of York Draft Local Plan Incorporating the Fourth Set of Changes was approved for Development Management purposes in April 2005 (DCLP). Whilst the DCLP does not form part of the statutory development plan, its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the 2021 NPPF, although the weight that can be afforded to them is very limited.

“The Publication Draft City of York Local Plan 2018 (the emerging plan) was submitted for examination on 25 May 2018. In accordance with paragraph 48 of NPPF 2021, the emerging plan policies can be afforded weight according to:

a. the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

b. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c. the degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

“The evidence base underpinning the emerging plan is also capable of being a material consideration in the determination of planning applications.”

“Subsequent to the submission of the Publication Draft Local Plan to the Secretary of State in May 2018, two further consultations were held on proposed modifications to the Publication Draft in June 2019 and May 2021. These consultations included consultation on new evidence base”.

Revise paragraph 3.3.4 to read: “City of York Council are proposing a number of modifications to the submitted Local Plan, which include an amendment to move the *village Green Belt Boundary to follow Ox Carr Lane*. This boundary change was included.....”

Paragraphs 1.4.3 and 3.3.5 - Add further updates on the progress with the emerging Local Plan.

Vision and Objectives

- 3.14 The Plan includes seven aims rather than a Vision statement and five objectives. The objectives of a Plan should be used to drive the development of the policies. There is no information to demonstrate that the objectives underpin the plan’s policies. The first objective refers to the Plan contributing to meeting York’s Objectively Assessed Housing Need. This should be revised to refer to the housing requirement.

Recommendation 5: Revise the first objective to read: “To contribute to meeting York’s housing requirement.”

Policy CP1: Safeguarding Existing Car Parking

- 3.15 The policy seeks to safeguard car parking provision provided in association with places of employment, schools, shops public houses and a range of community facilities. Development that would result in the loss of existing parking should provide alternative provision in the locality or demonstrate that parking is not required.
- 3.16 Following a survey of car parking in the plan area and concerns expressed in the consultations about the limited availability of on-street parking, the plan makers have introduced the policy to ensure that the limited amount of car parking in the village is

maintained so that residents from this rural area can easily access shops, school, workplaces and community facilities.

- 3.17 CYC has suggested revisions to the wording of Policy CP1 to improve its clarity and to ensure that it is unambiguous which the QB has supported.
- 3.18 CYC has suggested that reference should be added to paragraph 5.1.3 to refer to Local Plan Policy T8 and the proposed SPD on Sustainable Transport for Development. However, the latter document has not yet been published for consultation.
- 3.19 CYC has suggested that reference should be added to paragraph 5.1.6 to state that the level of on-street parking is set by the local highway authority through a separate process to planning. I agree that this may be helpful to understanding the process.

Recommendation 6: Revise Policy CP1 to read:

“Existing parking provision supporting places of employment, schools, shops, public houses, churches, community facilities, doctors, dentists or public services will be safeguarded.

“Loss of parking spaces will be considered appropriate where it is demonstrated that the parking spaces are no longer required; or alternative provision in an accessible and comparable location is secured.”

Add the following to the end of paragraph 5.1.6: “The level of on-street parking is set by the local highway authority through a separate process to planning.”

Policy CP2: Increased Public Car Parking

- 3.20 The first part of the policy “requires” development to provide parking to the Council’s parking standards. Whereas the second paragraph “expects” new residential development to provide parking to the Council’s parking standards. The first paragraph relates to all forms of development and therefore includes residential development.
- 3.21 Parking standards in York are maximum and there is some flexibility depending on the local circumstances. The policy should provide some flexibility and should not be worded as a requirement; it should be framed as “Development *should* include provision for...”. CYC has noted that the 2005 parking standards do not make provision for visitor parking. I have not recommended the deletion of visitor parking from the policy as the parking standards may be reviewed in the future and include this type of parking.
- 3.22 The third paragraph of the policy expects development proposals in and around The Village to incorporate additional parking to address any deficiencies in off street parking in the area. The Council’s Parking Standards are framed to set out requirements for the development proposal itself. Developers cannot be asked to

provide parking spaces to meet local shortfalls. As the policy cannot be applied, it is recommended that this paragraph is deleted.

Recommendation 7: Revise Policy CP2 as follows:

Revise the first paragraph to read: “Development *should* include provision”

Delete the second and third paragraphs and site CP2.1. Delete the site from the Proposals Map.

Policy CF1: Protection of Community Facilities and Services

- 3.23 The policy seeks to safeguard community facilities – including the library, the church, community halls, the school and three public houses - for the benefit of the community.
- 3.24 A representation has been made concerning Hurst Hall (site CF1-11). It is stated that it is shown on the Proposals Map in the wrong location; and that it is not necessary or appropriate for the property to be identified as both an Asset of Community Value and a community facility protected under Policy CF1.
- 3.25 The QB has confirmed that Strensall Explore Library, St Wilfred’s Church and Hurst Hall Community Centre have been registered as Assets of Community Value. Designation as an Asset of Community Value does not place any planning policy safeguards on the property. It is considered that the identification of Hurst Hall under Policy CF1 is complementary to its listing as an Asset of Community Value.
- 3.26 The following modifications are recommended to improve the clarity of the policy.
- a. The title should refer to Safeguarding of Community Facilities. Services are usually provided within the buildings.
 - b. The first paragraph should be worded to safeguard the community facilities listed and shown on the Proposals Map. The map needs to be improved so that the boundaries of the properties can be clearly identified.
 - c. The paragraph under the table should be included in the justification as it sets out a definition of the use classes of community facilities and is not a policy.
 - d. The final paragraph should be worded to refer to “Development that would result in the loss of the community facility” and the subsequent clauses should be revised appropriately. The term “unacceptable planning problems” in point 1 is vague and ambiguous.

Recommendation 8: Revise Policy CF1 as follows:

Revise the title of the policy to “Safeguarding of Community Facilities.”

Revise the first paragraph to read: “The community facilities listed below and shown on the Proposals Map should be safeguarded for the benefit of the community.”

Move the paragraph beneath Table F to the justification.

Revise the final paragraph of the policy to read: “Development that would result in the loss of a community facility will only be supported where:

Delete points 1 and 2

Retain points 3 and 4. Delete “Development will only be supported where it can be demonstrated that” from point 3.

Correct the location of CF1-11 on the Proposals Map.

Policy CF2: Local Green Space

- 3.27 The policy seeks to designate 42 sites as Local Green Spaces. An assessment of the areas is included in Appendix 2 to the Plan which identifies the sites in accordance with the Local Plan typology and does not explain why the site is demonstrably special. The QB has provided me with a review of the small areas of Amenity Green Space. As part of this review they have requested that some of the sites should be amalgamated where they are adjacent to other areas. This is particularly the case where children’s play areas sit within areas of amenity green space, e.g. sites CF2-31/2-16, CF2-28/2-22, CF2-29/2-23 and CF2-26/2-24.
- 3.28 Subsequently, the QB has reviewed and updated the Local Green Space Assessment and amalgamated some of the sites to reduce the number to 33 sites in total. As part of the review the QB concluded that the Queen Elizabeth Barracks Tennis Courts (originally referenced CF2-12) did not meet the LGS criteria and they have asked that it should be deleted from the list of sites in the policy. During the review of sites, the QB has identified a number of mapping inaccuracies which require correction on the Proposals Map.
- 3.29 A representation has been made that objects to the designation of the following areas as Local Green Space. It is argued that the assessment does not demonstrate that the areas are demonstrably special to the local community.
- CF2-6: Howard Road Natural / Semi Natural
 - CF2-10: Howard Road Playing Field (Outdoor Sports)
 - CF2-11: Sports Ground (Located QEB)
 - CF2-12 Tennis Courts (Located QEB)
 - CF2-36: St Wilfrid’s Garrison Church, St Wilfrid’s Road.
- 3.30 I am satisfied from my site visit and the revised assessment that the sites (except for the Queen Elizabeth Barracks Tennis Courts) meet the criteria for designation as Local Green Space.
- 3.31 A representation has been made that objects to the designation of site CF2-3 Land between River Foss and Westpit Lane as Local Green Space. It is stated that the area is privately owned land with no public access.

- 3.32 From my site visit it is clear that part of this area is private gardens, most, but not all, are being maintained to enhance their wildlife potential. They provide an attractive backdrop to the riverside footpath walk. Paragraph: 019 Reference ID: 37-019-20140306 of guidance on Local Green Spaces states that Local Green Spaces do not need to be in public ownership. I am satisfied that the revised assessment demonstrates that the designation of the area as a Local Green Space is justified. Its designation will not prevent the residents in the area enjoying their gardens.
- 3.33 The NPPG advises that *“If land is already protected by Green Belt policy, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.”* Paragraph: 010 Reference ID: 37-010-20140306
- 3.34 The QB has noted that 14 of the proposed sites are within or mainly within the 2005 Green Belt. However, the Green Belt boundary is being reviewed through the emerging Local Plan. Only 3 sites would be within or largely within the revised Green Belt boundary, if this is agreed through the examination.
- 3.35 In view of the uncertainties of the current review of the Green Belt boundary I have not taken this into account in considering whether sites should be designated. I have considered whether the Local Green Space designation could help to identify areas that are of particular importance to the local community.
- 3.36 The policy should be revised to make it clear that development on the LGS should be managed in a way that is consistent with that for Green Belts.

Recommendation 9: Revise Policy CF2 as follows:

“The sites listed in Table G and shown on the Proposals Map are designated as Local Green Space and will be protected from development in a manner consistent with the protection of land within the Green Belt. Inappropriate development on them that would be harmful to the open space should not be approved except in special circumstances.

List of sites: Revised as follows

Delete site CF2-12 Queen Elizabeth Barracks Tennis Courts.

Re-number and rename sites in accordance with the revised LGS Assessment submitted in August 2022 as follows:

CF2-1: *Land at Strensall Bridge*

CF2-2: The Heath

CF2-3: Foss Bank - Westpit Lane

CF2-4: *Wild Haven (Ash Walk/Pasture Close)*

- CF2-5: Lakeside Gardens
- CF2-6: Howard Road
- CF2-7: *Strensall Bowling Green*
- CF2-8: *Strensall Sports and Recreation Ground*
- CF2-9: Robert Wilkinson *Playing Field*
- CF2-10: Queen Elizabeth Barracks Sports Ground
- CF2-11 Strensall Park Playing Fields
- CF2-12: Northfields/The Village 'Green'
- CF2-13: Hallard Way
- CF2-14: Pasture Close
- CF2-15: Land West of Knapton Close
- CF2-16 *Foss Bank/Chaldon Close/Woodleigh Close*
- CF2-17: West Pit Lane
- CF2-18: *South of Lynwood Close*
- CF2-19: *Land at York Road/Toby Court*
- CF2-20: Hollis Crescent
- CF2-21: Strensall Park 'Green'
- CF2-22: Littlethorpe Close
- CF2-23: Northfields Allotments
- CF2-24: New Lane Allotments
- CF2-25: Strensall and Towthorpe Cemetery
- CF2-26: St Mary the Virgin Churchyard
- CF2-27: St Wilfrid's Garrison Churchyard
- CF2-28: Ox Carr Lane/Flaxton Road/Lords Moor Lane Verges
- CF2-29: Newton Way/Knapton Close
- CF2-30: Southfields Road
- CF2-31: South of Middlecroft Drive
- CF2-32: Westpit Lane Hedge

CF2-33: River Foss – South Bank

Revise the second sentence of the policy to read: “*The enhancement of a designated Local Green Space to improve its value for amenity, recreation and / or biodiversity will be supported.*”

Revise the boundaries of the areas and numbering on the Proposals Map.

Update Appendix 2 to include the revised LGS Assessment submitted in August 2022.

Design and Heritage

- 3.37 This section of the Plan contains four policies that set out design principles to be applied throughout the plan area and four area specific policies. The policies build on the Village Design Statement which was approved by CYC in 2015 and the Character Appraisal of the settlements which was prepared by independent consultants in 2018.
- 3.38 There are a number of references in policies and the justification to the Character Appraisal as the “Woodhall Planning and Conservation Character Appraisal”. These references to the consultants are inappropriate and the study should be renamed as the Strensall with Towthorpe Character Appraisal. References to the named consultants should be deleted from the policies and justification.
- 3.39 Representations have been made concerning the robustness of the Character Appraisal and stating that the boundaries of the Character Areas are imprecise. The QB has agreed to update the map to show the boundaries more clearly.
- 3.40 It is noted that CYC has approved Conservation Area Appraisals for the three conservation areas in the plan area which include information on building design and important features in the villages. It would be helpful to plan users to include a reference to them in the introduction to this section of the Plan.
- 3.41 Paragraph 5.3.6 refers to a number of local landmarks identified in the Character Appraisal and states that they are worthy of recognition and protection to ensure the character of the settlements is not undermined. The landmarks identified are the Queen Elizabeth Barracks and the listed buildings of St Mary’s Church and two bridges. The recent pedestrian footbridge adjacent to the historic Strensall Bridge is also identified. The future of the Queen Elizabeth Barracks is addressed in other policies in the plan; national and strategic policies address the conservation of listed buildings. It is suggested that the local landmarks are listed in paragraph 5.3.6. There is no need to show them on the Proposals Map as this paragraph is descriptive only.
- 3.42 Paragraph 5.3.7 states that it is not considered necessary to include a policy on Key Views. However as this matter is included in Policy DH1, the QB has agreed that the last two sentences of paragraph 5.3.7 should be deleted.

Recommendation 10: Revise paragraph 5.3.6 to read:

“In addition, the Character Appraisal identified the following local landmarks: Queen Elizabeth Barracks, the listed buildings of St Marys Church and the two historic bridges over the River Foss. The design of the recent pedestrian bridge is also noted. These landmarks are of interest as they are intrinsic.....”

Delete the last two sentences of paragraph 5.3.7.

Add the following after paragraph 5.3.7:

“Conservation Area Appraisals have been approved by CYC for each of the three conservation areas in the plan area. They provide further information on the significance of the conservation areas, heritage features, landmarks, gateways, views and landscaping.”

Delete reference to “Woodhall Planning and Conservation” throughout the SWTNP.

Update the maps in Appendix 4 to show the boundaries of the Character Areas more clearly.

Policy DH1: Promotion of Local Distinctiveness

- 3.43 The policy includes a mixture of descriptive text that repeats matters in the justification and policy which means that the policy is unclear. The first paragraph is phrased negatively using the phrase “will be resisted”. A modification is proposed to phrase the policy positively.
- 3.44 The second paragraph refers to development “preserving or enhancing” the positive character of the plan area. The NPPF in paragraph 197 uses the term “sustaining and enhancing the significance of heritage assets” in point a) and “new development making a positive contribution to local character and distinctiveness” in point c). A modification is proposed to better reflect the NPPF. Representations have been made about the use of this term.
- 3.45 Representations have been made to the wording of the sections on gardens. I have proposed modifications to the policy to improve the clarity of this section of the policy.
- 3.46 The paragraph on views is considered to be overly restrictive. A modification is proposed that development that may affect the views should be assessed through a Landscape and Visual Impact Assessment.
- 3.47 Those parts of the policy on highways and rights of way are set out as requirements using the word “must”. This can only be applied where there is a legal requirement. It is usually recommended that the word “should” is used to give some flexibility. There is legal provision to divert public rights of way if necessary for development.

- 3.48 The first paragraph on open spaces highlights the importance of open spaces, in particular allotments. It is recommended that a new section on gardens and open spaces is created to combine the sections under Character Areas and Spaces.
- 3.49 It is considered that the policy that relates to the provision of new open space within new development is vague and imprecise. It is recommended that reference should be made to the relevant local plan policies and the types of open space that should be provided, including allotments. Policy DH2 repeats these requirements. It may be more appropriate to place the policy on new open spaces in Policy DH2 which concerns the design of new development.
- 3.50 No changes are proposed to the sections on Signage and Strensall Common SAC/SSSI.

Recommendation 11: Revise Policy DH1 as follows:

“Development proposals should have regard to the Strensall with Towthorpe Village Design Statement and Strensall with Towthorpe Character Appraisal. Development should be laid out and designed to make a positive contribution to the local character and distinctiveness of the character area. It should respect the following matters:

“Gardens and open spaces

“Gardens and open spaces between buildings that contribute to the rural and visual character of the neighbourhood plan area should be retained. Development that would result in the sub-division of gardens should not harm the local character, distinctiveness and visual amenity.”

The loss of front or side gardens areas to hardstanding for vehicle parking should be avoided. Proposals should not impact on rural and visual amenity or road safety.

“The openness of the large gardens in Strensall village along the west side of Moor Lane/Princess Road, both sides of Lords Moor Lane (to the north of York Golf Club) and along the north side of The Village shown on the Proposals Map should be maintained.”

“Open spaces, particularly those designated as Local Green Spaces, should be safeguarded and enhanced.”

“Views

“The impact of development proposals on the key views identified on the Proposals Map should be assessed through a Landscape and Visual Impact Assessment. Development should be designed to incorporate views over adjacent countryside, where appropriate.

Highways and Rights of Way – change “must” to “should”.

Policy DH2: General Design Principles

- 3.51 Paragraph 5.3.11 states that *“the purpose of the policy is to help inform the design of development proposals to ensure the appearance of Strensall and Towthorpe is respected by referencing key design features in order to reinforce the character”*.
- 3.52 The first section refers to development in the conservation areas and adjacent to or within the setting listed buildings. The policies are considered to be vaguely worded and do not reflect national and Local Plan policies on heritage. A modification is proposed to include the setting of a conservation area and other designated and non-designated heritage assets and to refer to national and local plan policies. The Conservation Area Appraisals should be referred to in the justification.
- 3.53 In my response to Policy DH1, I propose that a new section should be added to Policy DH2 on the design on open spaces in new development. Reference should be made to the requirements set out in the City of York Local Plan.
- 3.54 The third paragraph of Scale and Massing refers to development “preserving or enhancing” the positive key characteristics of the plan area. The NPPF in paragraph 197 uses the term *“sustaining and enhancing the significance of heritage assets”* in point a) and *“new development making a positive contribution to local character and distinctiveness”* in point c). A modification is proposed to better reflect the NPPF.
- 3.55 Representations have been made that parts of the policy are prescriptive and propose amendments to the sections on Layout, Boundary Treatment and Roof form to give some flexibility. A suggestion is made that the policy should include support for outstanding contemporary designs. The QB has indicated that they are agreeable to the suggestions proposed.

Recommendation 12: Revise Policy DH2 as follows:

Include a new heading “Heritage Assets” and include the first two points of Scale and Massing revised as follows:

“Development within or affecting the setting of Strensall Village, Strensall Railway Buildings and Towthorpe Conservation Areas, Listed Buildings and other designated and non-designated heritage assets should respect the significance of the heritage asset and make a positive contribution to the conservation of the heritage asset. Proposals will be considered in accordance with national and Local Plan policies and will take account of the Conservation Area Appraisals and significance of the heritage assets.”

Revise the third paragraph second line of Scale and Massing to read: “...and make a positive contribution to local character and distinctiveness of the character area as identified in the *Strensall with Towthorpe* Character Appraisal. If appropriate....” Add the following to the end of this paragraph: *“Buildings of an outstanding contemporary design will be supported.”*****

Revise the heading “Layout” to “Open Space” and include the following:

“Open spaces shall be provided on site as part of development proposals in accordance with the requirements of the City of York Local Plan. Open spaces should be designed to provide an attractive feature to enhance the appearance of the development as well as provide areas for children’s play, sports and allotments.”

Include the two paragraphs from Layout in the Open Space section. Add “where appropriate” at the beginning of the first paragraph of “Layout”.

Revise the second sentence of “Boundary Treatments” to read: “Where appropriate, front boundaries should be defined....”

Add the following to the end of the first paragraph on “Roof Form”: “.....or modern materials with a similar appearance.”

Replace the second paragraph on Roof Form with “Roof forms and materials are expected to match desirable local characteristics, particularly in conservation areas. Plan depth should be sympathetic to desirable existing village plan forms so as to generate familiar pitched roof geometries and roof heights.”

Add the following to the justification: “Conservation Area Appraisals for the Strensall Village, Strensall Railway Buildings and Towthorpe Conservation Areas provide an assessment of the character of the conservation areas and identify suggestions for future management improvements.”

Policy DH3: General Shopfront Design

Policy DH4: Shopfront Signage

- 3.56 It is considered that Policy DH3 does not fully reflect the Local Plan policies on Shopfronts. Draft Local Plan (2005) Policy GP16 calls for new and replacement shopfronts to respect the “scale, proportion, materials and architectural style” of the building and area and the publication emerging Local Plan (2018) Policy D12 uses the terms “design, scale, material and colour”. No locally specific details are set out in the policy. The final paragraph of the policy is guidance and should be included in the justification.
- 3.57 It is considered that Policy DH4 does not fully reflect the Local Plan policies on Advertisements in draft Local Plan (2005) Policy GP21 or emerging Local Plan (2018) Policy D13. No locally specific details are set out in the policy.
- 3.58 It is recommended that the policies should be combined and revised. The QB has agreed the following revised wording with CYC

Recommendation 13: Combine Policies DH3 and DH4 as follows:

- “1. Where there is a proposal to alter, replace, or create new shopfronts, it will be supported where:**

a. the design enhances the scale, qualities and appearance of the building and is in keeping with its surrounding area, in respect to its design, scale, materials and colour;

b. Shopfront signage is of a scale, design, material, finish and position within the fascia, to match and be tailored to the building and streetscene, with hand painted signage applied directly to the fascia board particularly encouraged where it achieves this; and

c. Lighting is fitted externally and without the use of internal box lighting.

2. *Within Strensall and Towthorpe Conservation Areas, and on buildings identified as heritage assets:*

a. Restoration of original shopfronts will be supported. Proposals which set out to remove, replace or substantially harm shop fronts of historic merit will not be supported.

b. Illumination of signage will be supported where the fittings, wiring and level of illumination is designed to enhance the historic character and appearance of the building and conservation area.”

Move the final paragraph of Policy DH3 on historic photographs to the justification.

Policy DG1: Strensall Park

Policy DG2: Alexandra Road

Policy DG3: Howard Road

3.59 The three areas of housing have retained their original design and character and reflect typical housing designs of their period of the 20th century as they have been in the single ownership of the MOD.

3.60 These policies expect development within the areas of the MOD housing to respect the character and layout of the existing housing in the area. A description of the features is included in each policy. The descriptions draw on the Character Appraisal; and identify key design and layout features for each estate which should be considered in the framing of proposals for new development. The QB has proposed revisions to the wording of Policy DG3 to state that development proposals should demonstrate how they will reinforce the locally distinctive features as defined in the remainder of the policy. I am recommending that Policies DG1 and DG2 should be revised in a similar manner.

3.61 The area of Policy DG3 is not shown on the Proposals Map.

- 3.62 Paragraphs 5.4.19 – 20 refer to a potential housing allocation in the emerging Local Plan which at the time of this examination had been considered unsuitable due to its proximity to Strensall Common SAC/SSSI. The proposal has been discussed at the Local Plan hearing in July 2022, however, at the time of the STNP examination, no decision had been made on the proposal. It is recommended that the text should be updated to reflect the latest position when the plan is finalised.
- 3.63 I have taken into account a number of representations concerning the detail of these policies.

Recommendation 14:

Revise Policy DG1 as follows:

“To be supported, development within the Strensall Park area, as defined on the Proposals Map, should demonstrate it reinforces the following locally distinctive features:

- a. Buildings of two storeys;
- b. Houses laid out around a narrow highway, with grass verges and trees. The central grassed area with mature trees provides a focal point to the estate and is a key feature;
- c. Housing set in generous gardens;
- d. Roofs pitched parallel to street. Flanking walls incorporated with mono-pitched flat roof garage;
- e. Multiple flue chimneys located on ridge line and at gable ends;
- f. Constructed of red brick, rendered and painted white, with roofs of modern clay pantiles;
- g. Upvc doors and window frames;
- h. Large square openings on ground floor with vertical proportioned elements. Remaining openings generally vertical in proportion;
- i. Low brick boundary walls and gate piers with stone coping detail. Metal gates at driveway and footpath entrances.

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.”

Revise Policy DG2 as follows:

“To be supported, development within the Alexandra Road area, as defined on the Proposals Map, should demonstrate it reinforces the following locally distinctive features:

- a. Buildings of two storeys and semi-detached;
- b. Houses on the south side of the street with principal facades to the south (rear);
- c. Housing set in generous gardens;

- d. Roofs pitched parallel to street or hipped. Mono-pitched garage roof hidden by small parapet;
- e. Multiple flue chimneys located on ridge line or located centrally within roof slope;
- f. Glazed red brick or red brick, with roofs of modern concrete tiles or pantiles;
- g. Upvc doors and window frames;
- h. Large square openings on ground floor with vertical proportioned elements. Remaining openings generally vertical in proportion;
- i. Variety of post and wire fencing and hedge boundary treatments;

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.”

Revise Policy DG3 as follows:

“To be supported, development within the Howard Road area, as defined on the Proposals Map, should demonstrate it reinforces the following locally distinctive features:

- a. Buildings of two storeys;
- b. Houses on the south side of the street with principal facades to the south (rear);
- c. Housing set in generous gardens with mature trees;
- d. Roofs pitched parallel to street or hipped. Mono-pitched garage roof hidden by small parapet.
- e. Multiple flue chimneys located on ridge line or located centrally within roof slope;
- f. Glazed red brick or red brick, with roofs of modern concrete tiles or pantiles;
- g. Upvc doors and window frames;
- h. Large square openings on ground floor with vertical proportioned elements. Remaining openings generally vertical in proportion;
- i. Variety of post and wire fencing and hedge boundary treatments;

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.”

Revise paragraphs 5.4.19 – 5.4.20 to reflect the latest position agreed at the Local Plan Examination on these sites.

Policy DG4: Queen Elizabeth Barracks – Design

Policy DG5: Development Brief for the Redevelopment of the Queen Elizabeth Barracks – Master Planning / Planning Principles

- 3.64 Queen Elizabeth Barracks is a significant site within the plan area and the policies seek to set out design and masterplan principles to govern the redevelopment of the site if this is approved in the Local Plan.
- 3.65 A representation from the MOD's agents states that it is proposed that the site should close in 2024 and that they are promoting the site for housing development through the Local Plan. The suitability of the site for housing development is being tested at the Local Plan examination.
- 3.66 CYC has informed me that a new Policy GI2a has been proposed in Proposed Modification 70 on Strensall Common Area of Conservation (SAC) and has been included in the Composite Modifications Schedule (April 2021). This policy proposes an exclusion area set at 400m and a zone of influence between 400m and 5.5km linear distance from the SAC boundary. The exclusion zone covers almost all of the Queen Elizabeth Barracks. If the policy is adopted, it would mean that permission would not be granted for a development that would result in a net increase in residential units. Non-residential development would be required to undertake a Habitats Regulation Assessment to demonstrate that proposal would not harm the integrity of the SAC.
- 3.67 CYC has commented that paragraph 5.4.22 should be updated to refer to Proposed Modification 70 and the latest position on proposals for the site. I agree that this would be helpful in clarifying the background to the site.
- 3.68 Representations on behalf of the MOD have made a number of points on the policies. In summary they are concerned that:
- There should be flexibility in the policies if the site is allocated in the Local Plan or a planning permission is granted.
 - The site is not shown on the Proposals Map.
 - The site has no special historic or architectural value; no background evidence has been submitted to support the assertions that there is any.
 - It is inappropriate and unjustified to require future redevelopment to respect the existing character and layout of the site; that would result in inappropriate low density development; restriction to 2 storey building height is not justified as there are higher buildings on site at present.
 - The objective should be to facilitate the most beneficial use of the site to support sustainable growth objectives.
- 3.69 The QB has commented that they would be agreeable to the preparation of a heritage assessment as part of any redevelopment proposals to provide a historical record of the site prior to redevelopment and to identify any buildings that could be retained as landmark or gateway features to help reflect the previous use of the site.
- 3.70 The City of York Local Plan is currently in the middle of the Local Plan Examination. At the Phase 3 Examination hearing sessions (July 2022) the site was discussed in detail. The Council has proposed the deletion of the allocation and associated policy (ST35 and SS19 respectively) of the Queen Elizabeth Barracks, due primarily to

issues of adverse impacts on Strensall Common SSSI, as highlighted in the Habitat Regulations Assessment (February 2019).

- 3.71 However, at the time of the examination on the neighbourhood plan, there was no clear indication of the likely outcomes at the hearing sessions and of the future of the Barracks site. CYC and the QB have put a proposal to me of a way forward to combine Policies DG4 and DG5 into a more generic policy which would set out design considerations for the development of the site, if it were to come forward.
- 3.72 The QB have asked for additional matters to be included in the revised policy on:
- a. consideration of an axial road layout;
 - b. building heights of generally 2 storeys but with inclusion of 2+ storey buildings subject to detailed design analysis of the site and intended locations in order to create 'a look' back/reference to the historical barracks layout.
- 3.73 I have concerns that stipulating an axial road layout and prescribing building heights would be overly prescriptive and would not reflect the design and layout of the existing development on the site. It would introduce new elements to the policy that were not part of the policies in the submission plan. The revised policy requires a Heritage Assessment and a photographic record to be made which will be available to inform the design and layout of any future development.

Recommendation 15: Delete Policy DG4.

Retitle Policy DG5: Development at Queen Elizabeth Barracks, Strensall

Revise the Policy to read:

"1. Development at Queen Elizabeth Barracks will be permitted where:

- A. It can be demonstrated that it will not have an adverse effect on the integrity of the Strensall Common SAC as justified by an appropriate residential assessment; and***
- B. Residential development, if proposed as part of development at QEB:***

(i) Does not result in a net increase in the current number of units, in order to manage and minimise impacts associated with recreation on the SAC; and

(ii) Reflects the housing need identified in City of York Council's latest strategic housing needs assessment and, where viable, includes appropriate provision of smaller properties suitable for older residents and for first time buyers to meet particular neighbourhood housing needs.

- C. Integration and connection with the existing community at Strensall is maintained through retention of the existing sports and community hall provision (shown in figure X) or re-provision of sports and community***

floorspace at the site, with provision for wider community access to the newly provided facilities.

- D. The wider impacts of the development on social and community infrastructure in the locality, including education and local retail/services provision, have been assessed and mitigation secured through conditions or planning obligations.***
 - E. Transport impacts associated with any development can be appropriately managed and mitigated, with priority given to the design of the development to include more sustainable modes of travel, in particular cycling and walking, to be secured through a travel plan.***
 - F. It can be demonstrated that development has had regard to the following design principles:***
 - i. the incorporation of landscaped areas; and***
 - ii. the retention of mature trees where possible and supplemented by new tree planting where appropriate.***
- 2. *A masterplan should be developed for the site reflecting the principles set out in revised Policies DG 1 -3 and should be informed by a Heritage Assessment, including a photographic record of the site and buildings. This must identify any buildings of historic or architectural interest and demonstrate how proposals would respond to and where appropriate incorporate these into the design of the development.***

Include a diagram within the text to show the location of sports provision and the community hall at the Barracks. These only need to be shown on the Proposals Map where they are referenced under other policies.

Show the site on the Proposals Map in accordance with that shown on the Updated Proposals Maps May 2022, renamed from DG4 & DG5 to Policy DG5.

Update paragraph 5.4.22 to reflect the outcome of Local Plan examination.

Policy DG6: Affordable Housing

- 3.74 This policy is a general statement that the mix of housing types and tenures should be made in accordance with national and local planning policy. It seeks to apply a local connections policy which is set out in Appendix 3. The justification refers to the affordable housing needs assessment which was carried out in 2008 and the CYC's Strategic Housing Market Assessment and Addendum of 2016. Reference to these in paragraph 5.5.1 should be deleted and reference should be made instead to the latest findings from the City of York's Local Housing Needs Assessment (2021). It is recommended that the policy should make reference to "the latest housing needs assessment". In addition, reference to "private housing" should be amended to "market housing".

- 3.75 CYC has commented that they do not recognise that the three properties in the rear gardens of 5/6 Northfields referred to in paragraph 5.5.6 as being “affordable housing”. It is recommended that this reference should be deleted.
- 3.76 A representation has been made that the policy is unnecessary as provision will be made in accordance with emerging Local Plan policy. It is considered acceptable for neighbourhood plans to set out a policy on affordable housing for their community where there is no adopted strategic policy.
- 3.77 A local connections policy is a housing policy and not a planning policy. It is recommended that reference to it should be included as a community action.

Recommendation 16: Revise Policy DG6 as follows:

Revise the first paragraph of the policy to read: “.....a mix of affordable and market housingunderstanding of local housing need within the Parish in accordance with the latest strategic or local housing needs assessment.”

Delete the second paragraph. Add a new Community Actions: “The Parish Council will seek to ensure that affordable housing is made available to those with a local connection to the Parish in the first instance, in accordance with the local connections criteria set out in Appendix Three.”

Revise paragraph 5.5.5 to refer to latest data on housing need. Delete paragraph 5.5.1.

“5.5.5: The City of York Council’s Local Housing Needs Assessment (2022) sets out the latest evidence of the property size and tenure needs across the City. It confirms, for example, that the focus of affordable home ownership and affordable rented provision should be on 2-bed properties. However, the mix applied to individual development sites should also be informed by the nature and character of the area, along with understanding of the existing mix and turnover of properties within the Parish.”

Delete “and 3 properties in the rear gardens of 5/6 Northfields” from paragraph 5.5.6.

COMMUNITY ACTIONS

- 3.78 This section sets out three community actions concerning highway improvements, the designation of rights of way and the designation of assets of Community Value. The introduction to the section explains that they are matters not related to planning policy.
- 3.79 CYC has commented that CA1 should refer to Policies Local Plan T1 and T5. This is a Community Action setting out the community’s aspirations for highway improvements. It is not a planning policy. It is not necessary to cross reference to the emerging policies but may be included if it is considered that it would be helpful to plan users.

- 3.80 A representation has been received that supports the creation of a public right of way by the River Foss between Haxby Moor Road and Towthorpe Road. (CA1-5).
- 3.81 A representation has been received objecting to CA2-7 stating that the land is privately owned with no permission for public access. The QB has commented that this is an aspiration to pursue formal public right of way of this route.
- 3.82 A representation states that CA3 needs to be corrected as Hurst Hall is already an Asset of Community Value.

COMMUNITY INFRASTRUCTURE LEVY

- 3.83 This section sets out suggestions of projects that may be funded through CIL in the Plan area. It is recommended that the text is updated.

Recommendation 17: Revise the text in section 7 to read:

“7.1 The Community Infrastructure Levy (CIL) Regulations were introduced in 2010 by the government to help pay for infrastructure to support development. In June 2022, the City of York Executive agreed to move forward with a CIL for York.

Paragraph 7.2 unchanged

“7.3 The Community Infrastructure Levy Regulations 2010 (as amended) makes clear that 15%, or up to a maximum of £100 per new house, of any CIL collected by a local planning authority must be paid to the Parish Council in the area in which development takes place. Following adoption of a neighbourhood plan, the amount to be paid to the Parish Council increases to 25% (uncapped) of the levy revenues.

“7.4 This money can be spent more widely than on infrastructure – but must be used to address the demands that development places on the area. This means Strensall with Towthorpe Parish Council is free to spend the money on projects that will directly benefit the neighbourhood area as long as the money supports growth of the settlements.

Delete first sentence of paragraph 7.5 and add the second sentence: “Through the current consultation, the Parish Council would like to understand priorities for improvements to infrastructure and what community priorities exist for improvements to the village.” to paragraph 7.4.

Delete paragraphs 7.6, 7.7 and 7.71.

7.8 and 7.8.1 unchanged.

Appendix 2 Local Green Space

Recommendation 18: Replace with the revised Local Green Space Assessment submitted in August 2022. The Appendix should also include clear maps to show the boundary of each site and photographs where available.

Appendix 3 Local Connections Criteria For Affordable Housing

3.84 The Local Connections Criteria is not a planning policy and is not therefore part of Policy DG6. CYC has suggested a number of amendments to the text in the Appendix which the QB has agreed to. I include them here for completeness.

Recommendation 19: Revise Appendix 3 as follows:

“Remaining in perpetuity for local people *notwithstanding any statutory provisions such as the Right to Buy or Right to Acquire.*”

“In support of meeting local affordable housing requirements, any new affordable housing is expected to be allocated to those with *an assessed housing need* and local connection to Strensall or Towthorpe in the first instance.”

Make the family connection more explicit: “Has a close family member (mother, father, adult son, adult daughter, adult brother, adult sister): currently residing in the partnership area and who has been a resident for the last 5 years and with whom they have an established close relationship.”

Make ‘other special circumstances more explicit: “Have an essential need to live close to another person, who currently lives in the area, and who has been resident for the last 5 years, to provide or receive essential daily care or support.”

4.0 Referendum

- 4.1 The Strensall with Towthorpe Neighbourhood Plan reflects the views held by the community as demonstrated through the consultations and, subject to the modifications proposed, sets out a realistic and achievable vision to support the future improvement of the community.
- 4.2 I am satisfied that the Neighbourhood Plan meets all the statutory requirements, in particular those set out in paragraph 8(1) of schedule 4B of the Town and Country Planning Act 1990 and, subject to the modifications I have identified, meets the Basic Conditions namely:
- has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contributes to the achievement of sustainable development;
 - is in general conformity with the strategic policies contained in the Development Plan for the area; and
 - does not breach, and is otherwise compatible with, EU obligations and human rights requirements
- 4.3 **I am pleased to recommend to City of York Council that the Strensall with Towthorpe Neighbourhood Plan should, subject to the modifications I have put forward, proceed to referendum.**
- 4.4 I am required to consider whether the referendum area should be extended beyond the Neighbourhood Plan area. In all the matters I have considered I have not seen anything that suggests the referendum area should be extended beyond the boundaries of the plan area as they are currently defined. I recommend that the Neighbourhood Plan should proceed to a referendum based on the neighbourhood area designated by City of York Council on 14 June 2018.

5.0 Background Documents

5.1 In undertaking this examination, I have considered the following documents

- Strensall with Towthorpe Neighbourhood Plan up to 2033 Submission Draft Version including Appendices, June 2021
- Strensall with Towthorpe Neighbourhood Plan Basic Conditions Statement January 2021
- Strensall with Towthorpe Neighbourhood Plan Consultation Statement January 2021
- Strensall with Towthorpe Neighbourhood Plan SEA and HRA Screening Opinions January 2021
- Strensall Village, Strensall Railway Buildings and Towthorpe Conservation Areas Conservation Area Appraisals 2011
- Strensall with Towthorpe Character Appraisal 2018
- Strensall with Towthorpe Village Design Statement 2015
- Strensall with Towthorpe Local Green Space Assessment revised July 2022
- National Planning Policy Framework July 2021
- Planning Practice Guidance (as amended)
- The Town and Country Planning Act 1990 (as amended)
- The Localism Act 2011
- The Neighbourhood Planning (General) Regulations 2012
- The City of York Local Plan Publication Draft 2018, together with the Local Plan Proposed Modifications (2019),
- The City of York Draft Development Control Local Plan incorporating the 4th set of Changes (April 2005)

6.0 Summary of Recommendations

Recommendation 1: Check and update any references to and quotations from NPPF of February 2019 to those of July 2021.

Recommendation 2: Update the HRA Screening Opinion to accord with the latest update in 2021.

Recommendation 3: Improve the clarity of the Proposals Map so that the boundaries of sites and properties referred to or designated in the Policies of the STNP can be clearly identified. Delete the Community Actions from the Proposals Map and include them on a figure within the text.

Recommendation 4: Revise paragraphs 3.2.1 – 3.2.2 as follows:

“The development plan for York comprises the saved policies of the Yorkshire and Humber Regional Spatial Strategy (RSS) relating to the general extent of the York Green Belt. These are policies YH9(C) and Y1 (C1 and C2) which relate to York’s Green Belt and the key diagram insofar as it illustrates general extent of the Green Belt.

“The City of York Draft Local Plan Incorporating the Fourth Set of Changes was approved for Development Management purposes in April 2005 (DCLP). Whilst the DCLP does not form part of the statutory development plan, its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the 2021 NPPF, although the weight that can be afforded to them is very limited.

“The Publication Draft City of York Local Plan 2018 (the emerging plan) was submitted for examination on 25 May 2018. In accordance with paragraph 48 of NPPF 2021, the emerging plan policies can be afforded weight according to:

a. the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

b. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c. the degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

“The evidence base underpinning the emerging plan is also capable of being a material consideration in the determination of planning applications.”

“Subsequent to the submission of the Publication Draft Local Plan to the Secretary of State in May 2018, two further consultations were held on proposed modifications to the Publication Draft in June 2019 and May 2021. These consultations included consultation on new evidence base”.

Revise paragraph 3.3.4 to read: **“City of York Council are proposing a number of modifications to the submitted Local Plan, which include an amendment to move the *village Green Belt Boundary to follow Ox Carr Lane*. This boundary change was included.....”**

Paragraphs 1.4.3 and 3.3.5 - Add further updates on the progress with the emerging Local Plan.

Recommendation 5: Revise the first objective to read: “To contribute to meeting York’s housing requirement.”

Recommendation 6: Revise Policy CP1 to read:

“Existing parking provision supporting places of employment, schools, shops, public houses, churches, community facilities, doctors, dentists or public services will be safeguarded.

Loss of parking spaces will be considered appropriate where it is demonstrated that the parking spaces are no longer required; or alternative provision in an accessible and comparable location is secured.”

Add the following to the end of paragraph 5.1.6: “The level of on-street parking is set by the local highway authority through a separate process to planning.”

Recommendation 7: Revise Policy CP2 as follows:

Revise the first paragraph to read: “Development *should* include provision

Delete the second and third paragraphs and site CP2.1. Delete the site from the Proposals Map.

Recommendation 8: Revise Policy CF1 as follows:

Revise the title of the policy to “Safeguarding of Community Facilities.”

Revise the first paragraph to read: “The community facilities listed below and shown on the Proposals Map should be safeguarded for the benefit of the community.”

Move the paragraph beneath Table F to the justification.

Revise the final paragraph of the policy to read: “Development that would result in the loss of a community facility will only be supported where:

Delete points 1 and 2

Retain points 3 and 4. Delete “Development will only be supported where it can be demonstrated that” from point 3.

Correct the location of CF1-11 on the Proposals Map.

Recommendation 9: Revise Policy CF2 as follows:

“The sites listed in Table G and shown on the Proposals Map are designated as Local Green Space and will be protected from development in a manner consistent with the protection of land within the Green Belt. Inappropriate development on them that would be harmful to the open space should not be approved except in special circumstances.

List of sites: Revised as follows

Delete site CF2-12 Queen Elizabeth Barracks Tennis Courts.

Re-number and rename sites in accordance with the revised LGS Assessment submitted in August 2022 as follows:

CF2-1: *Land at Strensall Bridge*

CF2-2: The Heath

CF2-3: Foss Bank - Westpit Lane

CF2-4: *Wild Haven (Ash Walk/Pasture Close)*

CF2-5: Lakeside Gardens

CF2-6: Howard Road

CF2-7: *Strensall Bowling Green*

CF2-8: *Strensall Sports and Recreation Ground*

CF2-9: Robert Wilkinson *Playing Field*

CF2-10: Queen Elizabeth Barracks Sports Ground

CF2-11 Strensall Park Playing Fields

CF2-12: Northfields/The Village ‘Green’

CF2-13: Hallard Way

CF2-14: Pasture Close

CF2-15: Land West of Knapton Close

CF2-16 *Foss Bank/Chaldon Close/Woodleigh Close*

CF2-17: West Pit Lane

CF2-18: *South of Lynwood Close*

CF2-19: *Land at York Road/Toby Court*

CF2-20: *Hollis Crescent*

CF2-21: *Strensall Park ‘Green’*

CF2-22: *Littlethorpe Close*

CF2-23: *Northfields Allotments*

CF2-24: *New Lane Allotments*

CF2-25: *Strensall and Towthorpe Cemetery*

CF2-26: *St Mary the Virgin Churchyard*

CF2-27: *St Wilfrid’s Garrison Churchyard*

CF2-28: *Ox Carr Lane/Flaxton Road/Lords Moor Lane Verges*

CF2-29: *Newton Way/Knapton Close*

CF2-30: *Southfields Road*

CF2-31: *South of Middlecroft Drive*

CF2-32: *Westpit Lane Hedge*

CF2-33: *River Foss – South Bank*

Revise the second sentence of the policy to read: *“The enhancement of a designated Local Green Space to improve its value for amenity, recreation and / or biodiversity will be supported.”*

Revise the boundaries of the areas and numbering on the Proposals Map.

Update Appendix 2 to include the revised LGS Assessment submitted in August 2022.

Recommendation 10: Revise paragraph 5.3.6 to read:

“In addition, the Character Appraisal identified the following local landmarks: Queen Elizabeth Barracks, the listed buildings of St Marys Church and the two historic bridges over the River Foss. The design of the recent pedestrian bridge is also noted. These landmarks are of interest as they are intrinsic.....”

Delete the last two sentences of paragraph 5.3.7.

Add the following after paragraph 5.3.7:

“Conservation Area Appraisals have been approved by CYC for each of the three conservation areas in the plan area. They provide further information on

the significance of the conservation areas, heritage features, landmarks, gateways, views and landscaping.”

Delete reference to “Woodhall Planning and Conservation” throughout the SWTNP.

Update the maps in Appendix 4 to show the boundaries of the Character Areas more clearly.

Recommendation 11: Revise Policy DH1 as follows:

“Development proposals should have regard to the Strensall with Towthorpe Village Design Statement and Strensall with Towthorpe Character Appraisal. Development should be laid out and designed to make a positive contribution to the local character and distinctiveness of the character area. It should respect the following matters:

“Gardens and open spaces

“Gardens and open spaces between buildings that contribute to the rural and visual character of the neighbourhood plan area should be retained. Development that would result in the sub-division of gardens should not harm the local character, distinctiveness and visual amenity.”

The loss of front or side gardens areas to hardstanding for vehicle parking should be avoided. *Proposals should not impact on rural and visual amenity or road safety.*

“The openness of the large gardens in Strensall village along the west side of Moor Lane/Princess Road, both sides of Lords Moor Lane (to the north of York Golf Club) and along the north side of The Village shown on the Proposals Map should be maintained.”

“Open spaces, particularly those designated as Local Green Spaces, should be safeguarded and enhanced.”

“Views

“The impact of development proposals on the key views identified on the Proposals Map should be assessed through a Landscape and Visual Impact Assessment. Development should be designed to incorporate views over adjacent countryside, where appropriate.

Highways and Rights of Way – change “must” to “should”.

Recommendation 12: Revise Policy DH2 as follows:

Include a new heading “Heritage Assets” and include the first two points of Scale and Massing revised as follows:

“Development within or affecting the setting of Strensall Village, Strensall Railway Buildings and Towthorpe Conservation Areas, Listed Buildings and other designated and non-designated heritage assets should respect the significance of the heritage asset and make a positive contribution to the conservation of the heritage asset. Proposals will be considered in accordance with national and Local Plan policies and will take account of the Conservation Area Appraisals and significance of the heritage assets.”

Revise the third paragraph second line of Scale and Massing to read: **“...and make a positive contribution to local character and distinctiveness of the character area as identified in the Strensall with Towthorpe Character Appraisal. If appropriate....”** Add the following to the end of this paragraph: **“Buildings of an outstanding contemporary design will be supported.”**

Revise the heading “Layout” to “Open Space” and include the following:

“Open spaces shall be provided on site as part of development proposals in accordance with the requirements of the City of York Local Plan. Open spaces should be designed to provide an attractive feature to enhance the appearance of the development as well as provide areas for children’s play, sports and allotments.

Include the two paragraphs from Layout in the Open Space section. Add **“where appropriate”** at the beginning of the first paragraph of “Layout”.

Revise the second sentence of “Boundary Treatments” to read: **“Where appropriate, front boundaries should be defined....”**

Add the following to the end of the first paragraph on “Roof Form”: **“.....or modern materials with a similar appearance.”**

Replace the second paragraph on Roof Form with **“Roof forms and materials are expected to match desirable local characteristics, particularly in conservation areas. Plan depth should be sympathetic to desirable existing village plan forms so as to generate familiar pitched roof geometries and roof heights.”**

Add the following to the justification: **“Conservation Area Appraisals for the Strensall Village, Strensall Railway Buildings and Towthorpe Conservation Areas provide an assessment of the character of the conservation areas and identify suggestions for future management improvements.”**

Recommendation 13: Combine Policies DH3 and DH4 as follows:

- “1. Where there is a proposal to alter, replace, or create new shopfronts, it will be supported where:**
 - a. the design enhances the scale, qualities and appearance of the building and is in keeping with its surrounding area, in respect to its design, scale, materials and colour;**

b. Shopfront signage is of a scale, design, material, finish and position within the fascia, to match and be tailored to the building and streetscene, with hand painted signage applied directly to the fascia board particularly encouraged where it achieves this; and

c. Lighting is fitted externally and without the use of internal box lighting.

2. *Within Strensall and Towthorpe Conservation Areas, and on buildings identified as heritage assets:*

a. Restoration of original shopfronts will be supported. Proposals which set out to remove, replace or substantially harm shop fronts of historic merit will not be supported.

b. Illumination of signage will be supported where the fittings, wiring and level of illumination is designed to enhance the historic character and appearance of the building and conservation area.”

Move the final paragraph of Policy DH3 on historic photographs to the justification.

Recommendation 14:

Revise Policy DG1 as follows:

“To be supported, development within the Strensall Park area, as defined on the Proposals Map, should demonstrate it reinforces the following locally distinctive features:

- j. Buildings of two storeys;***
- k. Houses laid out around a narrow highway, with grass verges and trees. The central grassed area with mature trees provides a focal point to the estate and is a key feature;***
- l. Housing set in generous gardens;***
- m. Roofs pitched parallel to street. Flanking walls incorporated with mono-pitched flat roof garage;***
- n. Multiple flue chimneys located on ridge line and at gable ends;***
- o. Constructed of red brick, rendered and painted white, with roofs of modern clay pantiles;***
- p. Upvc doors and window frames;***
- q. Large square openings on ground floor with vertical proportioned elements. Remaining openings generally vertical in proportion;***
- r. Low brick boundary walls and gate piers with stone coping detail. Metal gates at driveway and footpath entrances.***

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.”

Revise Policy DG2 as follows:

“To be supported, development within the Alexandra Road area, as defined on the Proposals Map, should demonstrate it reinforces the following locally distinctive features:

- j. Buildings of two storeys and semi-detached;**
- k. Houses on the south side of the street with principal facades to the south (rear);**
- l. Housing set in generous gardens;**
- m. Roofs pitched parallel to street or hipped. Mono-pitched garage roof hidden by small parapet;**
- n. Multiple flue chimneys located on ridge line or located centrally within roof slope;**
- o. Glazed red brick or red brick, with roofs of modern concrete tiles or pantiles;**
- p. Upvc doors and window frames;**
- q. Large square openings on ground floor with vertical proportioned elements. Remaining openings generally vertical in proportion;**
- r. Variety of post and wire fencing and hedge boundary treatments;**

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.”

Revise Policy DG3 as follows:

“To be supported, development within the Howard Road area, as defined on the Proposals Map, should demonstrate it reinforces the following locally distinctive features:

- j. Buildings of two storeys;**
- k. Houses on the south side of the street with principal facades to the south (rear);**
- l. Housing set in generous gardens with mature trees;**
- m. Roofs pitched parallel to street or hipped. Mono-pitched garage roof hidden by small parapet.**
- n. Multiple flue chimneys located on ridge line or located centrally within roof slope;**
- o. Glazed red brick or red brick, with roofs of modern concrete tiles or pantiles;**
- p. Upvc doors and window frames;**
- q. Large square openings on ground floor with vertical proportioned elements. Remaining openings generally vertical in proportion;**
- r. Variety of post and wire fencing and hedge boundary treatments;**

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.”

Revise paragraphs 5.4.19 – 5.4.20 to reflect the latest position agreed at the Local Plan Examination on these sites.

Recommendation 15: Delete Policy DG4.

Retitle Policy DG5: Development at Queen Elizabeth Barracks, Strensall

Revise the Policy to read:

“1. Development at Queen Elizabeth Barracks will be permitted where:

C. It can be demonstrated that it will not have an adverse effect on the integrity of the Strensall Common SAC as justified by an appropriate residential assessment; and

D. Residential development, if proposed as part of development at QEB:

(i) Does not result in a net increase in the current number of units, in order to manage and minimise impacts associated with recreation on the SAC; and

(ii) Reflects the housing need identified in City of York Council’s latest strategic housing needs assessment and, where viable, includes appropriate provision of smaller properties suitable for older residents and for first time buyers to meet particular neighbourhood housing needs.

G. Integration and connection with the existing community at Strensall is maintained through retention of the existing sports and community hall provision (shown in figure X) or reprovision of sports and community floorspace at the site, with provision for wider community access to the newly provided facilities.

H. The wider impacts of the development on social and community infrastructure in the locality, including education and local retail/services provision, have been assessed and mitigation secured through conditions or planning obligations.

I. Transport impacts associated with any development can be appropriately managed and mitigated, with priority given to the design of the development to include more sustainable modes of travel, in particular cycling and walking, to be secured through a travel plan.

J. It can be demonstrated that development has had regard to the following design principles:

iii. the incorporation of landscaped areas; and

iv. the retention of mature trees where possible and supplemented by new tree planting where appropriate.

2. A masterplan should be developed for the site reflecting the principles set out in revised Policies DG 1 -3 and should be informed by a Heritage Assessment, including a photographic record of the site and buildings. This must identify any buildings of historic or architectural interest and

demonstrate how proposals would respond to and where appropriate incorporate these into the design of the development.”

Include a diagram within the text to show the location of sports provision and the community hall at the Barracks. These only need to be shown on the Proposals Map where they are referenced under other policies.

Show the site on the Proposals Map in accordance with that shown on the Updated Proposals Maps May 2022, renamed from DG4 & DG5 to Policy DG5.

Update paragraph 5.4.22 to reflect the outcome of Local Plan examination.

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Revise the first paragraph of the policy to read: “.....a mix of affordable and market housingunderstanding of local housing need within the Parish in accordance with the latest strategic or local housing needs assessment.”

Delete the second paragraph. Add a new Community Actions: “The Parish Council will seek to ensure that affordable housing is made available to those with a local connection to the Parish in the first instance, in accordance with the local connections criteria set out in Appendix Three.”

Revise paragraph 5.5.5 to refer to latest data on housing need. Delete paragraph 5.5.1.

“5.5.5: The City of York Council’s Local Housing Needs Assessment (2022) sets out the latest evidence of the property size and tenure needs across the City. It confirms, for example, that the focus of affordable home ownership and affordable rented provision should be on 2-bed properties. However, the mix applied to individual development sites should also be informed by the nature and character of the area, along with understanding of the existing mix and turnover of properties within the Parish.”

Delete “and 3 properties in the rear gardens of 5/6 Northfields” from paragraph 5.5.6.

Recommendation 17: Revise the text in section 7 to read:

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neighbourhood plan, the amount to be paid to the Parish Council increases to 25% (*uncapped*) of the levy revenues.

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Delete paragraphs 7.6, 7.7 and 7.71.

7.8 and 7.8.1 unchanged.

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“In support of meeting local affordable housing requirements, any new affordable housing is expected to be allocated to those with an assessed housing need and local connection to Strensall or Towthorpe in the first instance.”

Make the family connection more explicit such as: “Has a close family member (mother, father, adult son, adult daughter, adult brother, adult sister): currently residing in the partnership area and who has been a resident for the last 5 years and with whom they have an established close relationship.”

Make ‘other special circumstances more explicit such as: “Have an essential need to live close to another person, who currently lives in the area, and who has been resident for the last 5 years, to provide or receive essential daily care or support.”

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City of York Council**STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN:
POST- EXAMINATION DECISION STATEMENT****Regulation 18 of the Neighbourhood Planning
(General) Regulations 2012 (as amended)**

This document is the decision statement required to be prepared under Regulation 18(2) of the Neighbourhood Planning Regulations 2012 (as amended). It sets out the Council's response to each of the recommendations contained within the Report to City of York Council of the independent examination of the Strensall with Towthorpe Neighbourhood Plan ("the Plan") by independent Examiner Mrs Rosemary Kidd, which was submitted to the Council on 13 October 2022.

This decision statement, the independent Examiner's Report and the submission version of the Strensall with Towthorpe Neighbourhood Plan and supporting documents can be viewed on the Council's website: www.york.gov.uk/neighbourhoodplanning in line with the current arrangements in the Council's update Statement of Community Involvement.¹

1.0 BACKGROUND

- 1.1 Under the Town and Country Planning Act 1990 (as amended), City of York Council ("the Council") has a statutory duty to assist communities in the preparation of neighbourhood (development) plans and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6, Chapter 3) sets out the Local Planning Authority's responsibilities under neighbourhood planning.
- 1.2 This statement confirms that the modifications proposed by the Examiner's Report have been considered and accepted and that subject

¹ statement-of-community-involvement.york.gov.uk

to making the recommended modifications (and other minor modifications) the Plan may now be submitted to referendum.

- 1.3 The Strensall with Towthorpe Neighbourhood Plan was designated by the Council as a Neighbourhood Area on 6 January 2016. The Plan covers the parish of Strensall with Towthorpe and a small area of the parish of Stockton on the Forest. Strensall with Towthorpe is situated to the north of the City of York, and north east of Haxby. At 2011, the parish had a population of 6,047. The plan area includes Strensall Common which is a Special Area of Conservation, an example of lowland heath habitat. Part of the area is also a Site of Special Scientific Interest. It is entirely within the Local Planning Authority's area.
- 1.4 Strensall with Towthorpe Parish Council undertook pre-submission consultations on the draft Plan in accordance with Regulation 14. Consultation on the Pre-Submission Version took place between 1 June and 15 July 2018. A second Pre-Submission consultation took place between 1 March and 12 April 2019.
- 1.5 Following the submission of the Strensall with Towthorpe Neighbourhood Plan to the Council in June 2021, the Council publicised the draft Plan for an eight-week period and representations were invited in accordance with Regulation 16. The Submission consultation took place between 15 November 2021 and 7 January 2022.

2.0 INDEPENDENT EXAMINATION

- 2.1 The Council appointed Mrs Rosemary Kidd, Dip TP, MRTPI, with the consent of Strensall with Towthorpe Parish Council, to undertake the independent examination of the Strensall with Towthorpe Neighbourhood Plan and to prepare a report of the independent examination.
- 2.2 The Examiner examined the Plan by way of written representations supported by an unaccompanied site visit of the Neighbourhood Plan Area. Clarification on a number of issues was sought from the Qualifying

Body, their Planning Agents and the City of York Council during the Examination process.

- 2.3 One of the key policy issues to be addressed through the examination was the future of Queen Elizabeth Barracks at Strensall. The issue was being discussed through the City of York Local Plan Examination, which was also being held in 3 phases, between May and September 2022. As the Barracks site was due to be discussed in detail in Phase 2 of the Local Plan Examination, in July 2022, the Qualifying Body, their planning agents and the City of York Council asked for the Neighbourhood Plan examination to be temporarily postponed for a period of approximately 6 weeks until the outcomes of the discussions regarding the future of the Barracks were considered at the Local Plan Examination. The Examiner agreed this was an appropriate course of action to take, given the circumstances and agreed to the temporary postponement of the Neighbourhood Plan examination.
- 2.4 The Examiner's Report was formally submitted to the Council on 13 October 2022. The Report concludes that subject to making the modifications recommended by the Examiner, the Plan meets the basic conditions set out in the legislation and should proceed to referendum.
- 2.5 Following receipt of the Examiner's Report, legislation requires that the Council consider each of the modifications recommended, the reasons for them, and decide what action to take. The Council is also required to consider whether to extend the area to which the referendum is to take place.

3.0 DECISION AND REASONS

- 3.1 Having considered each of the recommendations made in the Examiner's Report and the reasons for them, the Council, has decided to accept all of the Examiner's recommended modifications to the draft Plan. These are set out in Table 1 below.
- 3.2 The Council considers that, subject to the modifications being made to the Plan as set out in Table 1 below, the Strensall with Towthorpe

Neighbourhood Plan meets the basic conditions mentioned in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) is compatible with the Convention rights and meets the requirements of paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

- 3.3 As a consequence of the required modifications, the submitted version of the Strensall with Towthorpe Neighbourhood Plan will be modified accordingly, for it then to proceed to referendum.
- 3.4 The Examiner recommended that the Neighbourhood Plan should proceed to referendum based on the boundary of the Neighbourhood Plan, as designated by the City of York Council on 14 June 2018.
- 3.5 This decision was made at a meeting of the Council's Executive on 16 March 2023.
- 3.6 This decision statement is dated 16 March 2023.

Other information:

The Neighbourhood Plan document will be updated to incorporate all the modifications required and re-titled Referendum Version. The date for the referendum and further details will be publicised shortly once a date is set by the Council.

Table 1: Examiner's Recommended Modifications

Strensall with Towthorpe Neighbourhood Plan Policy	Examiner's Report Reference	Recommended Modification	CYC Consideration/Justification
Basic Condition 1 – Has regard to National Policy	Recommendation 1	Check and update any references to and quotations from NPPF of February 2019 to those of July 2021.	Agree with the modifications for the reasons set out in the Examiners Report.
Basic Condition 4 – Compatible with EU obligations and human rights requirements	Recommendation 2	Update the HRA Screening Opinion to accord with the latest update in 2021	Agree with the modifications for the reasons set out in the Examiners Report.
Neighbourhood Plan – As a whole	Recommendation 3	Improve the clarity of the Proposals Map so that the boundaries of sites and properties referred to or designated in the Policies of the STNP can clearly identified. Delete the Community Actions from the Proposals map and include them on a figure within the text.	Agree with the modifications for the reasons set out in the Examiners Report.
Local Planning Policy	Recommendation 4	Revise paragraphs 3.2.1 – 3.2.2 as follows: <i><u>“The development plan for York comprises the saved policies of the Yorkshire and Humber Regional Spatial Strategy (RSS)”</u></i>	Agree with the modifications for the reasons set out in the

		<p><u>relating to the general extent of the York Green Belt. These policies YH9(C) and Y1 (C1 and C2) which relate to York's Green Belt and the key diagram insofar as it illustrates general extent of the Green Belt.</u></p> <p><u>"The City of York Draft Local Plan Incorporating the Fourth Set of Changes was approved for Development Management purposes in April 2005 (DCLP). Whilst the DCLP does not form part of the statutory development plan, its policies are considered capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the 2021 NPPF, although the weight that can be afforded to them is very limited.</u></p> <p><u>"The Publication Draft City of York Local Plan 2018 (the emerging plan) was submitted for examination on 25 May 2018. In accordance with paragraph 48 of NPPF 2021, the emerging plan policies can be afforded weight according to:</u></p> <ul style="list-style-type: none"> <u>a) the stage of preparation of the emerging plan (the more advanced the preparation the greater the weight that may be given);</u> <u>b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and</u> <u>c) the degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional</u> 	Examiners Report.
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		<p><u>arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).</u></p> <p><u>“The evidence base underpinning the emerging plan is also capable of being a material consideration in the determination of planning applications.”</u></p> <p><u>“Subsequent to the submission of the Publication Draft Local Plan to the Secretary of State in 2018, two further consultations were held on proposed modifications to the Publication Draft in June 2019 and May 2021. These consultations included consultation on new evidence base”.</u></p> <p>Revise paragraph 3.3.4 to read: “City of York Council are proposing a number of modifications to the submitted Local Plan, which include an amendment to move the <u>village Green Belt boundary to follow</u> Ox Carr Lane. This boundary change was included.....”</p> <p>Paragraphs 1.4.3 and 3.3.5 – Add further updates on the progress of the emerging Local Plan.</p>	
4.2 Objectives of the Plan	Recommendation 5	Revise the first objective to read: “To contribute to meeting York’s <u>housing requirement</u> ”	Agree with the modifications for the reasons set out in the Examiners

			Report.
Policy CP1: Safeguarding Existing Car Parking	Recommendation 6	<p>Revise Policy CP1 to read:</p> <p><u>“Existing parking provision supporting places of employment, schools, shops, public houses, churches, community facilities, doctors, dentists or public services will be safeguarded.</u></p> <p><u>“Loss of parking spaces will be considered appropriate where it is demonstrated that the parking spaces are no longer required; or alternative provision in an accessible and comparable location is secured.”</u></p> <p>Add the following to the end of paragraph 5.1.6: <u>“The level of on-street parking is set by the local highway authority through a separate process to planning.”</u></p>	Agree with the modifications for the reasons set out in the Examiners Report.
Policy CP2: Increased Public Car Parking	Recommendation 7	<p>Revise policy CP2 as follows:</p> <p>Revise the first paragraph to read: “Development <u>should</u> include provision.....”</p> <p>Delete the second and third paragraphs and site CP2.1. Delete the site from the Proposals Map.</p>	Agree with the modifications for the reasons set out in the Examiners Report.
Policy CF1: Protection of Community Facilities and Services	Recommendation 8	<p>Revise Policy CF1 as follows:</p> <p>Revise the title of the Policy to “Safeguarding of Community Facilities.”</p>	Agree with the modifications for the reasons set out in the Examiners

		<p>Revise the first paragraph to read: “The community facilities listed below and shown on the Proposals Map should be safeguarded for the benefit of the community.”</p> <p>Move the paragraph beneath Table F to the justification.</p> <p>Revise the final paragraph of the policy to read: “Development that would result in the loss of a community facility will only be supported where:</p> <p>Delete point 1 and 2</p> <p>Retain points 3 and 4. Delete “Development will only be supported where it can be demonstrated that” from point 3.</p> <p>Correct the location of CF1-11 on the Proposals Map.</p>	<p>Report.</p>
<p>Policy CF2: Local Green Space</p>	<p>Recommendation 9</p>	<p>Revise Policy CF2 as follows:</p> <p>“The sites listed in Table G and shown on the Proposals Map are designated as Local Green Space and will be protected from development in a manner consistent with the protection of land within the Green Belt. Inappropriate development on them that would be harmful to the open space should not be approved except in special circumstances.</p> <p>List of sites: Revised as follows</p>	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p>

Delete site CF2-12 Queen Elizabeth Barracks Tennis Courts.

Re-number and rename sites in accordance with the revised LGS Assessment submitted in August 2022 as follows:

CF2-1: Land at Strensall Bridge

CF2-2: The Heath

CF2-3: Foss Bank – Westpit Lane

CF2-4: Wild Haven (Ash Walk/Pasture Close)

CF2-5: Lakeside Gardens

CF2-6: Howard Road

CF2-7: Strensall Bowling Green

CF2-8: Strensall Sports and Recreation Ground

CF2-9: Robert Wilkinson Playing Field

CF2-10: Queen Elizabeth Barracks Sports Ground

CF2-11: Strensall Park Playing Fields

CF2-12: Northfields/The Village ‘Green’

CF2-13: Hallard Way

CF2-14: Pasture Close

CF2-15: Land West of Knapton Close

CF2-16: Foss Bank/Chaldon Close/Woodleigh Close

CF2-17: West Pit Lane

CF2-18: South of Lynwood Close

CF2-19: Land at York Road/Toby Court

CF2-20: Hollis Crescent

CF2-21: Strensall Park ‘Green’

CF2-22: Littlethorpe Close

		<p>CF2-23: Northfields Allotments CF2-24: New Lane Allotments CF2-25: Strensall and Towthorpe Cemetery CF2-26: St Mary the Virgin Churchyard CF2-27: St Wilfrid's Garrison Churchyard CF2-28: Ox Carr Lane/Flaxton Road/Lords Moor Lane Verges CF2-29: Newton Way/Knapton Close CF2-30: Southfields Road CF2-31: South of Middlecroft Drive CF2-32: Westpit Lane Hedge CF2-33: River Foss – South Bank</p> <p>Revise the second sentence of the policy to read: <u>“The enhancement of a designated Local Green Space to improve its value for amenity, recreation and / or biodiversity will be supported.”</u></p> <p>Revise the boundaries of the areas and numbering on the Proposals Map.</p> <p>Update Appendix 2 to include the revised LGS Assessment submitted in August 2022.</p>	
Heritage & Design	Recommendation 10	<p>Revise paragraph 5.3.6 to read:</p> <p><u>“In addition, the Character Appraisal identified <i>the following local landmarks: Queen Elizabeth Barracks, the listed buildings of St Mary’s Church and the two historic bridges over the River</i></u></p>	Agree with the modifications for the reasons set out in the Examiners

		<p><u>Foss. The design of the recent pedestrian bridge is also noted. These landmarks are of interest as they are intrinsic.....”</u></p> <p>Delete the last two sentences of paragraph 5.3.7.</p> <p>Add the following after paragraph 5.3.7:</p> <p><u>“Conservation Area Appraisals have been approved by CYC for each of the three conservation areas in the plan area. They provide further information on the significance of the conservation areas, heritage features, landmarks, gateways, views and landscaping.”</u></p> <p>Delete reference to “Woodhall Planning and Conservation” throughout the SWTNP.</p> <p>Update the maps in Appendix 4 to show the boundaries of the Character Areas more clearly.</p>	Report.
Policy DH1: Promotion of Local Distinctiveness	Recommendation 11	<p>Revise Policy DH1 as follows:</p> <p><u>“Development proposals should have regard to the Strensall with Towthorpe Village Design Statement and Strensall with Towthorpe Character Appraisal. Development should be laid out and designed to make a positive contribution to the local character and distinctiveness of the character area.</u> It should respect the following matters:</p>	Agree with the modifications for the reasons set out in the Examiners Report.

“Gardens and open spaces

“Gardens and open spaces between buildings that contribute to the rural and visual character of the neighbourhood plan area should be retained. Development that would result in the subdivision of gardens should not harm the local character, distinctiveness and visual amenity.”

The loss of front or side gardens areas to hardstanding for vehicle parking should be avoided. Proposals should not impact on rural and visual amenity or road safety.

“The openness of the large gardens in Strensall village along the west side of Moor Lane/Princess Road, both sides of Lords Moor Lane (to the north of York Golf Club) and along the north side of The Village shown on the Proposals Map should be maintained.”

“Open spaces, particularly those designated as Local Green Spaces, should be safeguarded and enhanced.”

“Views

“The impact of development proposals on the key views identified on the Proposals Map should be assessed through a Landscape and Visual Impact Assessment. Development should be designed to incorporate views over adjacent

		<u><i>countryside, where appropriate.</i></u>	
		Highways and Rights of Way – change “must” to “should”	
Policy DH2: General Design Principles	Recommendation 12	<p>Revise Policy DH2 as follows:</p> <p>Include a new heading “Heritage Assets” and include the first two points of Scale and Massing revised as follows:</p> <p><u>“Development within or affecting the setting of Strensall Village, Strensall Railway Buildings and Towthorpe Conservation Areas, Listed Buildings <i>and other designated and non-designated heritage assets should respect the significance of the heritage asset and make a positive contribution to the conservation of the heritage asset. Proposals will be considered in accordance with national and Local Plan policies and will take account of the Conservation Area Appraisals and significance of the heritage assets.</i>”</u></p> <p>Revise the third paragraph second line of Scale and Massing to read: “.....and <u><i>make a positive contribution to local character and distinctiveness of the</i></u> character area as identified in the <u><i>Strensall with Towthorpe</i></u> Character Appraisal. If appropriate” Add the following to the end of this paragraph: <u><i>“Buildings of an outstanding contemporary design will be supported.”</i></u></p> <p>Revise the heading “Layout” to “Open Space” and include the following:</p>	Agree with the modifications for the reasons set out in the Examiners Report.

“Open spaces shall be provided on site as part of development proposals in accordance with the requirements of the City of York Local Plan. Open spaces should be designed to provide an attractive feature to enhance the appearance of the development as well as provide areas for children’s play, sports and allotments.”

Include the two paragraphs from Layout in the Open Space section. Add “where appropriate” at the beginning of the first paragraph of “Layout”.

Revise the second sentence of “Boundary Treatments” to read: “Where appropriate, front boundaries should be defined.....”

Add the following to the end of the first paragraph on “Roof Form”: “.....or modern materials with a similar appearance.”

Replace the second paragraph on Roof Form with “Roof forms and materials are expected to match desirable local characteristics, particularly in conservation areas. Plan depth should be sympathetic to desirable existing village plan forms so as to generate familiar pitched roof geometries and roof heights.”

Add the following to the justification: “Conservation Area Appraisals for the Strensall Village, Strensall Railway Buildings”

		<u>and Towthorpe Conservation Areas provide an assessment of the character of the conservation areas and identify suggestions for future management improvements.”</u>	
Policy DH3: General Shop Front Design and Policy D4: Shopfront Signage	Recommendation 13	<p>Combine Policies DH3 and DH4 as follows:</p> <p><u>“1. Where there is a proposal to alter, replace, or create new shopfronts, it will be supported where:</u></p> <p>a) <u>the design enhances the scale, qualities and appearance of the building and is in keeping with its surrounding area, in respect to its design, scale, materials and colour;</u></p> <p>b) <u>Shopfront signage is of a scale, design, materials, finish and position within the fascia to match and be tailored to the building and streetscene, with hand painted signage applied directly to the fascia board particularly encouraged where it achieves this; and</u></p> <p>c) <u>Lighting is fitted externally and without the use of internal box lighting.</u></p> <p><u>2. Within Strensall with Towthorpe Conservation Areas, and on buildings identified as heritage assets:</u></p> <p>a) <u>Restoration of original shopfronts will be supported. Proposals which set out to remove, replace or substantially harm shop fronts of historic merit will not be supported.</u></p> <p>b) <u>Illumination of signage will be supported where the</u></p>	Agree with the modifications for the reasons set out in the Examiners Report.

		<p><u>fittings, wiring and level of illumination is designed to enhance the historic character and appearance of the building and conservation area.”</u></p> <p>Move the final paragraph of Policy DH3 on historic photographs to the justification.</p>	
<p>Policy DG1: Strensall Park, Policy DG2: Alexandra Road, Policy DG3: Howard Road</p>	<p>Recommendation 14</p>	<p>Revise Policy DG1 as follows:</p> <p><u>“To be supported, development within the Strensall Park area, as defined on the Proposals Map, should demonstrate it reinforces the following locally distinctive features:</u></p> <ul style="list-style-type: none"> a) Buildings of two storeys; b) Houses laid out around a narrow highway, with grass verges and trees. The central grassed area with mature trees provides a focal point to the estate and is a key feature; c) Housing set in generous gardens; d) Roofs pitched parallel to street. Flanking walls incorporated with mono-pitched flat roof garage; e) Multiple flue chimneys located on ridge line and at gable ends; f) Constructed of red brick, rendered and painted white, with roofs of modern clay pantiles; g) Upvc doors and window frames; h) Large square openings on ground floor with vertical 	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p> <p>NB: In relation to the Examiners final point (Revise paragraphs 5.4.19 - 5.4.29 to reflect the latest position agreed at the Local Plan Examination on these sites), it was decided to delete these</p>

		<p>proportioned elements. Remaining openings generally vertical in proportion;</p> <p>i) Low brick boundary walls and gate piers with stone coping detail. Metal gates at driveway and footpath entrances.</p> <p>Any proposals should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.”</p> <p>Revise Policy DG2 as follows:</p> <p><u>“To be supported, development within the Alexandra Road area, as defined on the Proposals Map, should demonstrate it reinforces the following locally distinctive features:</u></p> <p>a) Buildings of two storeys and semi-detached;</p> <p>b) Houses on the south side of the street with principal facades to the south (rear);</p> <p>c) Housing set in generous gardens;</p> <p>d) Roofs pitched parallel to street or hipped. Mono-pitched garage roof hidden by small parapet;</p> <p>e) Multiple flue chimneys located on ridge line or located centrally within roof slope;</p> <p>f) Glazed red brick or red brick, with roofs of modern concrete tiles or pantiles;</p> <p>g) Upvc doors and window frames;</p>	<p>paragraphs as they are now superseded, and add a new sentence to paragraph 5.4.18 to reflect the open space provision at Howard Road, in the City of York Local Plan Proposed Policy Map Modifications January 2023 document.</p>
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		<p>h) Large square openings on ground floor with vertical proportioned elements. Remaining openings generally vertical in proportion;</p> <p>i) Variety of post and wire fencing and hedge boundary treatments;</p> <p>Any proposals should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.”</p> <p>Revise Policy DG3 as follows:</p> <p><u>“To be supported, development within the Howard Road area, as defined on the Proposals Map, should demonstrate it reinforces the following locally distinctive features:</u></p> <p>a) Buildings of two storeys;</p> <p>b) Houses on south side of the street with principal facades to the south (rear);</p> <p>c) Housing set in generous gardens with mature trees;</p> <p>d) Roofs pitched parallel to street or hipped. Mono-pitched garage hidden by small parapet;</p> <p>e) Multiple flue chimneys located on ridge line or located centrally within roof slope;</p> <p>f) Glazed red brick or red brick, with roofs of modern concrete tiles or pantiles;</p> <p>g) Upvc doors and window frames;</p> <p>h) Large square openings on ground floor with vertical</p>	
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		<p>proportioned elements. Remaining openings generally vertical in proportion;</p> <p>i) Variety of post and wire fencing and hedge boundary treatments;</p> <p>Any proposals should ascertain that there will be no adverse effects on the integrity of Strensall Common SAC or SSSI.”</p> <p>Revise paragraphs 5.4.19 – 5.4.20 to reflect the latest position agreed at the Local Plan Examination on these sites.</p>	
<p>Policy DG4: Queen Elizabeth Barracks – Design, Policy DG5: Development Brief for the Redevelopment of the Queen Elizabeth Barracks – Master Planning / Planning Principles</p>	<p>Recommendation 15</p>	<p>Delete Policy DG4.</p> <p>Retitle Policy DG5: Development at Queen Elizabeth Barracks, Strensall</p> <p>Revise the Policy to read:</p> <p><u>“1. Development at Queen Elizabeth Barracks will be permitted where:</u></p> <p>a) <u>It can be demonstrated that it will not have an adverse effect on the integrity of the Strensall Common SAC as justified by an appropriate residential assessment; and</u></p> <p>b) <u>Residential development, if proposed as part of development at QEB:</u></p> <p>(i) <u>Does not result in a net increase in the current number of units, in order to manage and minimise</u></p>	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p>

		<p><u>impacts associated with recreation on the SAC; and</u></p> <p>(ii) <u>Reflects the housing need identified in the City of York Council's latest strategic housing needs assessment and, where viable, includes appropriate provision of smaller properties suitable for older residents and for first time buyers to meet particular neighbourhood housing needs.</u></p> <p>c) <u>Integration and connection with the existing community at Strensall is maintained through retention of the existing sports and community hall provision (shown in figure X) or reprovision of the sports and community floorspace at the site, with provision for wider community access to the newly provided facilities.</u></p> <p>d) <u>The wider impacts of the development on social and community infrastructure in the locality, including education and local retail / services provision, have been assessed and mitigation secured through conditions or planning obligations.</u></p> <p>e) <u>Transport impacts associated with any development can be appropriately managed and mitigated, with priority given to the design of the development to include more sustainable modes of travel, in particular cycling and walking, to be secured through a travel plan.</u></p> <p>f) <u>It can be demonstrated that development has had regard to the following design principles:</u></p> <p>(i) <u>the incorporation of landscaped areas; and</u></p>	
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		<p>(ii) <u>the retention of mature trees where possible and supplemented by new tree planting where appropriate.</u></p> <p><u>2. A masterplan should be developed for the site reflecting the principles set out in revised Policies DG1-3 and should be informed by a Heritage Assessment, including a photographic record of the site and buildings. This must identify any buildings of historic or architectural interest and demonstrate how proposals would respond to, and where appropriate incorporate these into the design of the development.”</u></p> <p>Include a diagram within the text to show the location of sports provision and the community hall at the Barracks. These only need to be shown on the Proposals Map where they are referenced under other policies.</p> <p>Show the site on the Proposals Map in accordance with that shown on the updated Proposals Map May 2022, renamed from DG4 & DG5 to policy DG5.</p> <p>Update paragraph 5.4.22 to reflect the outcomes of the Local Plan Examination.</p>	
<p>Policy DG6: Affordable Housing</p>	<p>Recommendation 16</p>	<p>Revise Policy DG6 as follows: Revise the first paragraph of the policy to read: “.....a mix of</p>	<p>Agree with the modifications for the reasons set</p>

		<p>affordable and <u>market</u> housing..... understanding of local housing need within the Parish <u>in accordance with the latest strategic or local housing needs assessment.</u>”</p> <p>Delete the second paragraph. Add new Community Actions: <u>“The Parish Council will seek to ensure that affordable housing is made available to those with a local connection to the Parish in the first instance, in accordance with the local connections criteria set out in Appendix Three.”</u></p> <p>Revise paragraph 5.5.5 to refer to the latest data on housing need. Delete paragraph 5.5.1.</p> <p><u>“5.5.5: The City of York Council’s Local Housing Needs Assessment (2022) sets out the latest evidence of the property size and tenure needs across the City. It confirms, for example, that the focus of affordable home ownership and affordable rented provision should be on 2-bed properties. However, the mix applied to individual development sites should also be informed by the nature and character of the area, along with understanding of the existing mix and turnover of properties within the Parish.”</u></p> <p>Delete “and 3 properties in the rear gardens of 5/6 Northfields” from paragraph 5.5.6.</p>	<p>out in the Examiners Report.</p>
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Community Infrastructure Levy	Recommendation 17	<p>Revise the text in section 7 to read:</p> <p><u>“7.1 The Community Infrastructure Levy (CIL) <i>Regulations were introduced in 2010 by the government to help pay for infrastructure to support development. In June 2022, the City of York Executive agreed to move forward with a CIL for York.</i></u></p> <p>Paragraph 7.2 unchanged.</p> <p>“7.3 The Community Infrastructure Levy Regulations 2010 (<u>as amended</u>) makes clear that 15%, or up to a maximum of £100 per new house, of any CIL collected by a local planning authority must be paid to the Parish Council in the area in which development takes place. Following adoption of a neighbourhood plan, the amount to be paid to the Parish Council increases to 25% (<u>uncapped</u>) of the levy revenues.</p> <p><u>“7.4 <i>This money can be spent more widely than on infrastructure – but must be used to address the demands that development places on the area.</i></u> This means Strensall with Towthorpe Parish Council is free to spend the money on projects that will directly benefit the neighbourhood area as long as the money supports growth of the settlements.</p> <p>Delete first sentence of paragraph 7.5 and add the second sentence: “Through the current consultation, the Parish Council would like to understand priorities for improvements to</p>	Agree with the modifications for the reasons set out in the Examiners Report.
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		<p>infrastructure and what community priorities exist for improvements to the village.” to paragraph 7.4.</p> <p>Delete paragraphs 7.6. 7.7 and 7.7.1.</p> <p>7.8 and 7.8.1 unchanged.</p>	
Appendix 2: Local Green Space	Recommendation 18	Replace with the revised Local Green Space Assessment submitted in August 2022. The Appendix should also include clear maps to show the boundary of each site and photographs where available.	Agree with the modifications for the reasons set out in the Examiners Report.
Appendix 3: Local Connections Criteria For Affordable Housing	Recommendation 19	<p>Revise Appendix 3 as follows:</p> <p>“Remaining in perpetuity for local people <u>notwithstanding any statutory provisions such as the Right to Buy or Right to Acquire.</u>”</p> <p>“In support of meeting local affordable housing requirements, any new affordable housing is expected to be allocated to those with <u>an assessed housing need</u> and local connection to Strensall or Towthorpe in the first instance.”</p> <p>Make the family connection more explicit: <u>“Has a close family member (mother, father, adult son, adult daughter, adult brother, adult sister): currently residing in the partnership area</u></p>	Agree with the modifications for the reasons set out in the Examiners Report.

		<p><u>and who has been a resident for the last 5 years and with whom they have an established close relationship.”</u></p> <p>Make ‘other special circumstances more explicit: <u>“Have an essential need to live close to another person, who currently lives in the area, and who has been resident for the last 5 years, to provide or receive essential daily care or support.”</u></p>	
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STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN UP TO 2033

SUBMISSION VERSION
JUNE 2021



VISIT WWW.PLAN4STRENSALL.CO.UK

DEDICATION

This document is dedicated to the memory of

Sue May

Who made a valuable contribution
to the drafting of this document
but sadly passed away
before it could be completed

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in the preparation of this document

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Mrs Diane Hails

Mrs Shirley Jenkins

Mrs Joanne Lofthouse

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Mr Philip Thorpe

Mrs Claire Whittle

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1.0 INTRODUCTION

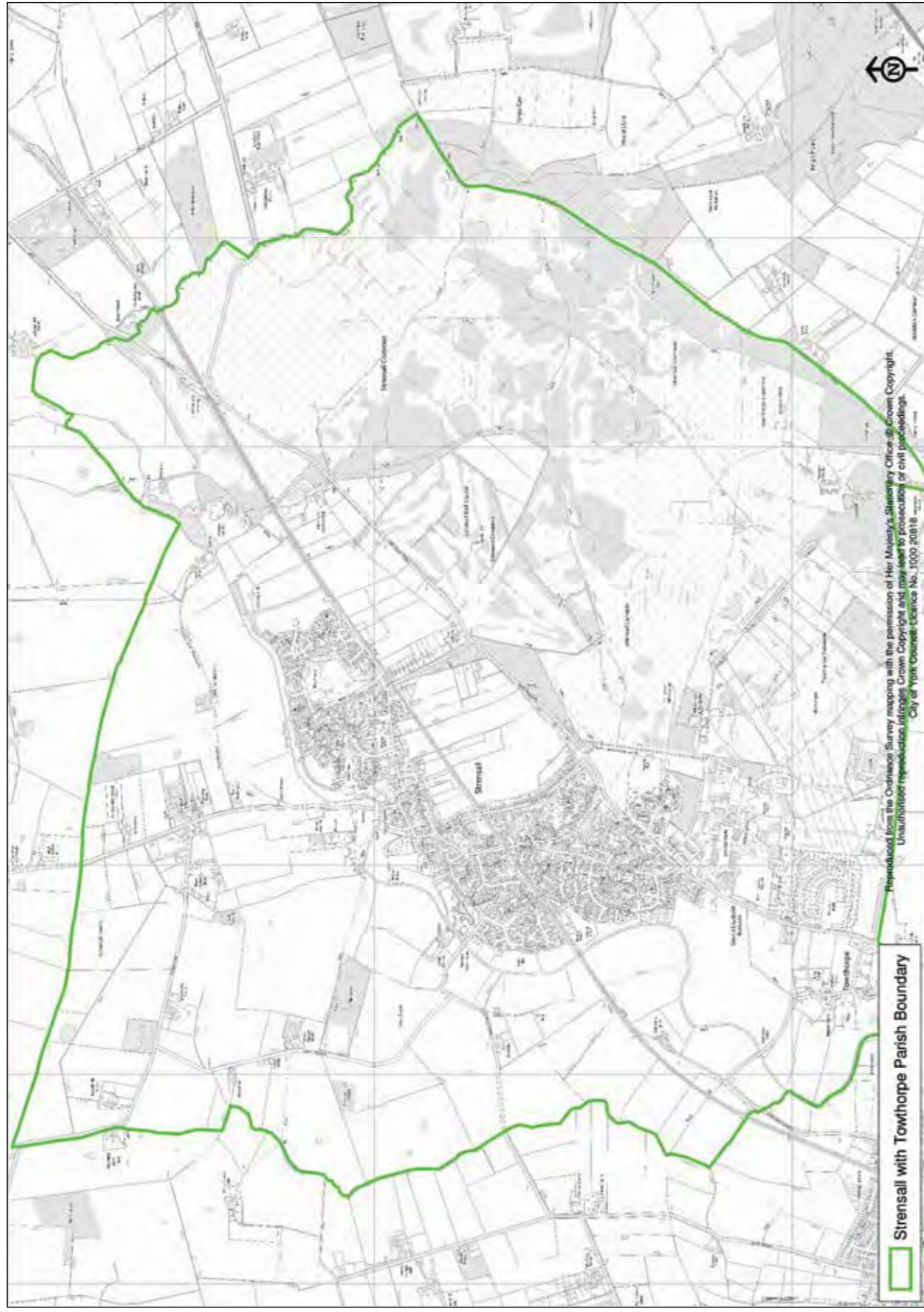
1.1 Status of the Village Design Statement

1.1.1 Strensall with Towthorpe Parish Council requested assistance from the community in April 2010 for volunteers to compile a Village Design Statement. Over the ensuing months a number came forward and terms of reference for the working group were agreed in November that year. Regular meetings were held by the working group which resulted in the successful approval of the Strensall Village Design Statement by City of York Council on March 3rd 2015.

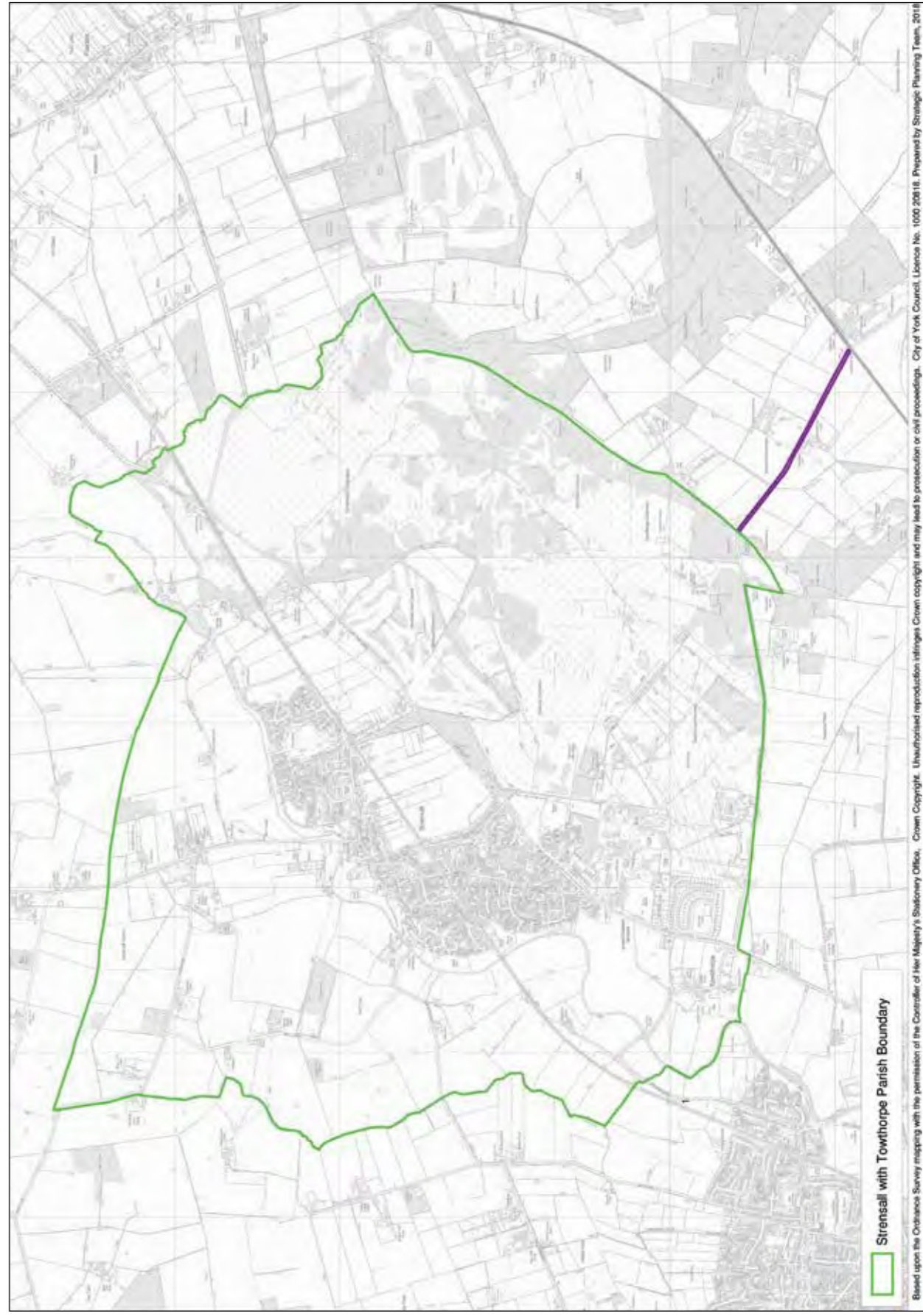
1.1.2 It was recognised by the Parish Council that although local authority planning officers would refer to the Village Design Statement as a Supplementary Planning Document, it does not carry the same legal weight as a neighbourhood plan. For this reason, the Parish Council decided to take advantage of the opportunity presented by the 2011 Localism Act to prepare a neighbourhood plan for Strensall with Towthorpe Parish to give the community a greater say in the future development of the parish. This is because neighbourhood plans provide the opportunity for the communities to plan for their own area's future and to have an input within the planning process.

1.1.3 The following is an extract from the Plain English Guide to the Localism Act which explains neighbourhood plans:

"Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Act introduces a right for communities to draw up a neighbourhood plan. Neighbourhood planning will allow communities, both residents, employees and business, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go - and what they should look like. These plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they want to see new homes and businesses, making it easier and quicker for development to go ahead. Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force. Local planning authorities will be required to provide technical advice and support as neighbourhoods draw up their proposals. The Government is funding sources of help and advice for communities. This will help people take advantage of the opportunity to exercise influence over decisions that make a big difference to their lives."



Map A: Approved Neighbourhood Plan Area for Strensall with Towthorpe Parish - 6th January 2016



Map B: Approved Revised Neighbourhood Plan Area for Strensall with Towthorpe Parish 14th June 2018

1.2 Strensall with Towthorpe Neighbourhood Plan

1.2.1 At the July 2015 meeting of Strensall with Towthorpe Parish Council, the process to start to introduce a neighbourhood plan was agreed and four Councillors volunteered to be involved. An inaugural meeting of the steering group took place on 25th August 2015.

1.2.2 The area to be covered by the neighbourhood plan was submitted to the City of York Council on 27th August 2015, with the consultation period running for a four-week period from 16th November to 14th December 2015.

1.2.3 At the Executive Member session of City of York Council held on 6th January 2016, an application was approved to designate the whole of Strensall with Towthorpe Parish as the neighbourhood plan area. Map 'A' shows the extent of the plan area.

1.2.4 The announcement in November 2016 by HM Government that MoD Sites were to be sold for development included Queen Elizabeth Barracks and Towthorpe Lines. City of York Council had included these sites in the City of York Council's May 2018 submitted local plan, but the housing sites were subsequently removed following a visitor survey to Strensall Common Special Area of Conservation (SAC) /Site of Special Scientific Interest (SSSI) (refer to paragraph 3.2.4 on page 14 for further details). In April 2017, after consultation with Stockton on the Forest Parish Council, a revised application was made to amend the designated area to include the whole of Towthorpe Moor Lane and the area around the junction of this highway with the A64. The reason for this was that an alternate route to the A64 would reduce traffic using Strensall Road which is already heavily congested. The City of York Council published the application and invited comments and feedback for a period of six weeks between Wednesday 28th March and Friday 11th May 2018 but it received no responses.

1.2.5 At the Decision Session, held on 14th June 2018, the Executive Member for Transport and Planning at City of York Council approved the application to amend the designated area of the neighbourhood plan as detailed in paragraph 1.2.4. Map B shows the revised plan area.

1.3 Preparation Process

1.3.1 Following the establishment of the Neighbourhood Plan Steering Group there have been regular meetings to discuss progress and help drive the process.

1.3.2 Community consultation has directed the content and scope of the emerging neighbourhood plan. The first public consultation on the plan began in February 2016 when a questionnaire was hand-delivered to every residential and business property in the parish. The results of the consultation provided a basis for the Steering Group to start developing the contents of the neighbourhood plan. This draft was further amended to take account of the issues itemised in paragraph 1.2.4 above. The amended draft neighbourhood plan was then consulted upon in June/July 2018.

1.3.3 In addition to consulting the community at key stages of the plan's development, the steering group also met with key organisations, including representatives of the City of York Council and the Ministry of Defence.

1.3.4 Details of the process through which the neighbourhood plan was developed are set out in full within the Statement of Community Involvement, which accompanies the plan.

1.3.5 Following the June/July 2018 consultation, the draft plan was further amended to take account of consultee responses. Consultation was then undertaken on the updated version of the plan under Regulation 14. This involved undertaking a Strategic Environmental Assessment and a Habitat Regulation Assessment of the neighbourhood plan to ensure it complies with the legislation. The SEA/HRA was consulted upon before the final version was published and made available for comment alongside the neighbourhood plan as part of the Regulation 14 consultation. The consultation was undertaken between 1st July and 26th August 2019.

1.4 Next Stage of the Process

1.4.1 The amended draft plan has now reached Submission stage. The Submission version has been passed to City York Council, who will consult on this latest version before appointing, jointly with the Parish Council, an Examiner to examine the neighbourhood plan. The Examiner will check whether the plan is consistent with planning policy and legislation before recommending whether the neighbourhood plan is to be taken forward to a referendum. The community will then be asked to vote as to whether the neighbourhood plan should be adopted by City of York Council to be used in planning decisions as part of the statutory development plan.

1.4.2 If the Strensall with Towthorpe Neighbourhood Plan is made or adopted in advance of the City of York Local Plan then the Parish Council will assess whether the neighbourhood plan is in conformity with the local plan with a view to ensuring conformity between the two documents.

1.4.3 The City of York Council undertook city wide consultation on proposed modifications to the local plan (as submitted in May 2018) between 10th June and 22nd July 2019. This consultation considered amendments following the updating of the evidence base, including a revised Habitat Regulation Assessment using new evidence from visitor surveys at Strensall Common SAC, Skipwith Common SAC and Lower Derwent Valley SPA. This report represents a legal requirement in the local plan preparation. The initial phase of local plan examination hearings in December 2019 considered matters, issues and questions concerning the soundness of the local plan and in particular the strategic approach to legal compliance including the duty to cooperate, housing need and green belt principle. Should this bring forward any changes that affect Strensall with Towthorpe then it is expected that the neighbourhood plan will be updated so as to ensure preparation of the neighbourhood plan continues to be aligned with the City of York Local Plan and its supporting evidence base.



2.0 HISTORY OF STRENSALL WITH TOWTHORPE

2.1 The History of the Village

2.1.1 The village of Strensall was included in the Domesday Book of 1086. The name was probably derived from Anglo Saxon and is a combination of 'Streana', a personal name, and 'halch', the word for a corner or nook of land. Prehistoric and Roman remains have been found in the area which suggests it may have been a convenient crossing point of the River Foss.

2.1.2 It is possible that the village was the site of the Synod of Whitby in AD664 as there are two main accounts of the Synod. The Life of Wilfred, written by Stephen of Ripon in around AD710 along with Bede's Ecclesiastical history of AD731, both refer to the Synod being held at a Monastery of Hilda in a place called Streanaeshalch.

2.1.3 Although there is no archaeological evidence for an Anglo-Saxon monastery in Strensall, it could be argued that no one looked very hard and it is entirely possible that such a feature is waiting to be excavated.

2.1.4 At this period, the Parish of Strensall lay to the east of the Forest of Galtres, a heavily wooded area stretching north of York beyond Easingwold. From the 13th to 17th centuries, it was one of the townships within the forest covering an area of 2908 acres of arable land growing mainly corn and potatoes. Throughout the 13th century, the Prebendaries developed a hunting preserve on the edge of the Royal Forest. Hall Farm, formerly known as Strensall Hall, occupied a moated site which would appear to have been the administrative centre of the village.

2.1.5 A pattern of enclosures and curved field boundaries survive to the south east of the village and Southfields Road which 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.

2.1.6 Towthorpe is a small hamlet which survives as a peaceful cluster of 19th century (or earlier) brick farm houses and farm buildings and is set in the countryside on the south western side of Strensall.

2.2 The Layout of the Village

2.2.1 The original layout of the village was traditional with an attractive and informal mixture of 18th and 19th century houses and cottages. These were built using traditional materials and positioned at slightly varying distances and angles to the street frontage with small front gardens enclosed by walls, railing or hedges. The more traditional areas of the village demonstrate a sense of continuity of character and are preserved as part of the Strensall Village Conservation Area.

2.2.2 The village is over one mile in length and it has three railway crossings, which means there is no true 'heart' of the village with its current layout. The village hall and the open space in front of it provides a focal point for village activity, including community events such as the Carnival and Village Show.

2.2.3 Towthorpe has seen some development over recent years, all carefully designed to preserve the features of the original buildings. Some former farm buildings have been renovated sympathetically to preserve the original features and retain the hamlet landscape.

2.2.4 In recent years, there has been further development in Strensall. The derelict Tannery Site now houses 53 new families. Bonneycroft and The Laurels are small developments (Bonneycroft was originally a derelict market garden and The Laurels was a large bungalow within a large plot). It is felt that saturation point is being reached as the old and inadequate infrastructure has already been overloaded. This is in relation to the Victorian sewage system and historic street patterns within the heart of Strensall Village.

2.2.5 Apart from three mini supermarkets, one of which houses a Post Office, the facilities include a doctor's surgery, a dental practice, an 'outstanding' academy school for children aged 5-11, a veterinary practice, three public houses, a golf club, a community library, several hairdressing salons, a chemist, vehicle repair shops, a petrol station, a butchers and a spa. Sports facilities include football, netball and tennis at the Sports Association in Durlston Drive. Many indoor activities are held at the village hall. There is a twice weekly community café run at the Methodist Chapel and a thriving community café held weekly at the Spearehead Hall. Hurst Hall, although a military establishment, hosts organisations such as Guides, Brownies, two young people's groups and Stepping Stones pre-school nursery.

2.2.6 In June 2017, the Church Hall at St Mary's, renamed Spearehead Hall, was rebuilt. It provides an excellent facility for Sunday School, Church group meetings and many other activities, including a morning café every Wednesday.

2.2.7 There are several designated footpaths and structured walks around the village. The name Strensall Common is confusing to many people as it is, in fact, not common land as the name suggests, but is in the ownership of the MoD with the general public only allowed access to certain areas at particular times. Where there is permitted access, the areas are well used and serviced by car parks off Scott Moncrieff Road and Lords Moor Lane.

2.2.8 A parking survey was undertaken across the most congested areas across Strensall. The findings can be found in an accompanying report – see Appendix One.

2.2.9 There are several issues of major concern to the residents: the lack of a safe pedestrian crossing on the busy York Road, the number of heavy vehicles passing through the village and the number of parked vehicles making visibility difficult on The Village. The shortage of public car parking is also a major concern. This is exacerbated by the residents of outlying villages parking their cars and taking the bus into York from Strensall because they do not have an adequate bus service from their own villages.

2.3 Demographic Profile

2.3.1 At the time the 2011 Census was published, the population of the parish was 6,047. There were 2,394 dwellings in the parish, most of which are detached (1,229) with the majority of the remaining dwelling stock consisting of 820 semi-detached and 269 terraced houses. The rest of the housing stock is provided by a mix of flats, specialist or shared accommodation.

2.3.2 As at 10th February 2018, since publication of the Census data, the housing stock had increased by 92 dwellings comprising 53 new dwellings at The Tannery development, six dwellings at The Laurels, six dwellings at Bonneycroft, two dwellings at Whitewalls, two dwellings at Sevenoaks, two dwellings behind West End and two dwellings at Magson's Joinery. Seven dwellings have also been provided at Towthorpe Hamlet converted from outbuildings. The remaining new dwellings are single dwellings on small plots. This increases the total dwelling stock of the Parish to 2,484 (as at 10th February 2018). At this date there were also two approved dwelling applications where work had not started. In addition, the Moorlands Nursing Home closed in 2018 but proposals exist for a replacement care home to be built on the same site. It is also believed that the former Charles Court Care Home, Northfields, will be brought back into use by June 2020 as a day centre for young people with learning difficulties

2.3.3 The 2011 Census identifies a greater number of residents aged 15 and under (21%) in comparison with the York District average of 16%. There are also a greater number of residents aged 65 and over (21%) in comparison with the District average of 17%. This data shows that there are a greater proportion of younger people and older people in the parish in comparison with the district average. The average mean age of residents in the Parish at the time of the 2011 Census was 39, broadly in line with the York District average of 39.5.

2.3.4 In terms of tenure, 76% of properties in the parish are owned, in comparison to a district average of 66%. 17.9% of housing in the district is privately rented, in comparison to 13.7% of properties in the parish. 0.3% of properties in the parish are classed as shared ownership (part owned and part rented), which is less than the district average of 0.8%, and 6.9% of properties in the parish are social rented, which is significantly less than the district average of 14%. This indicates that there is a potential shortage of affordable housing stock in the parish.



3.0 POLICY CONTEXT FOR THE NEIGHBOURHOOD PLAN

3.1 National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied. The latest version of the NPPF was published in February 2019 and replaced the previous iterations that were published in July 2018 and March 2012.

3.1.2 At the heart of the NPPF is the presumption in favour of sustainable development. Consequently, planning policies are expected to help achieve sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.1.3 There are three overarching objectives that underpin the principle of sustainable development and against which every planning decision is expected to be judged:

An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure;

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including natural resources prudently minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.1.4 Within this context, the NPPF expects neighbourhood plans to support the delivery of strategic policies contained within local planning authority local plans and spatial development strategies to shape and direct development. In addition, the NPPF makes clear how neighbourhood plans form part of the statutory development plan against which planning applications are to be determined.

3.2 Local Planning Policy

3.2.1 The last version of the City of York Local Plan to have been adopted was in the mid-1950s. Since then the local planning authority has attempted to update the local plan, but the various processes over the decades have stalled for a variety of reasons. For this reason, the City of York Council currently refers to the City of York Local Plan Publication Draft (February 2018) used for planning control. This document carries limited weight in the consideration of planning policies except where the plan is consistent with the NPPF. Consequently, decisions in York are usually made with reference to the NPPF with the exception of decisions concerning the Green Belt. Proposals affecting the Green Belt are currently considered in light of the Saved Policy YH9 of the Yorkshire and Humber Regional Spatial Strategy 2008. This will remain the case until such time as CYC adopt a Local Plan.

3.2.2 The City of York Council started the process of producing an up-to-date local plan in June 2013 and, in September 2014, a publication draft Local Plan and proposals map were considered by the Local Plan Working Group and Cabinet. A motion was submitted to Full Council in October 2014 which halted progression to the Publication Draft consultation whilst further work was undertaken regarding housing requirements. A revised version of the City of York Local Plan was consulted on in a Pre-Publication Consultation in Autumn 2017 and a Local Plan Consultation took place in Spring 2018. The draft City of York Local Plan was submitted to the Secretary of State for examination in May 2018 and it is currently subject to examination after which the City of York Local Plan is expected to be adopted.

3.2.3 The submitted local plan identifies a development boundary around the built area of Strensall and Towthorpe Parish, which is intended to determine the inner boundary of the Green Belt for the first time. The area outside the boundary is defined as Green Belt. Within the development limits two housing development allocations were proposed, in the submitted local plan, on land currently owned by the Ministry of Defence (Sites ST35 and H59). However, City of York Council now wishes to remove the proposed allocations from the emerging local plan following further work on the Habitats Assessment. The emerging local plan also identifies a number of areas of open space that are protected for nature conservation, leisure and sports purposes. The extent of the Strensall, Strensall Railway Buildings and Towthorpe Conservation Areas are also identified within the City of York Local Plan, along with policies relating to the conservation of heritage assets.

3.2.4 Following the submission of the local plan, further evidence was obtained to understand the potential impacts of development on Strensall Common Special Area of Conservation (SAC) following concerns raised by Natural England (June 2018). A comprehensive visitor survey was carried out in summer 2018, which identified there would be a 24% increase in recreational pressure as a result of the plan. This evidence has been considered in a revised Habitat Regulation Assessment (HRA), which has concluded that in order to avoid adverse effects on the integrity of Strensall Common SAC, the site allocations of ST35 and H59 should be removed. Officers recommended removing the sites in a report considered by City of York Council's Executive on 7th March 2019 in order for the local plan to be in compliance with the HRA Regulations and for the plan to remain legally compliant. The recommendations of the report were approved by the Executive and will be submitted to the Local Plan Inspectors to be considered at the Local Plan Examination in due course. The neighbourhood plan was further amended to take account of the HRA recommendations contained in the local plan modifications.

3.3 Green Belt

3.3.1 Green Belt policy is a national planning policy tool intended to preserve the character of the open countryside, as set out in the National Planning Policy Framework. The National Planning Policy Framework states that the general extent of the Green Belt across England has now been defined and how local planning authorities should define detailed boundaries. If a review of existing Green Belt boundaries is required then the National Planning Policy Framework makes clear the responsibility sits with the local planning authority to undertake a review through the local plan process. As such, the National Planning Policy Framework provides no opportunities for neighbourhood plans to review Green Belt boundaries or even settlement boundaries, as the responsibility sits firmly with the local planning authority.

3.3.2 The general extent of the York Green Belt is saved through the RSS Policies, YH9(C) (Green Belts) and Y1 (York Sub Area Policy) (C1 and C2) of Yorkshire and Humber Regional Spatial Strategy 2008 together with the associated key diagram. The saved RSS policies and key diagram indicate that the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt are about 6 miles from York City Centre. It is the role of the local plan to define the inner and outer boundaries, which will be confirmed through the local plan process. Policy Y1 (C2) aims to protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

3.3.3 Strensall and Towthorpe are both villages surrounded by open countryside to the north of York, as shown on the City of York Local Plan Proposals Map. In addition, the proposals map shows Towthorpe to be located within the general extent of the Green Belt, whilst Strensall Village is inset from the general extent of the Green Belt. City of York Council proposed to draw the Green Belt boundary tightly around Strensall with the intention of protecting the open character of the surrounding countryside from inappropriate development.

3.3.4 City of York Council are proposing a number of modifications to the submitted local plan, which include an amendment to move the boundary to the centre of Ox Carr Lane. This boundary change was included as part of the June 2019 consultation on modifications following the proposed deletion of sites (i.e. ST35 (Queen Elizabeth Barracks) and H59 (Howard Road)), from the sites to be allocated for development during the local plan period.

3.3.5 The Strensall with Towthorpe Neighbourhood Plan does not include a specific policy regarding the York Green Belt. It is not seeking to include any Green Belt boundary changes or allocate any sites within the general extent of the Green Belt. It is therefore considered to be in general conformity with the Local Plan Publication Draft (2018) and the Local Plan Proposed Modifications document (June 2019).

3.4 Development Allocations

3.4.1 The emerging City of York Local Plan Proposals Map currently shows City of York's intention to allocate one site within Strensall for development during the Plan period. The site is set out in Table A below.

TABLE A: CITY OF YORK LOCAL PLAN ALLOCATIONS IN STRENSALL			
Allocation Reference	Site Address	Site size (ha)	Description of development
E18	Towthorpe Lines, Strensall	4	13,200 sq m for B1c, B2 and B8 uses

3.4.2 Allocation of this site is the result of the MoD's announcement to close the Queen Elizabeth Barracks. Consequently, it is only expected that the site will be developed after the relocation of the military activities currently located at Strensall.

3.5 Open Space and Green Infrastructure

3.5.1 The City of York Local Plan identifies the number and nature of open spaces within the ward of Strensall. Table B below sets out the current open space profile of the ward and whether national open space standards are met. Strensall with Towthorpe is the largest parish within Strensall ward and sits alongside Earswick and Stockton on the Forest.

TABLE B: OPEN SPACE WITHIN STRENSALL WARD					
Population (2017)	8137 (2011 Census data rebased to 2015 Ward Boundaries)				
Open Space Type	TOTAL existing (ha)	Standard (ha/1000 persons)	Standard ha required	Surplus/ Deficit	
City Park	0.00	0.18	1.46	- 1.46	Deficit
Local Park	0.00				
Natural and semi natural	12.38	2.13	17.33	- 4.95	Deficit
Outdoor Sports Facility	10.11	1.78	14.48	- 4.37	Deficit
Amenity Greenspace	13.89	1.45	11.80	2.09	Surplus
Children's Play Area	1.05	0.48	3.91	- 2.86	Deficit
Young Person's Facility	0.00	0.21	1.71	- 1.71	Deficit
Allotments	1.04	0.29	2.36	- 1.32	Deficit
Cemeteries	1.62				
TOTAL	40.09				

Source: Local Plan Evidence Base Study: Open Space and Green Infrastructure Update (September 2017)

3.6 Conservation Areas

3.6.1 There are three conservation areas within Strensall with Towthorpe Parish which were appraised by Woodhall Planning and Conservation in November 2010 and approved by City of York Council in April 2011. These are:

- Strensall Village Conservation Area
- Strensall Railway Buildings Conservation Area
- Towthorpe Conservation Area

3.6.2 Conservation Areas are of national significance and therefore planning policy at both national and local level aims to protect the character and appearance of these designated heritage assets.

3.7 Listed Buildings

3.7.1 According to Historic England's records, there are ten listed buildings or structures within the neighbourhood plan area, which are listed in Table C below. However, the mile post opposite the entrance to the Barracks was stolen in around 2000 and is no longer in situ. The record does still exist and so the heritage asset has been included for completeness.

TABLE C: LISTED BUILDINGS WITHIN STRENSALL AND TOWTHORPE			
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 Barracks. It is believed to have been stolen c 2000	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	1 The Village, Strensall	2
7	Station House	130 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

3.8 Ecology and Nature Conservation

3.8.1 The neighbourhood plan area has a number of important habitats, which are protected at international, national and local level.

Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI)

3.8.2 The area of Strensall and Towthorpe Common is not only a SSSI and nationally protected, but also a Special Area of Conservation, which recognises the heathland habitats. Strensall Military Training Area (Strensall and Towthorpe Common) was designated a Site of Special Scientific Interest (SSSI) in 1965 and designated as a Special Area of Conservation (SAC) in 2005. The area, managed by the Yorkshire Wildlife Trust, is also protected by at European level (Special Area of Conservation) and National level (Site of Special Scientific Interest). Both of these designations have the same boundary.

3.8.3 Strensall Common 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, it is an internationally important lowland heath. It is of great importance to wildlife and harbours rare species of flora and fauna, including moths, great crested newts, flowers and ferns. The heathland is used by a tenant farmer whose sheep and cattle graze the site throughout the year under the terms of an environmental stewardship scheme with Natural England.

3.8.4 The Ministry of Defence are planning to vacate Queen Elizabeth Barracks and the military personnel were expected to leave by 2021. Following an announcement in February 2019 by the Defence Secretary, the closure date has been amended to 2024. The management and stewardship of Strensall Common is clearly in some doubt, although the MoD has stated, in a response to the July 2018 consultation, it will remain responsible. As landowners of the SAC/SSSI the MoD has a statutory responsibility to maintain the site in 'Favourable Condition'.

The Strensall Common Yorkshire Wildlife Trust Reserve

3.8.5 The Strensall Common Yorkshire Wildlife Trust reserve was purchased from the MoD in 1978. The reserve of some 43 hectares is adjacent to the military training area. The area is comprised of a number of different habitats, the principal ones being wet heath, dry heath and birch/oak woodland.

Sites of Importance to Nature Conservation (SINC) Sites

3.8.6 SINC sites form a vital component of the biodiversity of the area. Alongside Strensall Common and to the west (adjacent but outside the boundary of the designated area) lies World's End which is an important Nature Conservation (SINC) designation with a mosaic of fen meadow acidic grassland, heathland and pond habitats. The combined area of Strensall Common and York Golf Club course has been surveyed by the Freshwater Habitat Trust which has identified some twenty ponds, which are important habitats for aquatic species.

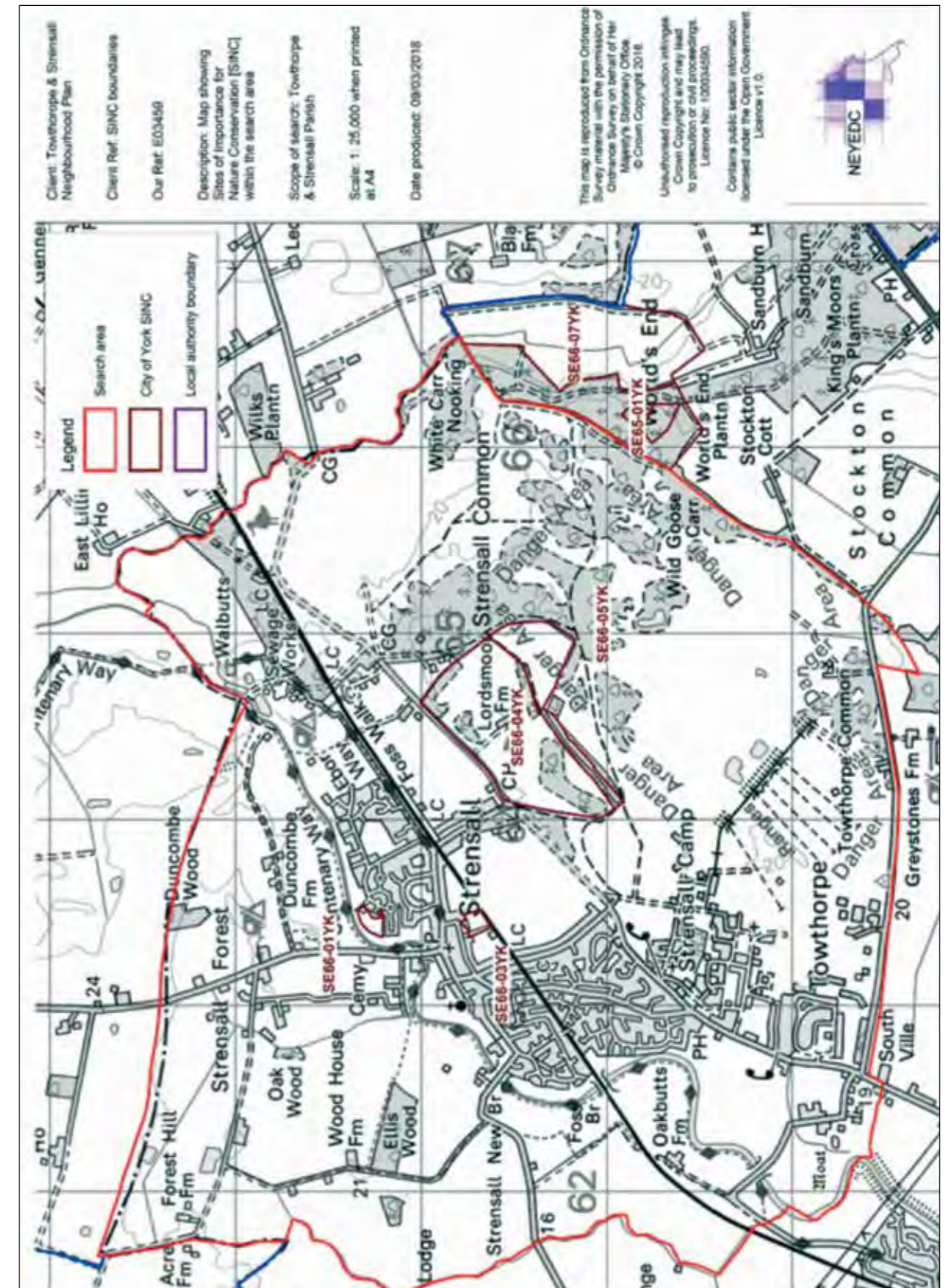
3.8.7 The sites are particularly well known for dragonflies and butterflies. Scrub removal has been carried out in certain areas to prevent shading, which maintains the diversity of marginal aquatic flora allowing a greater number of dragonfly species to breed. Also breeding are five common species of damselfly, including two species of Red-Eyed Damselfly (*Eythromma Nagas* and *Erythromma Viridulum*), making the site the most northerly in the UK for the species. There is also a strong colony of Gatekeeper butterflies which is at the mostly northern end of its distribution in mid-Yorkshire. The Common also supports the Dark Bordered Beauty Moth, which is a small rare moth found in small colonies only at Strensall Common and at Newham Bog, Northumberland and two sites in Scotland. It can be seen in July and August in damp conditions at sites such as lightly wooded heathland.

3.8.8 Map C shows the extent and location of the designated SINC, which are listed in Table D below.

TABLE D: LIST OF SINC SITES			
Site Code	Site Name	Grid Reference	SINC Status
SE66-01YK	Brecks Lane Meadow	SE635612	Ratified SINC
SE66-03YK	Strensall Village Meadows, Strensall Site 15c, 15d, 15e	SE634606	Ratified SINC
SE66-05YK	Strensall Horse Pasture	SE649603	Ratified SINC
SE66-04YK	Strensall Golf Course	SE644604	Ratified SINC

3.8.9 The Sites of Importance for Nature Conservation Review 2017, which informed the City of York Local Plan also contains sites within the designated area which are identified as Candidate Sites of Importance for Nature Conservation and are shown in Table E below and are shown on the Proposals Map.

TABLE E: LIST OF CANDIDATE SINC SITES						
Site Code	Site Name	Location	NGR	Size HA	SINC Status	Evaluation
SE66-02YK	Flaxton Road Meadows	Strensall	SE642609	4.96	Candidate	Semi-natural neutral grassland (Guideline Gr4)
SE66-08YK	Ox Carr Lane	Strensall	SE636601	0.18	Candidate	Lowland acid grassland (Guideline Gr3) within 500m of Strensall Common



Map C: SINC sites across the Parish area



4.0 AIMS AND OBJECTIVES OF THE PLAN

4.1 Aims of the Plan

4.1.1 The aims of the Neighbourhood Plan are:

To manage the change expected during the plan period across the designated area of Strensall with Towthorpe Parish, plus the addition of the whole of Towthorpe Moor Lane and the junction of this highway with the York to Scarborough section of the A64 at Hazelbush Crossroads.

If the MoD were to dispose of the Queen Elizabeth Barracks for redevelopment, then the site at Towthorpe Moor Lane will be developed for a range of local employment generating businesses.

Should the Queen Elizabeth Barracks be developed when the barracks are vacated, the neighbourhood plan aims to resolve the tension between car use and the preservation of the special character and appearance of the historic village core.

To provide a framework that enables the Queen Elizabeth Barracks site to be redeveloped or put to a suitable/beneficial use thereby facilitating sustainable development (subject, if necessary, to the impact of the site being appropriately addressed).

Tensions concerning the impact of modern car use on the historic core of the village will be no worse, whilst opportunities to improve pedestrian and cycle safety will have been secured.

Any future development should respect the rural nature of the designated area and be sympathetic and unobtrusive in its design.

The effects of any development must take account of the fragility of Strensall Common (SAC) (SSSI) and measures must be included in any scheme to achieve their protection.

4.2 Objectives of the Plan

4.2.1 The objectives of the Plan are to:

1. To contribute to meeting York's Objectively Assessed Housing Need.
2. To maintain the historic identity and character of the village of Strensall and the hamlet of Towthorpe.
3. To manage the potential impact of new housing and employment developments within the designated area so as to help integration and limit potential impacts.
4. To ensure that the housing type and mix best meet the needs of existing and future residents.
5. To protect local greenspace, and enhance open space, sports, social and community facilities.



5.0 NEIGHBOURHOOD PLAN POLICIES

5.1 Car Parking

5.1.1 Across the neighbourhood plan area there are a variety of pressures on car parking which affect the quality of life for residents and visitors and also the appearance of the Strensall Village and Strensall Railway Buildings Conservation Areas. This is mostly due to the historic nature of Strensall, which developed before the motorcar became popular. The community therefore believes it is important to protect existing public parking provision and also ensure new development provides sufficient parking to avoid problems arising in the future.

5.1.2 The NPPF sets out how parking is expected to be integral to the design of development proposals and also contribute to making high quality places. The Framework also sets out the policy considerations for establishing local parking standards.

5.1.3 Currently, City of York Council refers to Appendix E of the Development Control Local Plan (2005) when determining parking standards in relation to development proposals. However, the NPPF (2019) is more up to date and it states that maximum parking standards should only be set where there is clear and compelling justification that they are necessary for managing the local road network or for optimising the density of development in city and town centres and other locations well served by public transport. Given Strensall with Towthorpe does not fall within the description as to where it would be appropriate to set maximum standards then it is considered more appropriate to determine an appropriate level of parking based on the characteristics of development in accordance with Paragraph 105 of the NPPF (2019) or any subsequent guidance or policy.

5.1.4 A parking survey was undertaken across Strensall on 1st and 6th September 2018 in order to understand the current demand for parking at a number of key locations. These were:

- The Village, between the junction of Southfields Road and the Library
- The east end of The Village, between 100 and 135 The Village
- West End
- Barley Rise Shopping Parade

5.1.5 The survey found that pressures on car parking vary across the day and week. West End and Barley Rise are particularly pressured during working hours, but are much quieter on an evening and at weekends when the local school and businesses are closed. The same situation exists at the east end of The Village. The Village between Southfields and the library is however pretty consistent with about half the parking spaces available at all times throughout the week. The findings in full are set under Appendix One within this plan.

5.1.6 The community questionnaire completed in 2016 identified that there is considerable concern regarding the limited availability of on-street parking. Consequently, it is important that development does not lead to the loss of the availability of existing public parking because of the adverse impact it would have on local businesses and the pressure this would cause on neighbouring streets especially as current parking provision does not meet the parking standards set out within the development plan for the City of York.

5.1.7 If local businesses are to be retained and supported to continue to provide an asset to the local community, then on street parking needs to be considered as ancillary and retained for public use whilst not compromising road safety. On this basis, the parking at Barley Rise is considered essential to serve the local businesses, whilst the parking on The Village provides facilities for both residents and local businesses. West End has limited non-residential parking but is affected by Robert Wilkinson Academy staff and school-run parents.

5.1.8 The pressures on vehicular parking affect the quality of life for residents and visitors, and also the appearance of the Strensall Village and Strensall Railway Buildings Conservation Areas. Policy CP1 therefore aims to protect the current level of parking provision so as to ensure the current shortage of parking provision is not exacerbated, particularly as new development will only add to the need for parking and has the potential to generate additional requirements for parking of vehicles. It is considered that the lack of parking and additional pressures, are likely to impact on the quality of the built environment and sense of place.

Safeguarding of existing car parking

5.1.9 This policy of the neighbourhood plan intends to ensure pressures on parking are not exacerbated as a result of development in order to prevent additional development from detracting further from the quality of public places across the villages. As such, this section contributes to achieving the following objectives of the plan:

1. Maintain the historic identity and character of the village of Strensall and the hamlet of Towthorpe.
2. Manage the potential impact of new housing and employment developments within the designated area so as to help integration and limit potential impacts.

POLICY CP1: SAFEGUARDING EXISTING CAR PARKING

Current parking provision provided in association with the use of land and buildings associated with places of employment, schools, shops, public houses, churches, community facilities, doctors, dentists or public services (otherwise falling under Use Classes E, F1, F2 or sui generis as defined by the Use Class Order 1987 as amended) is expected to be retained as part of any development proposal.

Development leading to the loss of existing parking spaces will not be supported, unless alternative car parking is provided within the same locality or it is demonstrated that parking is not required.

5.1.10 Existing community facilities and services are located with a number of established clusters within the built-up extent of the villages. The main activity within Strensall is generated by the small collection of retail uses and public houses along The Village and centred around the junction with Sheriff Hutton Road. In addition, the library is located off the north side of The Village. The retail uses, which include a supermarket and fish and chip shop, along with the library, generate traffic consistently through the day and into the evening, whilst the public houses create additional demand for parking along The Village during the evening.

5.1.11 There is a second cluster of services at Barley Rise where there is a small 1980s shopping complex that includes retail units and the local dental surgery. The parade of shops relies on only eight on-street parking spaces.

5.1.12 The village hall is located on Northfields and Hurst Hall Community Centre is located off Border Road adjacent to the barracks. Both have many local groups utilising the facilities in the evenings and at weekends. The medical centre on the south side of Southfields Road also generates a significant amount of pedestrian and vehicle movements. Strensall Village Hall has a large car park with approximately 50 spaces including three disabled spaces, Hurst Hall has only six off-road spaces in a lay-by to the front of the building and the medical centre has 12 spaces including two disabled spaces. The three public houses all have private car parks but public use is dependent on the good will of the landlord.

5.1.13 The availability of parking in support of public services and facilities is extremely limited due to the built form of the settlement. In most instances, only on-street parking is available, although there are a number of small non-public car parks as identified above.

Increased Public Car Parking

5.1.14 Given the limited nature of the existing public parking provision and the pressures that have been identified, the community believes it is important to secure opportunities to increase public vehicular parking, as well as protect existing public parking provision.

5.1.15 The NPPF sets out how parking is expected to be integral to the design of development proposals and also contribute to making high quality places. The Framework also sets out the policy considerations for establishing local parking standards.

POLICY CP2: INCREASED PUBLIC CAR PARKING

Development must include provision for sufficient off-street car parking to serve the proposed use, including visitor car parking, in accordance with City of York Council's Development Control Local Plan Appendix E: Car and Cycle Parking Standards (2005) or any successor document.

New residential properties are expected to incorporate private parking commensurate with the number of bedrooms in accordance with City of York Council's Development Control Local Plan Appendix E: Car and Cycle Parking Standards (2005) or any successor document.

Development adjacent to or concerning the following sites will be expected to incorporate additional parking spaces to address current under provision and local concern in relation to the level of off-street parking generated by development. The locations of the neighbourhood area to which this policy applies are identified on the Proposals Map and are:

CP2-1 The Village area as shown on the Proposals Map.

5.2 Community facilities and open space

5.2.1 The community values its facilities which include village halls, sports facilities, churches, the library service, and public houses. At the same time, the green spaces across the parish are valued for the contribution they make to the visual quality of the villages and opportunities for recreation.

5.2.2 This policy of the plan therefore aims to deliver Objective Five, which is to protect local green space, and enhance open space, sports, social and community facilities.

5.2.3 The NPPF makes clear that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Through an audit of all the community facilities across Strensall and Towthorpe it was found that there were a limited number of facilities and that they were all considered to be of importance to the community. This is because the community assets provide a range of social and sport activities that contribute to the well-being of the community in accordance with the NPPF. For this reason, it is considered appropriate for the neighbourhood plan to protect and/or enhance these important facilities.

5.2.4 In addition, the need to protect community facilities is supported by the community, with community centres, sports facilities and open spaces highlighted to be of particular interest during earlier stages of the plan's preparation.

5.2.5 The plan identifies the key local community facilities on the Proposals Map, which are also listed under Table F below. It is expected that, during the plan period, these will be protected for the benefit of the community. Where a proposal comes forward which would result in their loss it will be necessary for the applicant to demonstrate that every effort has been made to secure their continued use, which must include marketing of the facility to see whether an alternative provider might be secured in the same location.

5.2.6 Alternatively, it may be acceptable to move the community asset as long as doing so will be beneficial in terms of securing an appropriate facility that will be an improvement in terms of quantity and quality.

5.2.7 If it is being argued that the existing community facility is financially unviable then evidence of alternative funding sources that have been explored should be evidenced, as well as alternative means of continuing to provide an equivalent facility.

5.2.8 A number of local facilities are considered to be community assets. To date, the Strensall Explore Library and St Wilfrid's Church have been designated as assets of local community value. An application has also been made for Hurst Hall. The Parish Council also intend to assess further facilities in the future in order to retain local assets important to supporting the viability of the community.

5.2.9 The Proposals Map also identifies areas of local green space to be afforded protection as a result of designation either within the City of York Local Plan or this neighbourhood plan. The Proposals Map distinguishes between which plan the designations originate, but the level of policy protection provided is the same, irrespective of the source. This is because paragraph 99 of the NPPF does not distinguish between different types of plans and instead sets out how local and neighbourhood plans allow communities to identify and protect green areas of particular importance to them.

5.2.10 Paragraph 100 of the NPPF sets out the criteria for designating local green space, as the intention is for green space to serve communities by virtue of proximity or local significance, and to be local in character. A full assessment of the land to be designated is set out in a separate report detailing the assessment process. Given that the intention is to maintain the open character of the local green space by resisting development then the designation is considered to be consistent with Green Belt policy where the land is outside of development limits.

5.2.11 All the areas of local green space identified within this plan under Table G below were subjected to an assessment against the Government's criteria for designation. A copy of the assessment for each site is set out under Appendix Two, which explains why the areas of local green space are considered to be of local significance and value to the community.

5.2.12 The neighbourhood plan policies do not include areas of currently identified agricultural land

POLICY CF1: PROTECTION OF COMMUNITY FACILITIES AND SERVICES

The Proposals Map identifies the following list of community facilities which are to be protected for the benefit of the community:

TABLE F: LIST OF COMMUNITY FACILITIES AND SERVICES			
Reference number	Use class order	Name of property	Current use
CF1-1	F1 Learning & Non-residential institutions	Explore Library	Library study and lending facility
CF1-2	F1 Learning & Non-residential institutions	St Wilfrid's Church	Religious services
CF1-3	F2 Local Community	Durlston Drive Community & Sports Centre	Community and sports facility
CF1-4	F2 Local Community	Strensall and Towthorpe Village Hall	Community and sports facility
CF1-5	F2 Local Community	Strensall Methodist Hall	Community and religious facility
CF1-6	F2 Local Community	Spearehead Hall	Community and religious facility
CF1-7	F1 Learning & Non-residential institutions	Robert Wilkinson Primary Academy	Education and community facility
CF1-8	Sui generis	Six Bells Public House	Drinking and community facility
CF1-9	Sui generis	The Half Moon Public House	Drinking and community facility
CF1-10	Sui generis	The Ship Inn	Drinking and community facility
CF1-11	F2 Local Community	Hurst Hall	Community facility

Community facilities are defined as buildings or land within Use Classes F1 (Learning & Non-Residential Institutions) and F2 (Local Community), and in the case of public houses, sui generis, as defined under the Use Class Order 1987, as amended.

Development will only be supported where it can be demonstrated that:

1. Continued community uses would cause unacceptable planning problems; or
2. The proposal would not result in the loss of an existing facility where demand can be proven to exist; or
3. Development will only be supported where it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes, but there are no reasonable prospects of the existing use continuing on a viable basis, and there is no prospect of securing a viable alternative community use; or
4. Alternative provision of equivalent or better provision will be made elsewhere within the neighbourhood area if a need for the community facility continues to exist prior to commencement of development.

POLICY CF2: LOCAL GREEN SPACE

The sites listed under Table G and shown on the Proposals Map are to be designated as local green space due to the value of the amenity they offer the community. Opportunities to enhance the amenity value of these areas are supported, especially in relation to enhancing recreational opportunities and the biodiversity of flora and fauna.

TABLE G: LIST OF LOCAL GREEN SPACE SITES

Site ID	Site Name	Size (HA)
CF2-1	Land opposite The Tannery/ Fossvie Close	0.481
CF2-2	The Heath	3.712
CF2-3	Land between River Foss and Westpit Lane	4.879
CF2-4	Ash Walk NSN	0.613
CF2-5	Lakeside Gardens NSN	0.372
CF2-6	Howard Road NSN	1.176
CF2-7	Bowling Green off Northfields/Park Gate	0.209
CF2-8	Playing Field adjacent Railway Track/ River Foss	1.878
CF2-9	Robert Wilkinson Primary Academy	1.418
CF2-10	Howard Road Playing Field	1.050
CF2-11	Queen Elizabeth Barracks Sports Ground	3.079
CF2-12	Queen Elizabeth Barracks Tennis Courts	0.102
CF2-13	Strensall Park Playing Field	1.504
CF2-14	AGS at Northfields/The Village	0.516
CF2-15	Land off Hallard Way	0.195
CF2-16	AGS between Pasture Close	0.078
CF2-17	Land between York Road and Knapton Close	0.100
CF2-18	Off Chaldon Close NSN	1.107
CF2-19	Westpit Lane AGS	0.209
CF2-20	Lynwood Close AGS	0.094
CF2-21	York Road AGS	0.187
CF2-22	Hollis Crescent AGS	0.131
CF2-23	Strensall Park AGS	0.193
CF2-24	AGS off Littlethorpe Close	0.269

Site ID	Site Name	Size (HA)
CF2-25	Land to south of Village Hall	0.069
CF2-26	Land off Littlethorpe Close	0.007
CF2-27	Howard Road Play Area	0.203
CF2-28	Hollis Crescent Play Area	0.028
CF2-29	Play area in Strensall Park AGS	0.064
CF2-30	Northfields	0.040
CF2-31	Children's Play Area Off Pasture Close	0.138
CF2-32	Allotment Gardens by Terrington Close	0.519
CF2-33	Strensall New Lane Allotments	0.525
CF2-34	Burial Ground, Strensall	0.392
CF2-35	St Mary The Virgin, Church Lane, Strensall	0.511
CF2-36	St Wilfrid's Garrison Church, St Wilfrid's Road, Strensall	0.204
CF2-37	Verge and land on north side of Ox Carr Lane & Flaxton Road/ Lords Moor Lane	4.129
CF2-38	Land between Knapton Close and Newton Way	0.032
CF2-39	Southfields Road	0.073
CF2-40	Land alongside railway to rear of Middlecroft Drive	0.254
CF2-41	Frontage to 14 to 18 West Pit Lane	0.085
CF2-42	Land on Brecks side of River Foss	5.251

NB Source of Items CF2-1 to CF2-42 are from supporting documentation to City of York Council's Submitted Local Plan.

5.3 Design and Heritage

5.3.1 This section of the neighbourhood plan aims to deliver the following objectives of the plan:

1. Maintain the historic identity and character of the village of Strensall and the hamlet of Towthorpe.
2. Manage the potential impact of new housing and employment developments within the designated area so as to help integration and limit potential impacts.
3. To ensure that the housing type and mix, best meet the needs of existing and future residents.

5.3.2 The NPPF attaches great importance to the design of the built environment, while cautioning against overly prescriptive local design policies. The plan therefore contains policies which aim to enhance the local distinctiveness of Strensall and Towthorpe, whilst also taking due account of the Strensall Conservation Areas and opportunities to secure improvements to the built environment.

5.3.3 Concerns relating to the development of new housing included open space and parking standards, the style of new building and accessibility to services. Access, parking and landscaping issues were also raised.

5.3.4 The Parish Council adopted a Village Design Statement in 2015, which is considered to be largely up to date. A copy is therefore included under Appendix Five and forms part of the neighbourhood plan. The neighbourhood plan process has, however, provided an opportunity to review the Village Design Statement and bring the relevant policies and proposals into the neighbourhood plan to provide more weight to the guidance in decision making. Particular aspects of the Village Design Statement have therefore become the focus of policies within this neighbourhood plan. In addition, Woodhall Planning and Conservation were instructed to undertake a Character Appraisal of the parish area, a copy of which can be found under Appendix Four. This was with a view to augmenting the Village Design Statement to ensure policies flowing from the original document would be locally distinct and specific to the character of the neighbourhood plan area.

5.3.5 The Character Appraisal identifies the various different building styles and periods that give Strensall and Towthorpe, and the surrounding area, its distinct local character. The Character Appraisal identified 21 different character areas, which all have different key features that are considered to be worth retaining and also incorporating into new developments in order to reinforce the distinctiveness of the local character. The Character Appraisal also identified threats to the local character and where there are opportunities for improvements.

5.3.6 In addition, the Character Appraisal identified a number of local landmarks, which are of interest as they are intrinsic to the identity of Strensall with Towthorpe and part of local history. These local landmarks are therefore considered to be worthy of recognition and protection in order to ensure the character of Strensall with Towthorpe is not undermined in the future.

5.3.7 The Character Appraisal also identifies a number of key views that contribute to the setting of Strensall with Towthorpe. Despite the area being relatively flat, there are opportunities for views across agricultural land from Flaxton Road towards the rooftops of buildings within the historic core of the village. In addition, there are open views across the military training area of Strensall Common from Lords Moor Lane. There are also views out of the built-up area to the surrounding countryside from highways to north of the River Foss. Currently, the open areas of land around the developed extent of the settlements are designated Green Belt. As the purpose of Green Belt policy is to maintain the open character of the countryside then the local plan policy will also serve to protect the key views. It is therefore not considered necessary to include a policy specifically to protect the key views given that Green Belt policy provides a higher order policy that will achieve the same purpose.

5.3.8 Consequently, the plan includes a series of policies that are intended to give material weight to the Village Design Statement and also provide detailed locally distinct guidance on design matters to help shape future development and protect the existing local character. In particular, a number of detailed policies have been drafted that address various character areas where it is considered there is likely to be pressure for new development during the plan period. The intention is to provide a planning policy framework within the neighbourhood plan to ensure any development integrates with existing development and respects the local character of the village.

Promotion of Local Distinctiveness

5.3.9 Building upon the Village Design Statement and the Character Appraisal undertaken by Woodhall Planning and Conservation, Policy DH1 identifies the key characteristics that are considered to give Strensall with Towthorpe its sense of place. The policy also makes clear the main elements of the key characteristics that are expected to be retained or enhanced in order to maintain the local distinctiveness of the villages.

5.3.10 The key characteristics cover a broad range of matters, including the wider context created by vistas, the setting of buildings that includes spaces, views into and out of the villages, highways and the nature of development.

POLICY DH1: PROMOTION OF LOCAL DISTINCTIVENESS

The Village Design Statement and the Character Appraisal undertaken by Woodhall Planning and Conservation Development identify the key characteristics that give Strensall with Towthorpe its sense of place. Development that will have an adverse impact on the recognised character and appearance of the designated area will be resisted, where development that will make a positive contribution will be supported. Development will be expected to respect the following matters.

Character Areas

Strensall with Towthorpe is situated in a rural setting. All development should preserve or enhance the positive character of the neighbourhood plan area. An assessment of the neighbourhood plan area found there to be 21-character areas, which are presented under Appendix Four prepared by Woodhall Planning and Conservation. Any development within the character areas are expected to preserve or enhance the positive identified key characteristics of the particular character area.

Gardens and open spaces between buildings that contribute to the rural charm of the neighbourhood plan area should be retained. Subdivision of these spaces as a result of development will only be supported where it does not harm the character and visual amenity.

Within Strensall village specifically there are a number of large rear gardens which are considered important to the spatial qualities of Strensall and Towthorpe, and are worthy of retention. There are a number of large rear gardens along the west side of Moor Lane/Princess Road, both side of Lords Moor Lane (to the north of York Golf Club) and along the north side of The Village. Their loss to development will be resisted where development would interfere with the existing spatial qualities of the area.

Views

Key views in and out of Strensall and Towthorpe are significant to the rural setting of the community and must be protected and incorporated in the design of any development. The key views valued by the community that must be protected are shown on Figure 1 which accompanies the Character Appraisal found under Appendix Four.

POLICY DH1: PROMOTION OF LOCAL DISTINCTIVENESS (continued)**Highways**

In satisfying highways standards, all development must demonstrate that careful consideration has been taken to prevent adverse impacts from any increase in traffic and to protect the visual quality of the area, particularly within the designated conservation areas.

Public Rights of Way

The existing network of public rights of way and permissive footpaths, as shown on the Proposals Map must be retained and improved. The design of footways, cut-throughs and snickets leading to the centre of Strensall Village must be incorporated into development in order to promote accessibility and connectivity. Development will be expected to improve, add to or enable access to the footpath network to promote walking and accessibility.

Spaces

The range and location of open spaces together with their features make them vitally important to the character of the neighbourhood plan area. In particular, allotments areas are to be carefully managed and developers are encouraged to set aside space for allotments in new developments.

The loss of front or side gardens areas to hardstanding for vehicle parking should be avoided. This will be controlled by condition in relation to new development.

Whilst the City of York Local Plan expects all development to provide green space, the Neighbourhood Plan is concerned to ensure larger schemes (over 10 units or 1000 sq m) provide open space as part of development. This could take the form of pockets of landscaping, grass verges or a central green area with development laid out around the open spaces.

Signage

Any advertising or signage should be kept to a minimum and be appropriate to the environment of the neighbourhood plan area. It should be low key in terms of colour, size and lighting.

Strensall Common SAC/SSSI

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.

General Design Principles

5.3.11 Whereas Policy DH1 addresses the general sense of place and the characteristics that give Strensall and Towthorpe their identity, Policy DH2 is concerned with setting out specific design principles to inform future development proposals. The purpose of the policy is to help inform the design of development proposals to ensure the appearance of Strensall and Towthorpe is respected by referencing key design features in order to reinforce the character.

POLICY DH2: GENERAL DESIGN PRINCIPLES

The Village Design Statement and the Character Appraisal undertaken by Woodhall Planning and Conservation Development identify a number of key design features evident across Strensall with Towthorpe that contribute to its sense of place. To promote local distinctiveness, all new development is expected to adhere to the following design principles.

Scale and massing

The development will only be supported within Strensall Village, Strensall Railway Buildings and Towthorpe Conservation Areas that respect their character.

Any new development adjacent to or within the setting of Listed buildings, including those identified on the Proposals Map must respect the character and appearance of the building and the reason for its Listing.

All new development is expected to respond to the scale, density and height of its surrounding context, and preserve or enhance the positive key characteristics of the particular character areas, as identified in the Character Appraisal undertaken by Woodhall Planning and Conservation. If appropriate to promoting the positive character of the neighbourhood plan area, a mix of building styles and sizes should be used.

Layout

The provision of grass verges or the arrangement of development around a central greenspace should be incorporated into development proposals to help maintain and enhance the visual and physical character of the neighbourhood plan area and connect habitat areas wherever possible. Residential development should also incorporate front gardens.

The inclusion of incidental green spaces within development is expected to include native broadleaved tree and hedge planting.

Boundary treatments

Where appropriate front gardens should be open in character or have a suitable boundary treatment that reflects the character of the immediate area. It is expected that front boundaries should be defined by a low red brick wall, metal railings, timber fence or hedge. If brick walls are proposed these should have a robust coping.

Roof form

The height and pitch of roofs should be compatible with, and sympathetic to surrounding property. A variety of roof heights should be considered within larger development sites. Roofing should generally use high quality traditional materials (clay pantiles or blue slate).

Within the Conservation Areas new buildings with up to a 7-metre span, should be designed with a minimum roof pitch of 40 degrees. Elsewhere, the roof pitch will be expected to reflect the form of the immediate surroundings.

Materials

Developments should use building materials sympathetic to neighbouring properties. Reclaimed materials should be used where appropriate.

Decorative detailing to the facades, particularly gable ends, to avoid large areas of unbroken walling and roof elevations will be supported. Care should be taken in order to avoid a too elaborate quantity and mix of details within a proposal.

General Shopfront Design

5.3.12 The intention of the neighbourhood plan is to set a standard in order to uplift the appearance of the villages, which should in turn help to underpin the attractiveness of the main public areas. This is with a view to underpinning the vitality and viability of the villages in accordance with the NPPF.

5.3.13 The Village is a designated Conservation Area, whereby the quality of the various elements that contribute to the character and appearance are important if the value of the heritage asset is to be maintained. The appearance of shopfronts within the designated Conservation Areas is therefore of particular significance, and so the neighbourhood plan expects traditional materials, styles and design to be used in the refurbishment or replacement of shopfronts.

POLICY DH3: GENERAL SHOPFRONT DESIGN

If a new shopfront is proposed or an existing shopfront is to be refurbished, the design should follow a traditional approach that reflects the scale and appearance of the building.

Where a shopfront of architectural merit survives it should be retained and maintained. Where a shopfront has been insensitively replaced, restoration to its original appearance will be supported especially within the Strensall and Towthorpe Conservation Areas.

Historic photographs can provide evidence of previous appearance and should be used to help with the design of appropriate shopfronts.

Shopfront Signage

5.3.14 Along with shopfronts, the signage used by shops and businesses within the main public areas is important to the identity of the villages, and the quality of the built environment.

5.3.15 The Village is a designated Conservation Area and so the appearance of signage is important to maintaining the traditional appearance of the heritage asset, particularly in relation to the use of lighting.

POLICY DH4: SHOPFRONT SIGNAGE

Signage should be located within the fascia and be suitably proportioned to match the principal building elevation. There is a strong preference for signage to consist of painted lettering or be applied directly on the fascia board. Corporate signage should be tailored to suit the individual building. If lighting is required this should be fitted externally and the use of internal box lighting is not acceptable.

Within the Strensall and Towthorpe Conservation Areas lighting should be discreetly located - where new shopfronts are installed these should incorporate the potential for lighting to be located within the cornice of the fascia. The use of swan-neck lighting would not be supported.

5.4 Development Guidance

5.4.1 There are a number of specific character areas that are under pressure to be redeveloped or that are particularly sensitive to change. Policies have, therefore, been included in the neighbourhood plan to set out the specific characteristics of these areas and to make clear that future development needs to protect or enhance the existing character of Strensall and Towthorpe. The policies are based on a spatial analysis that was undertaken by Woodhall Planning and Conservation. The spatial analysis led to the classification of 21 character areas across Strensall and Towthorpe which helped to identify the special qualities of each area worthy of protection or enhancement. This work has informed the policies within this section.

5.4.2 The submitted City of York Local Plan allocates the land at Towthorpe Lines for business and employment redevelopment after the Ministry of Defence announced its closure. The community is concerned as to how the redevelopment will impact on the parish area, especially in relation to traffic. The neighbourhood plan therefore includes a policy (DG1) to make clear the community's priorities for the redevelopment of the site, and how the impacts of development should be mitigated, or compensated for, in order to reduce the potential for harm and secure appropriate benefits. The Habitat Regulation Assessment (HRA) (2019) for the local plan concludes that commercial development on this site will not have an adverse effect on the integrity of the Strensall Common SAC/SSSI.

5.4.3 Across the Alexandra Road area, the integrity of the street has been maintained since construction due to the housing stock remaining in single ownership. Whilst the houses have lost original doors/window frames and entrance canopies, and in some instances, they have been re-roofed, there is a consistency to the interventions. It has therefore not suffered from a level of attrition typically found elsewhere across the country. On this basis, redevelopment or new development within the area defined on the Proposals Map is expected to be sensitive to the existing character of the area. Any development in this area is expected to take account of the proximity of Strensall Common SAC/SSSI and should take account of the conclusions within the HRA report 2019.

5.4.4 Within the Howard Road area there is an area of grassland located between the SAC/SSSI of Strensall Common and a MoD housing estate that includes a children's play area and football pitch. The land and properties within the area are mostly owned by the MoD. Any development in this area will be expected to take account of the proximity of Strensall Common SAC/SSSI and must comply with the HRA report 2019.



5.4.5 Consultations held in August 2016 between the Defence Infrastructure Organisation and the Parish Council agreed that the area of open space was ideal for the erection of social/affordable housing. However, the modifications to the submitted local plan (refer to paragraph 5.4.11) now suggest this site is unsuitable for residential development due to its proximity to the Strensall Common SAC/SSSI.

5.4.6 Queen Elizabeth Barracks has a significant visual presence within Strensall due to its scale, character and also the presence of the wire fence surrounding the heart of the site. The announcement by the MoD that the barracks are to close and the site redeveloped is therefore of considerable concern to the wider community due to the potential impact of any major new development.

5.4.7 A visitor survey of Strensall Common (SAC) 2019, commissioned by City of York Council, concluded that the allocations in the submitted local plan (ST35 and H59) would lead to a likely uplift in recreational use of Strensall Common by 24%. The Local Plan Habitat Regulation Assessment used this evidence to understand the likely impacts on the integrity of the Common. In conclusion, the HRA could not rule out adverse impacts on the Common for policy/allocation SS19/ST35 or allocation H59 and therefore recommended that the sites should be removed from the local plan. The City of York Council's Executive approved the removal of the sites on 7th March 2019. The modifications to the plan proposed will be considered by the inspectors during the Local Plan Examination.

5.4.8 In addition to shaping development that might come forward on a number of specific sites, there is particular interest in ensuring new residential development meets local residents' housing needs. This is on the basis that Strensall with Towthorpe has an aging population where the greatest proportion of residents have lived in Strensall or Towthorpe for more than 15 years. Property prices, but also the prevalence of larger properties, means that first time buyers and young families struggle to find homes within the Parish. Previous stages of the Plan's preparation have suggested that the community would like to see more opportunities for those in need of affordable housing. This might include houses available for rent, shared ownership or reduced market value. The content of City of York Council's Strategic Housing Market Assessment (2016) and Strategic Housing Market Assessment Addendum (2016) inform this policy.

5.4.9 An affordable housing needs survey was undertaken by The Rural Housing Trust assisted by City of York Council in October 2008. It identified how 79 households were unable to satisfy their housing needs in the open market. Based on this first stage survey, an affordable housing scheme of up to 25 properties, with a mix of two- and three-bedroom dwellings, would go some way to meeting the identified need. A limited number of four-bedroom family homes might also be considered as well as flats for younger single people.

5.4.10 In the intervening period (2008 – 2019) 11 affordable homes have been provided in the Foss View Close (former Tannery site) development and three properties in the rear gardens of 5/6 Northfields, Strensall, but 14 properties only address a proportion of the identified need and there will be future need too. It is therefore important that any new development should meet local housing needs on site in order to address the issue.

5.4.11 The City of York Local Plan Proposed Modifications document (June 2019) (PM39) shows the land, at Howard Road, to be within the general extent of the Green Belt. An area of open space immediately to the east is to remain as open space as per the Openspace Study (2017) within the Green Belt.

Policy DG1: Strensall Park

5.4.12 Strensall Park is a mid-twentieth century housing estate laid out around a large tree lined open space. The detached houses are set in generous grounds. They are predominantly two storeys in height and are rendered with pitched pantile roofs. It is understood they were built as married officers' quarters. The majority of the houses have flanking walls that incorporate garages whilst others have garages that project forward of the building line.

5.4.13 All of the houses are set behind a low brick wall with metal entrance gates. The estate is laid out around a narrow highway with grass verges and trees from the front gardens overflowing onto the street scene. At the northern end of the central open space are tennis courts surrounded by a mature hedge.

5.4.14 In relation to Strensall Park, there is a uniformity of character with the use of several house types. The integrity of the overall design has been maintained since construction due to the housing stock remaining in single ownership. Whilst the houses have been over-rendered, lost original doors/window frames and entrance canopies, there is a consistency to the interventions. It has therefore not suffered from a level of attrition typically found elsewhere across the country. On this basis, redevelopment or new development within the area defined on the Proposals Map is expected to be sensitive to the existing character of the area. Any development in this area must take account of the proximity of Strensall Common SAC/SSSI and must comply with the HRA report 2019.

POLICY DG1: STRENSALL PARK

Development within the Strensall Park area, as defined on the Proposals Map, will be expected to complement the character and layout as described below. Development that does not respect the existing character will be resisted.

The character of Strensall Park is outlined in the description below:

Scale, massing and layout

Two storeys in height with a pitched roof. Flanking walls incorporated with mono-pitched flat roof garage. Building set in generous gardens set behind a low brick wall with metal entrance gates. Houses laid out around a narrow highway, with grass verges and trees. Large grassed area with mature trees provides a focal point to the estate and is a key feature.

Roof form

Pitched roof to house parallel to road. Mono-pitched garage roof hidden by small parapet.

Materials

Originally constructed in red brick, but recently over-rendered and painted white. Clay pantile covered roof to house. Upvc doors and window frames.

Chimneys

Located along ridge line and at the gable ends.

Openings

Large square opening at ground floor with vertical proportioned elements. Remaining openings are generally vertical in proportion.

Boundary treatment

Low brick boundary walls and gate piers with stone coping detail. Metal gates at driveway and footpath entrances.

Spaces

Generous individual gardens and large central open green spaces with mature trees.

Strensall Common SAC/SSSI

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.

Policy DG2: Alexandra Road

5.4.15 Alexandra Road is a leafy residential street, with two storey semi-detached houses set in generous gardens. The houses are set behind a post and wire fence or hedge. The majority of the houses on the south side of the street were built during the early twentieth century and constructed with a glazed red brick with a hipped roof covered in modern concrete tiles. The principal elevation of these houses is located on the south façade away from the street and the rear elevation faces Alexandra Road. The street is punctuated at its end by a detached Commanding Officers residence of a similar age to the buildings on the south side of the street. The houses on the north side are also two storey semi-detached houses built in the mid-twentieth century with principal elevations that face Alexandra Road. They have side entrances and detached garages to the side of the units.

5.4.16 Across the Alexandra Road area, the integrity of the street has been maintained since construction due to the housing stock remaining in single ownership. Whilst the houses have lost original doors/window frames and entrance canopies, and in some instances, they have been re-roofed, there is a consistency to the interventions. It has therefore not suffered from a level of attrition typically found elsewhere across the country. On this basis, redevelopment or new development within the area defined on the Proposals Map is expected to be sensitive to the existing character of the area. Any development in this area must take account of the proximity of Strensall Common SAC/SSSI and must comply with the HRA report 2019.

POLICY DG2: ALEXANDRA ROAD

Development within the Alexandra Road area, as defined on the Proposals Map, will be expected to complement the character and layout as defined below. Development that does not respect the existing character will be resisted.

The character of Alexandra Road is outlined in the description below:

Scale, massing and layout

Two storey semi-detached houses set in generous gardens. Houses on south side of the street have the principal facade to the south (rear).

Roof form

Pitched roof parallel to street or hipped roof. Mono-pitched garage roof hidden by small parapet.

Materials

Glazed red brick or red brick. Roof covered in modern concrete tiles or pantiles. Upvc doors and window frames.

Chimneys

Multiple flues located on ridge line or located centrally within roof slope.

Openings

Large square opening at ground floor with vertical proportioned elements. Remaining openings are generally vertical in proportion.

Boundary treatment

Variety of post and wire fencing and hedges.

POLICY DG2: ALEXANDRA ROAD (continued)**Spaces**

Generous gardens with mature trees.

Strensall Common SAC/SSSI

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.

Policy DG3: Howard Road

5.4.17 On the south side of Howard Road is a late twentieth-century two-storey housing estate that contains a variety of detached, semi-detached and short terraces arranged around a small central grassed area with a small children's playground. They are constructed in red brick with shallow pitched pantiled roofs and set behind a grass verge with tree and shrub planting. To the north of Howard Road is a similar housing estate that comprises short terraces laid out in a "Radburn" style with highways and pavements segregated. They are two storeys in height constructed in brown or buff brick with shallow pitched pantiled roofs. The layout comprises parking courts and garage blocks and pockets of green space with isolated trees. Rear gardens that overlook the streetscene are defined by tall timber fencing or brick walls.

5.4.18 Within the Howard Road area there is an area of grassland located between the SAC/SSSI of Strensall Common and a MoD housing estate that includes a children's play area and football pitch. The land and properties within the area are mostly owned by the MoD.

5.4.19 Previous versions of the local plan show the land to be within the general extent of the Green Belt. However, the City of York draft local plan identifies part of the grassland for residential development of 45 dwellings under allocation H59. An area of open space immediately to the east of the allocation is simply noted within the local plan to remain as open space, but within the development limits for Strensall.

5.4.20 Consultations held in August 2016 with the Defence Infrastructure Organisation agreed that the area of open space (including the extent of H59) was ideal for the erection of social/affordable housing. However, the modifications to the submitted local plan (see paragraph 5.4.11) now make this site unsuitable for residential development due to its proximity to the Strensall Common SAC/SSSI.

POLICY DG3: HOWARD ROAD

Development within the Howard Road area, will be expected to complement the character and layout of the area as defined below. Development that does not respect the existing character will be resisted.

The character of Howard Road is outlined in the description below:

Scale, massing and layout

Two storey semi-detached houses set in generous gardens. Houses on south side of the street have the principal facade to the south (rear).

Roof form

Pitched roof parallel to street or hipped roof. Mono-pitched garage roof hidden by small parapet.

Materials

Glazed red brick or red brick. Roof covered in modern concrete tiles or pantiles. Upvc doors and window frames.

Chimneys

Multiple flues located on ridge line or located centrally within roof slope.

Openings

Large square opening at ground floor with vertical proportioned elements. Remaining openings are generally vertical in proportion.

Boundary treatment

Variety of post and wire fencing and hedges.

Spaces

Generous gardens with mature trees.

Strensall Common SAC/SSSI

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.

Policy DG4: Queen Elizabeth Barracks

5.4.21 This area contains the operational army barracks set behind a wire fence that includes a variety of historic and modern buildings laid out around parade grounds. The historic buildings are constructed in brick with hipped roofs covered in slate or tiles.

5.4.22 Queen Elizabeth Barracks has a significant visual presence within Strensall due to its scale, character and also the presence of the wire fence surrounding the heart of the site. The announcement by the MoD that the Barracks are to close and the site redeveloped is therefore of considerable concern to the wider community due to the potential impact of any major new development. Whilst the City of York draft local plan does not allocate the site for development, due to the potential impact on the Strensall Common SAC, there is still a chance that a planning application could be submitted at some point during the Plan period. The neighbourhood plan therefore intends to provide a framework for the determination of any application concerning the Barracks. In doing so, the neighbourhood plan is not actively endorsing the development of the site.

5.4.23 Policy DG4 addresses design matters in order to ensure that the appearance and character of any potential development will be complementary to the existing village.

POLICY DG4: QUEEN ELIZABETH BARRACKS - DESIGN

If a planning application were to be submitted for the redevelopment of the Queen Elizabeth Barracks then the proposal is expected to respect the existing character and layout, as described below, in order to preserve the heritage interest of the site for future generations.

The extent of the site contains the operational Army Barracks set behind a wire fence that includes a variety of historic and modern buildings laid out around parade grounds. The character of The Barracks is outlined in the description below:

Scale, massing and layout

Single and two storey buildings.

Layout

Laid out around parade grounds with axial highway layouts.

Roof form

Pitched or hipped roofs.

Materials

Variety of red brick, slate or tiled covered roofs. Also examples of modern composite corrugated roof material.

Chimneys

Generally located on ridge line.

Openings

Vertically proportioned openings.

Spaces

Hard surfaced former parade grounds and lawned areas with mature trees.

Strensall Common SAC/SSSI

Any proposal should ascertain that there will be no adverse effects on the integrity of the Strensall Common SAC or SSSI.

Policy DG5: Development Brief for the Redevelopment of the Queen Elizabeth Barracks

5.4.24 The community's interests in the barracks extend beyond simply the appearance of any development to encompass the potential wider impacts any development will have on the existing community. Consultation on the neighbourhood plan has revealed particular interests in relation to the continued use of Hurst Hall, ensuring there are sufficient facilities and services to serve any new population and extending the public transport network so as to discourage the introduction of too many new cars. Providing a mix of new housing types to address local housing need is also considered important, especially given the lack of smaller homes within the existing local housing stock.

5.4.25 Policy DG5 therefore sets out a list of matters that any proposal concerning the redevelopment of the Barracks should address in order for development to be considered acceptable by the community.



Plan of Queen Elizabeth Barracks, Strensall

The buildings identified to be of local historic interest are indicated on the plan above and their loss will need to be fully justified.

A photographic record of the buildings and the site will be required before demolition or redevelopment commences.

POLICY DG5: DEVELOPMENT BRIEF FOR THE REDEVELOPMENT OF THE QUEEN ELIZABETH BARRACKS - MASTER PLANNING/PLANNING PRINCIPLES

If a Masterplan were to be prepared or a planning application submitted for the redevelopment of the Queen Elizabeth Barracks then the following matters are expected to be taken into account:

- Any proposal should ascertain that there will be no adverse effects on the integrity of Strensall Common SAC or SSSI.
- Any proposal is expected to be limited to the Barracks and not extend beyond its current developed limits. In particular, any proposal must not extend outside of development limits and into the Green Belt.
- Any proposal should secure commensurate facilities for its proposed use and to mitigate against the impact of development on the wider Parish area.
- Retention of Hurst Hall for use as a community centre by the community.
- Retention of the sports facilities within or adjacent to the 'wire', and provision of appropriate changing facilities for use by the community.
- Should residential development come forward, adequate provision for school needs should be met.
- A foul water strategy must be provided to assess the current capacity of the relevant treatment plants and development will be expected to deliver any additional capacity required to accommodate development.
- An extension of the existing bus route, along with new bus stops, is expected to be provided through the Barracks.
- A Travel Plan is developed to encourage the use of sustainable modes of transport for all types of trips.
- Should housing be an accepted use then a mixture of housing types, including a good proportion of one or two bed units to support first time buyers and those wishing to downsize will be supported.

Development will not be supported if the proposal cannot demonstrate that it takes into account the matters set out within this Policy, and no significant harm will be caused to the wider Neighbourhood Area.

5.5 Affordable Housing

5.5.1 This policy is informed by evidence from City of York Council's Strategic Housing Market Assessment (2016) and Strategic Market Assessment Addendum (2016) in addition to a local survey by The Rural Housing Trust and City of York Council in October 2008.

5.5.2 In addition to shaping development that might come forward on a number of specific sites, there is particular interest in ensuring new residential development meets the needs of local residents' housing needs.

5.5.3 This is on the basis that Strensall with Towthorpe has an aging population where the greatest proportion of residents have lived in Strensall or Towthorpe for more than 15 years. Property prices, but also the prevalence of larger properties, means that first time buyers and young families struggle to find homes within the parish.

5.5.4 Previous stages of the plan's preparation have suggested that the community would like to see more opportunities for those in need of affordable housing. This might include houses available for rent, shared ownership or reduced market value.

5.5.5 An affordable housing needs survey was undertaken by The Rural Housing Trust assisted by City of York Council in October 2008. It identified 79 households unable to satisfy their housing needs in the open market. Based on this first stage survey, an affordable housing scheme of up to 25 properties, with a mix of two- and three-bedroom dwellings, would go some way to meeting the identified need. A limited number of four-bedroom family homes might also be considered as well as flats for younger single people.

5.5.6 Between 2008 and 2019, 11 affordable homes have been provided in the Fossview Close (Tannery) development and 3 properties in the rear gardens of 5/6 Northfields, Strensall, but this addition of 14 properties only addresses the currently identified need. There will be future need too so it is therefore important that any new development should meet local housing needs on site in order to address the issue.

POLICY DG6: AFFORDABLE HOUSING

Planning applications for residential development will be expected to include a mix of affordable housing and private homes in accordance with local and national planning policy requirements, but with particular understanding of the local need found within the Parish in order to deliver local housing need.

All affordable housing is to be made available to those with a local connection to the Parish in the first instance, in accordance with the local criteria set out under Appendix Three.



6.0 COMMUNITY ACTIONS

6.1 Neighbourhood plans are expected to predominantly deal with matters covered by various Acts and Legislation relating to town planning. In drafting the neighbourhood plan, various matters have been raised that are not related to planning or development, and beyond the scope of the issues which the plan might address. However, the Parish Council would like to make clear their intention to pursue a number of projects that are intended to enhance the quality of the environment across the parish area, but are not necessarily development or do not require planning permission.

6.2 The Community Actions have specifically been identified through either the process of drafting the Village Design Statement, or during consultation on the draft neighbourhood plan, and are a priority of the Parish Council. All of the Community Actions within the plan require the Parish Council working with other agencies, organisations and authorities, so inclusion in the plan provides a commitment to pursue the outcomes identified.

6.3 CA1: Highways Improvements

6.3.1 The projects centre around highways improvements as the community share a number of concerns regarding highway safety and accessibility. The Parish Council intends to engage with those responsible for highways matters, including City of York Council, the Highways Agency and North Yorkshire County Council. The intention is also to look for alternative means of support, including Sustrans, where there is opportunity to do so.

CA1: HIGHWAYS IMPROVEMENTS

The Parish Council will actively engage with those responsible for highways improvements and funding for highways in order to secure a number of highways improvements. The highways improvements are intended to improve connectivity through Strensall, secure alterations to improve traffic flow or else make it safer for pedestrians and cyclists to navigate Strensall and the wider area. To this end, the following projects will be pursued:

- CA1-1 A64 / Towthorpe Moor Lane junction improvement (Hazelbush junction)
- CA1-2 Strensall Road / Towthorpe Moor Lane / Towthorpe Road junction improvement
- CA1-3 Cycle path development from Strensall to Earswick
- CA1-4 Provision of pedestrian crossings, especially on York Road
- CA1-5 Designation of Public Right of Way between Haxby Moor Road and Towthorpe Road

6.4 CA2: Designation of Public Rights of Way

6.4.1 There are a number of designated Public Rights of Way across the parish area that are valued by the community because of the access they provide to the countryside surrounding the villages. In addition to routes identified on the definitive map, there are also a number of routes that have been used by the community where the footpaths and walking routes have not been formally mapped. Some of the routes are under pressure from development or from access being challenged by landowners. Seeking the formal designation of these routes is therefore important because of the contribution they make to the quality of life offered by the village and its environment.

CA2: DESIGNATION OF PUBLIC RIGHTS OF WAY

The Parish Council will seek to secure the formal designation of footpaths and walking routes that have historically been and are actively used by the community in order to secure future access. This includes the following routes:

- CA2-1 Footpath between Haxby Moor Road and Towthorpe Road on the Village side of the River Foss.
- CA2-2 Footpath identified on the s106 extract for dwellings on the Swallows as Riverside Walk which is also on the village side of the River Foss between Sheriff Hutton Road and Cowslip Hill / Footpath 17.
- CA2-3 Footpath between Moor Lane and Lords Moor Lane through the land leased from CoYC between Flaxton Road and the fields on south side of the railway.
- CA2-4 Progress of walkway between Southfields Road and The Village (alongside Tesco) which has already been requested to become a PROW.
- CA2-5 Footpath alongside railway behind Middlecroft Drive to River Foss.
- CA2-6 Footpath connecting Middlecroft Drive to Lynwood Close and from Lynwood Close to West Pit Lane.
- CA2-7 Footpath from West Pit Lane to River Foss between 38 and 40 West Pit Lane.

6.5 CA3: Designation of Assets of Community Value

6.5.1 A number of community facilities are currently under threat. To underpin the vitality of the community, the Parish Council believe it is important to use powers available to protect existing community facilities. The Localism Act (2011) provides the opportunity to seek the formal designation of assets of community value where it can be demonstrated that the building is of value to the community. Community Action CA3 therefore seeks to make clear the Parish Council's intentions to have obtained or to seek formal designation of the library, St Wilfrid's Church and Hurst Hall.

CA3: DESIGNATION OF ASSETS OF COMMUNITY VALUE

The Parish Council will seek to secure the designation of property or land that is considered to be important to the community under the Localism Act (2011). Strensall Explore Library (CA3-1) and St Wilfrid's Church (CA3-2) have recently been approved by City of York Council as Assets of Community Value. Currently, the Parish Council is seeking designation of Hurst Hall (CA3-3) as Assets of Community Value. The property is identified on the Proposals Map. The Parish Council will review the situation and seek designation of other assets in the future.



7.0 COMMUNITY INFRASTRUCTURE LEVY

7.1 The Community Infrastructure Levy (CIL) was introduced in 2008 by the government with the intention of standardising charges made on new residential and commercial development to pay towards infrastructure improvements to accommodate development. The intention is that CIL will replace planning obligations traditionally secured through Section 106 Agreements.

7.2 The idea of CIL is that local planning authorities identify new infrastructure considered necessary to accommodate development across the district and cost the works to provide the new infrastructure. This might include the need for funds to pay for a new classroom or school, road improvements or additional capacity to deal with sewage and surface water drainage. Developers then pay a standard charge per sq. metre of floor area based on a charging schedule in which the costs of the necessary infrastructure are set out.

7.3 The Community Infrastructure Levy (Amendment) Regulations 2013 makes clear that 15%, or up to a maximum of £100 per new house, of any CIL collected by a local planning authority must be paid to the Parish Council in the area in which development takes place. Following adoption of a neighbourhood plan, the amount to be paid to the Parish Council increases to 25% of the levy revenues.

7.4 The Parish Council has the ability to spend the money on things other than infrastructure, as long as the spending supports development. This means Strensall with Towthorpe Parish Council is free to spend the money on projects that will directly benefit the neighbourhood area as long as the money supports growth of the settlements. The Parish Council is also able to work with other identified charging authorities to pool funds to spend on infrastructure or development related matters.

7.5 Suggestions are divided into strategic matters that would be included in City of York Council's CIL charging schedule and non-strategic matters on which the Parish Council might spend monies received from CIL. Through the current consultation, the Parish Council would like to understand priorities for improvements to infrastructure and what community priorities exist for improvements to the village.

7.6 At present, it is understood how City of York Council has not yet decided on whether to implement CIL. Work on CIL has, however, started in parallel with the drafting of the local plan in order to help inform the decision-making process. The intention of this section of the neighbourhood plan is, therefore, to help inform City of York's consideration of strategic infrastructure requirements across Strensall and Towthorpe, inform discussions with developers regarding planning obligations and also inform the drafting of the Charging Schedule in the event CIL is implemented.

7.7 City of York CIL Matters

7.7.1 In the event City of York Council does introduce CIL, the following infrastructure requirements are those which the Parish Council would like to see added to the City of York CIL Charging Schedule and Regulation 123 List. Items appear in the list because they are 'strategic' in nature (i.e. of district wide interest) and are essential infrastructure. To include:

- Improvements to cycle paths in relation to upgrading existing routes and creating new routes to extend the existing network.
- Highways improvements listed under Community Actions.
- Upgrading of the flood defences along the River Foss in order to protect existing houses.
- Upgrade the water treatment plant at Walbutts to provide additional capacity.

7.8 Parish Council CIL Matters

7.8.1 Where CIL monies are received by the Parish Council as a result of development, the Parish Council intends for them to be spent on items set out in the neighbourhood plan.

APPENDIX ONE: CAR PARKING SURVEY OF STRENSALL

Introduction

A vehicle parking survey was undertaken across Strensall on Saturday 1st and Thursday 6th September 2018 every couple of hours through the day. The survey was undertaken with a view to understanding the level of demand for on-street parking spaces.

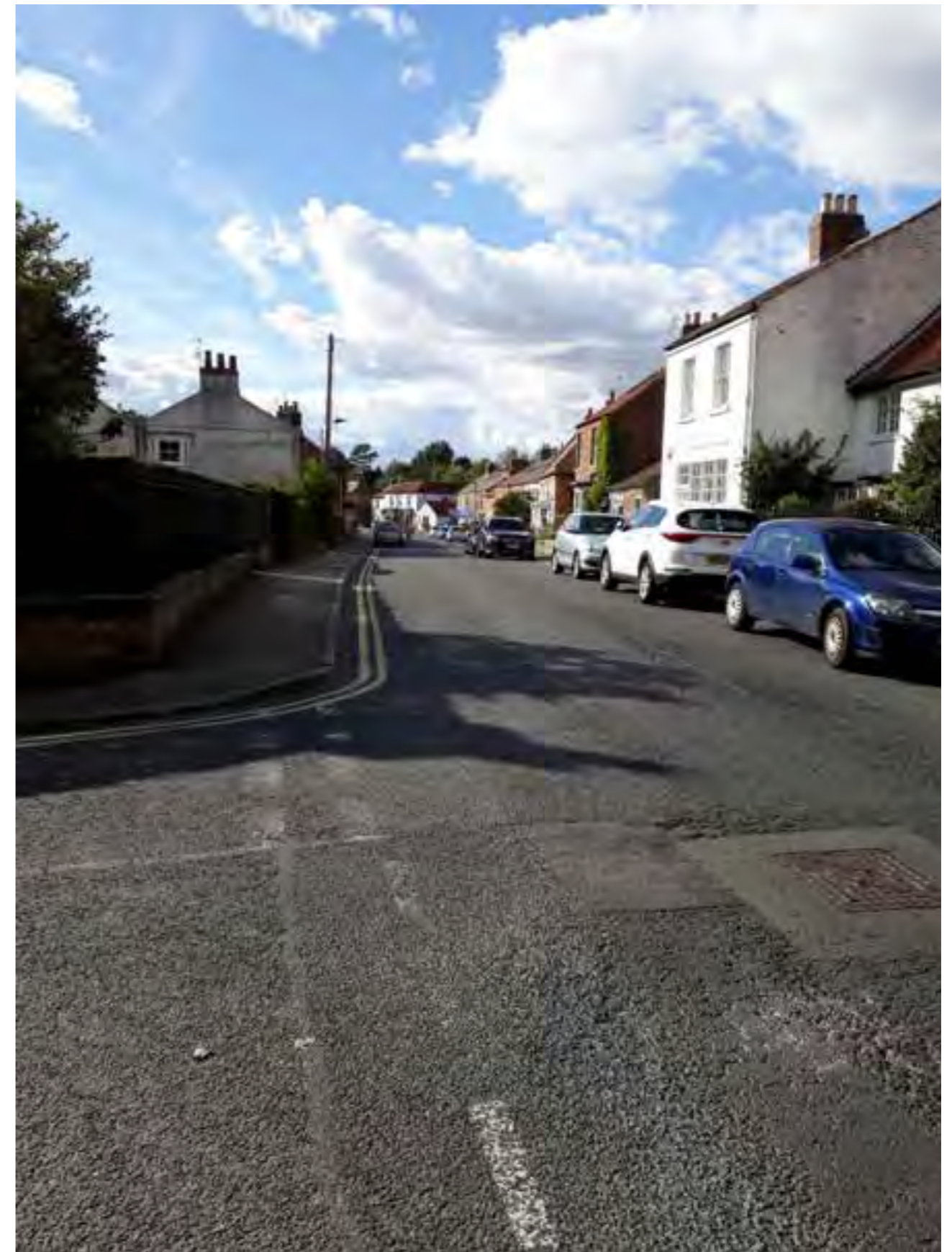
The survey focused upon the following locations, which are located adjacent to the facilities and services within Strensall:

- The Village between Jcn of Southfields Rd & the Library
- The east end of The Village between 100 and 135 The Village
- The West End, Strensall
- Barley Rise Shopping Parade Area

The findings of the survey are set out in full below. In summary, at all the locations, when vehicles are parked on the highway, passing motorists' behaviour often causes further congestion when drivers insist on passing parked vehicles before ensuring that the exit from that area is clear.

The Village between Jcn of Southfields Rd & The Library

The area covered was The Village from the junction with Southfields Road to the Bus Stop opposite the library. Parking is staggered but on both sides of the highway. There are double yellow lines and H markings for exits. A number of the vehicles parked belong to residents who do not have off-road parking. The maximum number of spaces is 15 on each side of the highway. Most of the empty spaces seen were located to the west of the junction with Sheriff Hutton Road except during the 10.00 am time-slot which coincided with a coffee morning at the Methodist Chapel. Outside the hours of 0800 to 1100 Mon to Sat the loading area outside Tesco is available for public parking. The landlord of The Ship does not object to parking in the parking area behind the establishment during daytime when there are fewer customers.



Photograph taken from junction of Southfields Road and The Village

Saturday 1st September 2018
The Village between Jcn of Southfields Rd & the library

Location	Time	Number of empty spaces (total approx. 30)	Comments re congestion etc.
The Village (Tesco)	08.00	8	
	10.00	8	
	12.00	9	
	14.00	9	
	16.00	8	

Thursday 6th September 2018
The Village between Jcn of Southfields Rd & the library

Location	Time	Number of empty spaces (total approx. 30)	Comments re congestion etc.
The Village (Tesco)	08.00	8	Note (a) & (b)
	09.00	6	Note (b)
	10.00	9	
	12.00	7	
	14.00	6	
	16.00	8	Van parked across H marking. York bound bus delayed 2 minutes

- (a) The area east of the junction with Sheriff Hutton Road had only one vacant space at 08.00.
- (b) The area east of the junction with Sheriff Hutton Road had only two vacant spaces at 09.00. Congestion was really bad between the junctions of Southfield Road and Sheriff Hutton Road.

A Tesco delivery vehicle was parked in the loading area in front of the store between 0800 and 0900 with the milk delivery vehicle waiting outside the former Post Office.

There was a continuous flow of traffic from Sheriff Hutton Road turning west into The Village highway. Included in this flow was an articulated lorry with a trailer both containing loads of hay. This vehicle had great difficulty negotiating the turnout of Sheriff Hutton Road and required the whole available width of the road.

Vehicles parked east of the junction with Sheriff Hutton Road were so tightly parked that manoeuvres to depart caused further hold-ups.

Contributory factors were the passage of the waste collection vehicle and buses together with the “school run” using vehicles, cycles, scooters or walking.

East End of The Village between 100 and 135 The Village

As can be seen from photo (below) vehicles heading east towards Brecks Lane or Lords Moor Lane require considerate parking between the cars parked on the north side in the foreground and those on the south side. The geography of The Village highway prevents vehicle drivers heading west when approaching the parked vehicles on south side to see traffic approaching from the opposite direction which leads to numerous occasions when one or other has to seek refuge to allow the other to pass.



Photograph taken from junction of The Village with Brecks Lane

Saturday September 1st 2018
East End of The Village between 100 and 135 The Village

Location	Time	Number of empty spaces		Comments re congestion etc.
		North Side (total approx. 12)	South Side (total approx. 14)	
The Village (East)	08.00	2	3	
	10.00	3	6	
	12.00	7	4	
	14.00	4	2	
	16.00	5	6	

**Thursday 6th September 2018
East End of The Village between 100 and 135 The Village**

Location	Time	Number of empty spaces		Comments re congestion etc.
		North Side (total approx. 12)	South Side (total approx. 14)	
The Village (East)	08.00	4	5	
	10.00	5	6	
	12.00	7	9	
	14.00	4	6	
	16.00	7	5	

The parked vehicles are mainly those of residents living on the north side between 103 and 135 The Village and on the south side between 100 and 128 The Village.

West End, Strensall

The street is regularly used for parking in association with the nearby school.

The area surveyed included the following highways:

- West End
- Westpit Lane (to junction with Riverside Walk/no 2)
- Haxby Moor Rd (to junction with Leyfield Close)
- Moorland Garth
- Wilkinson Way (to entrance to Forest Court)

The total number of spaces available for on-highway parking is 60. It is believed that some of the all-day parking is due to employees of the Robert Wilkinson Academy parking on the highway rather than in the academy grounds.

A previous planning application to extend the on-site parking at Robert Wilkinson Academy was approved but is now time expired.

**Thursday 6th September 2018
West End, Strensall**

Location	Time	Number of empty spaces (total approx. 60)	Comments re congestion etc.
West End	09.00	16	School drop off - rapid turnover of spaces
	11.00	12	
	13.00	8	Pick up for new starters
	15.00	6	End of school pick up
	17.00	37	

**Saturday 15th September 2018
West End, Strensall**

Location	Time	Number of empty spaces (total approx. 60)	Comments re congestion etc.
West End	09.00	42	
	11.00	42	
	13.00	46	
	15.00	44	
	17.00	43	



Photograph taken from Barley Rise North of Shopping Parade

APPENDIX TWO: LOCAL GREEN SPACE DESIGNATION

A2.1 Paragraph 99 of the National Planning Policy Framework (NPPF) sets out the criteria for the designation of local green space within Local Plans and neighbourhood plans. The NPPF makes clear the Local Green Space designation will not be appropriate for most green areas or open space and that the designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

A2.2 The National Planning Policy Guidance provides further explanation on situations where it is appropriate to designate local green space. The guidance makes clear that large expanses of land, particularly on the edge of settlements, should not be designated and that it is unlikely to be appropriate to designate land which is covered by national or international designations. The guidance does, however, suggest it is appropriate to designate playing fields, allotments or urban spaces.

A2.3 Through consultation and discussions an initial list of sites was identified for potential designation. The list has then been considered in light of the criteria of Paragraph 99 in order to identify whether the sites initially identified were appropriate for designation. A number of sites have not been carried forward for designation because they were considered to be either too big, or else they were not locally significant either in terms of use or historic significance. The table below sets out the full list and the assessment, which resulted in the final list included under Policy CF2 of this Plan.

Thursday 6th September 2018 Barley Rise Shopping Parade Area

Location	Time	Number of empty spaces (total 10)	Comments re congestion etc.
Barley Rise	08.00	0	Busy but no congestion or thoughtless parking
	09.00	2	No congestion
	10.00	0	
	12.00	1	Busy
	14.00	0	Busy
	15.00	4	Quiet
	16.00	1	Busy

CF2-1	Natural / Semi-Natural Land opposite the Tannery	(CoYC Local Plan evidence Identity 144)
Location	North of Sheriff Hutton Road Bridge	
Size	0.481 Ha	
Adjacent to existing properties?	Yes - In open countryside opposite Foss View Close	
Local or community value	Yes – Rich wildlife habitat on bank of River Foss	
Landscape value	Yes - Natural / Semi Natural	
Historical value	No	
Recreational value	No - but adjacent to Centenary Way Public Right of Way	
Wildlife or green infrastructure value	Yes – area is known for its value as a wildlife habitat	
Summary Assessment/ Basis for Recommendation	Meets 4 of the 6 assessment criteria and is an important wildlife habitat	
Recommendation	Agree with emerging local plan designation as NATURAL / SEMI-NATURAL Green Space	

CF2- 3	Natural / Semi-Natural Land between River Foss and West Pit Lane	(CoYC Local Plan Evidence Identity 147)
Location	To rear of West Pit Lane, Shelley Drive (part), Creaser Close, Adlington Close (part) and Leyfield Close (part)	
Size	4.879 Ha	
Adjacent to existing properties?	Yes – located to rear of some properties at West Pit Lane (even nos), Creaser Close, Shelley Drive, Adlington Close and Leyfield Close	
Local or community value	Yes – regular use by walkers and dog walkers	
Landscape value	Yes – river bank location but some properties have extended rear gardens and fenced off their extended property	
Historical value	None	
Recreational value	Yes - regular usage by walkers and dog walkers	
Wildlife or green infrastructure value	Yes – significant wild life area which is being degraded following sale of land to some residents	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Agree with emerging local plan designation as NATURAL / SEMI-NATURAL Green Space	

CF2- 2	Natural / Semi-Natural land known as The Heath	(CoYC Local Plan Evidence Identity 145)
Location	Between Park Gate, Heath Ride, Fold Walk and Littlethorpe Close	
Size	3.712 Ha	
Adjacent to existing properties?	Yes – Former Brick and Tile Works Clay Pit now filled and grassed over	
Local or community value	Yes – used as recreation and dog walking area	
Landscape value	Yes – developer created features such as small copses and standing stones as well as several footpaths through the site	
Historical value	Yes – Site of former clay pit for Strensall Brickworks	
Recreational value	Yes – regularly used by children, dog walkers and footway from bus terminus to residences to the East of the built area of The Brecks	
Wildlife or green infrastructure value	Yes – provided as Open Space area in 1990 by developer when planning permission was granted for The Brecks area of Strensall	
Summary Assessment/ Basis for Recommendation	Meets all of the 6 assessment criteria	
Recommendation	Agree with emerging local plan designation as NATURAL / SEMI-NATURAL Green Space	

CF2- 4	Ash Walk Natural / Semi-Natural (Locally known as Wild Haven)	(CoYC Local Plan Evidence Identity 744)
Location	To North of Pasture Close and East of Ash Walk	
Size	0.613 Ha	
Adjacent to existing properties?	Yes - Surrounded by properties in Kirklands, Ash Walk, Pasture Close and Oak Tree Close	
Local or community value	Yes – includes nature trail within	
Landscape value	Yes – uncultivated area with many mature trees	
Historical value	No	
Recreational value	Yes – includes pathway from Pasture Close to Ash walk	
Wildlife or green infrastructure value	Yes – rich in flora and fauna. Nest boxes provided at several locations	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 5	Natural / Semi-Natural Area at Lakeside Gardens	(CoYC Local Plan Evidence Identity 806)
Location	On east bank of the River Foss, access from Heath Ride	
Size	0.372 Ha	
Adjacent to existing properties?	Yes - adjacent to the river Foss and surrounded on three sides by properties	
Local or community value	Yes - Contains a lake used by wildlife, access from the road and riverside	
Landscape value	Yes - Natural /Semi Natural	
Historical value	No	
Recreational value	Yes - Adjacent to Public Right of Way	
Wildlife or green infrastructure value	Yes - Kingfishers and other Wildlife have been seen at this location	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria and is important area for wildlife habitat	
Recommendation	Agree with emerging local plan designation as NATURAL / SEMI-NATURAL Green Space	

CF2- 7	Bowling Green off Northfields	(CoYC Local Plan Evidence Identity 92)
Location	Between Park Gate and Northfields	
Size	0.209 Ha	
Adjacent to existing properties?	Yes – surrounded on all sides by residential properties in Northfields, Blacklee Close, The Village, The Paddock and Park Gate	
Local or community value	Yes - a successful bowling club which provides a centre of outdoor activity and companionship. The small clubhouse and several benches for spectators add to the amenities	
Landscape value	Yes – in addition to the well-kept bowling green there are grassed areas on two sides which together with the bowling green provides a green oasis amongst the houses	
Historical value	None	
Recreational value	Yes – provides an outdoor sport enjoyed by players, families and friends	
Wildlife or green infrastructure value	None	
Summary Assessment/ Basis for Recommendation	Meets 4 out of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Outdoor Sports Facility	

CF2- 6	Howard Road Natural / Semi-Natural	(CoYC Local Plan Evidence Identity 815)
Location	Top of Howard Road, Strensall Camp	
Size	1.176 Ha	
Adjacent to existing properties?	Yes - A limited number of properties on Howard Road	
Local or community value	Yes – the community value in this area is down to the way in which the area has been maintained e.g. wild grasses, not mown	
Landscape value	Yes – this area is in between 2 areas of green open space that are regularly mown	
Historical value	Yes – provided for military families	
Recreational value	Yes - Limited – this area does not offer much opportunity for play due to the wild grasses but does provide a space for walkers/dog walkers. There looked to be “man-made” walks through the grasses	
Wildlife or green infrastructure value	Yes - The area is ideal for the movement of small animals e.g. hedgehogs. The area offered (at the time of the assessment) a limited variety of food e.g. berries. It is difficult to make a fair assessment of this area of greenspace as it is suspected that this area has more to offer in terms of wildlife than is visible in October. At other times of the year with the presence of wild flowers, I would expect there to be significant number of bees, butterflies and insects	
Summary Assessment/ Basis for Recommendation	Meets all 6 assessment criteria	
Recommendation	Agree with emerging local plan designation as NATURAL / SEMI-NATURAL Green Space	

CF2- 8	Playing Field adjacent Railway Track / River Foss	(CoYC Local Plan Evidence Identity 148)
Location	Between Barley Rise and the River Foss with access from Durlston Drive Close	
Size	1.878 Ha	
Adjacent to existing properties?	Yes - there are some properties directly to the rear of the ground. One side of the ground is adjacent to the river foss and the other the railway line	
Local or community value	Yes - Community value as an underlease was granted by the parish council to provide a sports ground for Strensall Community Youth and Sports Association. The Clubhouse has numerous facilities and rooms are available for hire by community groups	
Landscape value	Yes - A safe environment for football clubs to play and some trees and shrubs around the boundaries	
Historical value	Yes - Part of the flood plain so totally unsuitable for any other purpose. Provided as part of a s106 agreement for residential housing elsewhere in the village	
Recreational value	Yes - The ground has tennis courts, football pitches and a multi-use games area used for netball etc. There are also plans for an enclosed five a side football pitch. The clubhouse has a kitchen, showers, changing rooms, meeting room and can be hired by other groups	
Wildlife or green infrastructure value	Yes - There is a negligible amount of wildlife apart from hedgehogs on the land	
Summary Assessment/ Basis for Recommendation	Retain as secure place for paying members to play sport. The security fence and locked gates prevents vandalism or unwanted groups of youths acting in an unsociable manner in the grounds. The car park is used during the week, on occasion, for motor cycle training. Meets all of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Outdoor Sports Facility	



CF2- 9	The Robert Wilkinson Primary Academy Playing Field (Outdoor Sports)	(CoYC Local Plan Evidence Identity 448)
Location	Robert Wilkinson School	
Size	1.418 Ha	
Adjacent to existing properties?	Yes - houses on West End back onto this green open space	
Local or community value	No – other than this area constitutes an essential part of the school. Not accessible to the community	
Landscape value	Yes – surrounded by mature trees on river bank	
Historical value	No	
Recreational value	Yes - Partial – this area is not open to the public but does offer significant recreational value to the school, as its playing and sports field	
Wildlife or green infrastructure value	No - Open space not ideal for shelter or the movement of small animals	
Summary Assessment/ Basis for Recommendation	This space is clearly an important asset to the school rather than the wider community, only on the basis that this space is not available to the general public. However, it meets 3 of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Outdoor Sports Facility	

CF2- 10	Howard Road Playing Field (Outdoor Sports)	(CoYC Local Plan Evidence Identity 745)
Location	Top of Howard Road, Strensall Camp	
Size	1.050 Ha	
Adjacent to existing properties?	Yes - As situated at the top of Howard Road there is only a limited number of properties near this open space but is less than 10” walk from properties in the Howard Road area of Strensall	
Local or community value	Yes - large, well maintained, flat playing field	
Landscape value	Yes - the large area of green open space is surrounded by wild grasses and mature hedgerow/trees. Just outside of the boundary but still within the landscape is a wide variety of trees which act as an ideal back drop	
Historical value	Yes - provided for military personnel and their families	
Recreational value	Yes - ideal for sports due to its size but fairly secluded. Ideal for dog walkers due to its size, openness and access	
Wildlife or green infrastructure value	No - Open space not ideal for shelter or the movement of small animals	
Summary Assessment/ Basis for Recommendation	A good open space. Easily accessible & well maintained. It meets all of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Outdoor Sports Facility	

CF2- 11	Sports Ground (Located Queen Elizabeth Barracks)	(CoYC Local Plan Evidence Identity 750)
Location	In secure area of Queen Elizabeth Barracks	
Size	3.079 Ha	
Adjacent to existing properties?	Yes - located to rear of residential properties on South side and military installations to East and North	
Local or community value	Yes - limited use due to its secure location but the football pitch has been used by arrangement with the military	
Landscape value	Yes - creates an open area between Strensall Road and the military buildings	
Historical value	Yes - has been part of the army facilities since the land was purchased by the MoD by order of the 1884 Strensall Common Act	
Recreational value	Yes - but mainly restricted to use by members of the military	
Wildlife or green infrastructure value	Yes - creates an open area between Strensall Road and the military buildings	
Summary Assessment/ Basis for Recommendation	Meets all 6 of the assessment criteria	
Recommendation	Agreed that this area which is indicated in the emerging local plan be used to enhance the village sports facilities to allow other sporting activities to take place	

CF2- 13	Strensall Park Playing Field	(CoYC Local Plan Evidence Identity 752)
Location	Located within Strensall Park Housing Development	
Size	1.504 Ha	
Adjacent to existing properties?	Yes - Surrounded on three sides by properties	
Local or community value	Yes - large cut grassed area to allow various activities	
Landscape value	Yes - large green open space area	
Historical value	Yes - associated with military housing	
Recreational value	Yes - used for walking, dog walking and ball games	
Wildlife or green infrastructure value	Yes - also include numerous mature trees	
Summary Assessment/ Basis for Recommendation	Meets all 6 of the assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 12	Tennis Courts (Located Queen Elizabeth Barracks)	(CoYC Local Plan Evidence Identity 751)
Location	In secure area of Queen Elizabeth Barracks	
Size	0.102 Ha	
Adjacent to existing properties?	Yes - to military buildings	
Local or community value	None	
Landscape value	None	
Historical value	Yes - has been part of the army facilities since the land was purchased by the MoD by order of the 1884 Strensall Common Act	
Recreational value	Yes - but only to military personnel	
Wildlife or green infrastructure value	None	
Summary Assessment/ Basis for Recommendation	Meets 3 of the 6 assessment criteria	
Recommendation	As part of the development plan for this site in the emerging local plan its retention must be taken into account	

CF2- 14	Amenity Greenspace at Northfields / The Village	(CoYC Local Plan Evidence Identity 141)
Location	Bounded by The Village and Northfields	
Size	0.516 Ha	
Adjacent to existing properties?	Yes - on all sides	
Local or community value	Yes - a focal point for the whole village where several events are held and also provides a relaxing area for families	
Landscape value	Yes - it breaks up an otherwise urban appearance	
Historical value	Yes - a long standing area for community use and events	
Recreational value	Yes - provides an easily accessible area adjacent to play equipment for both young and older children	
Wildlife or green infrastructure value	Yes - an area owned by City of York Council but leased to Strensall with Towthorpe Parish Council and is well maintained throughout the year	
Summary Assessment/ Basis for Recommendation	Meets all 6 of the assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 15	Amenity Greenspace Land off Hallard Way	(CoYC Local Plan Evidence Identity 149)
Location	Access from Hallard Way	
Size	0.195 Ha	
Adjacent to existing properties?	Yes - Surrounded by Hallard Way, Oak Tree Close and The Willows	
Local or community value	Yes - area of greenspace used for various activities	
Landscape value	Yes - greenspace area includes mature trees and recently planted trees	
Historical value	No	
Recreational value	Yes - used as recreational area by local residents	
Wildlife or green infrastructure value	Yes - green area with housing developments. Recent tree planting done to increase wildlife activities	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 17	Amenity Greenspace Land between York Road and Knapton Close	(CoYC Local Plan Evidence Identity 151)
Location	Located to rear of properties in Knapton Close (part), York Road (part) and Newton Way (part)	
Size	0.100 Ha	
Adjacent to existing properties?	Yes - surrounded by residential properties	
Local or community value	Yes - provides grassed area for use by the community	
Landscape value	Yes - contains several mature trees and hedges	
Historical value	None	
Recreational value	Yes - well maintained area owned by City of York Council but leased to and maintained by Strensall with Towthorpe Parish Council	
Wildlife or green infrastructure value	Yes - provides green area within housing developments on all sides	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 16	Amenity Greenspace adjacent to Pasture Close	(CoYC Local Plan Evidence Identity 150)
Location	Although identified as Pasture Close the area is located adjacent to properties in Kirklands	
Size	0.078 Ha	
Adjacent to existing properties?	Yes - adjacent to Kirklands and easy access from Pasture Close and Knapton Close	
Local or community value	Yes - also contains items of play equipment for older children	
Landscape value	Yes - provides grassed area for use by community	
Historical value	None	
Recreational value	Yes - well maintained area owned by City of York Council but leased to and maintained by Strensall with Towthorpe Parish Council	
Wildlife or green infrastructure value	Yes - provides green area within housing developments on all sides	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 18	Amenity Greenspace Land Off Chaldon Close	(CoYC Local Plan Evidence Identity 531)
Location	Between Barley Rise and the River Foss with access from Chaldon Close and Woodleigh Close	
Size	1.107 Ha	
Adjacent to existing properties?	Yes - there are seven properties in Chaldon Close, Woodleigh Close and Barley Rise that back onto the land	
Local or community value	Yes - Community value as a favourite place to walk dogs	
Landscape value	Yes - A long strip of open space between properties and the River Foss. The land is owned by City of York Council but is leased to and well maintained by Strensall with Towthorpe Parish Council	
Historical value	Yes - Part of the flood plain so totally unsuitable for any other purpose	
Recreational value	Yes - Highly used by dog walkers and walkers without dogs	
Wildlife or green infrastructure value	Yes - There is some evidence of stoats and water voles. There are pipistrelle bats nesting somewhere on the site as they search for food most evenings and nest boxes have been used by small songbirds. There are several mature trees along the site and shelter provided for hedgehogs and other small creatures. There is also overwhelming evidence of moles! Kestrels are regular visitors along the site and a sparrow hawk finds food there	
Summary Assessment/ Basis for Recommendation	Meets all 6 of the assessment criteria. Retain as public open space carefully maintained to provide homes for small mammals, insects and birds	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 19	Amenity Greenspace Land Off West Pit Lane	(CoYC Local Plan Evidence Identity 741)
Location	Off Westpit Lane	
Size	0.209 Ha	
Adjacent to existing properties?	Yes - Riverside Walk and Wood Close	
Local or community value	Yes - large area of maintained green open space easily accessible via Westpit Lane/Wood Close. Public right of way through to Wood Close	
Landscape value	Yes - semi natural environment consisting of a large green open space partially surrounded by a variety of hedgerows and trees	
Historical value	No	
Recreational value	Yes - large, flat open space ideal for sports and play. Ideal for dog walkers. Ideal for the school run from Wood Close	
Wildlife or green infrastructure value	Yes - variety of trees and hedgerow partially around the perimeter of the open space	
Summary Assessment/ Basis for Recommendation	A good open space owned and maintained by Strensall with Towthorpe Parish Council, easily accessible. Large open space ideal for sports and other recreational play. Meets 5 of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 21	Amenity Greenspace Off York Road	(CoYC Local Plan Evidence Identity 743)
Location	York Road, Strensall - opposite junction with Kirklands	
Size	0.187 Ha	
Adjacent to existing properties?	Yes - surrounded on three sides	
Local or community value	Yes - used as recreation area. Seasonal flower bulbs and trees planted	
Landscape value	Yes - Amenity Green Space	
Historical value	No	
Recreational value	Yes - but limited due to its location adjacent to busy highway	
Wildlife or green infrastructure value	Yes - provides openness in area of housing developments	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 20	Amenity Greenspace Off Lynwood Close	(CoYC Local Plan Evidence Identity 742)
Location	Behind 20 Lynwood Close	
Size	0.094 Ha	
Adjacent to existing properties?	Yes - rear of Lynwood Close/Middlecroft Drive	
Local or community value	Yes - much used footpath from Lynwood Close to Middlecroft Drive	
Landscape value	Yes - Natural area consisting of mature trees and hedgerows with exception to a number of small areas of grass that are well maintained/cut short	
Historical value	No	
Recreational value	Yes - Limited - small flat green area(s) (well maintained) suitable for limited recreational play e.g. football. Ideal for walkers. Limited appeal for dog walkers	
Wildlife or green infrastructure value	Yes - the area is of significant benefit to a variety of wildlife. Surrounded by thick mature hedgerow and trees. Ideal for shelter, nesting, movement and food e.g. trees bearing nuts, fruit and berries	
Summary Assessment/ Basis for Recommendation	This area provides an ideal habitat for wildlife and has a significant number and variety of food bearing trees. It is owned and maintained by Strensall with Towthorpe Parish Council. Meets 5 of the 6 assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 22	Amenity Greenspace at Hollis Crescent	(CoYC Local Plan Evidence Identity 747)
Location	To South of Howard Road and East, West & North of Hollis Crescent	
Size	0.131 Ha	
Adjacent to existing properties?	Yes - Surrounded by Hollis Crescent / Howard Road (part)	
Local or community value	Yes - play and recreational area	
Landscape value	Yes - greenspace within development	
Historical value	Yes - associated with military occupation of surrounding properties	
Recreational value	Yes - used as recreational area by local residents	
Wildlife or green infrastructure value	Yes - provides recreational space for residents	
Summary Assessment/ Basis for Recommendation	Meets 6 of the assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 23	Amenity Greenspace at Strensall Park	(CoYC Local Plan Evidence Identity 753)
Location	Within residential area known as Strensall Park	
Size	0.193 Ha	
Adjacent to existing properties?	Yes - Surrounded on all sides by properties	
Local or community value	Yes - provides green area for use by community	
Landscape value	Yes - greenspace within development	
Historical value	Yes - associated with military occupation of surrounding properties	
Recreational value	Yes - used as recreational area by local residents	
Wildlife or green infrastructure value	Yes - provides recreational space for residents	
Summary Assessment/ Basis for Recommendation	Meets all 6 of the assessment criteria	
Recommendation	Agree with September 2017 evidence for emerging Local Plan as Amenity Green Space	

CF2- 25	Children’s Play Area Land to South of Village Hall	(CoYC Local Plan Evidence Identity 48)
Location	Included within the Northfields Amenity Greenspace CF3 -14	
Size	0.069 Ha	
Adjacent to existing properties?	Yes - overlooked by properties in Northfields and The Village	
Local or community value	Yes - a well-used play area with equipment provided for older children. Also acts as meeting space for older children	
Landscape value	Yes - is part of CF3 – 14 Amenity Greenspace	
Historical value	Yes - originally provided with all age play equipment prior to young children’s equipment provision in separate area of the Greenspace	
Recreational value	Yes - climbing frame, swings and other items suitable for older children provided in this popular area	
Wildlife or green infrastructure value	Yes - mature trees attract birds and squirrels are regular visitors	
Summary Assessment/ Basis for Recommendation	Meets all 6 of the assessment criteria	
Recommendation	Agree with emerging local plan designation as Children’s Play Area	

CF2- 24	Amenity Greenspace off Littlethorpe Close	(CoYC Local Plan Evidence Identity 805)
Location	Littlethorpe Close off Brecks Lane	
Size	0.269 Ha	
Adjacent to existing properties?	Yes - adjacent to properties on Littlethorpe Close, has a thick row of trees on one side	
Local or community value	Yes - also adjacent to CF3 - 26 which contains some children’s play equipment	
Landscape value	Yes - has a small paved area but surrounded by Natural /Semi Natural area	
Historical value	No	
Recreational value	Yes - adjacent to Littlethorpe Close, Breck’s Lane and The Heath	
Wildlife or green infrastructure value	Yes - area is known for its wildlife value	
Summary Assessment/ Basis for Recommendation	Site clearly meets requirement for wildlife value and meets 5 of the 6 assessment criteria	
Recommendation	Agree with emerging local plan designation as Amenity Green Space	

CF2- 26	Children’s Play Area off Littlethorpe Close	(CoYC Local Plan Evidence Identity 54)
Location	Adjacent to Littlethorpe Close and Brecks Lane	
Size	0.007 Ha	
Adjacent to existing properties?	Yes - an open area including children’s play equipment with access from Littlethorpe Close, separated from The Heath by thick rows of mature trees	
Local or community value	Yes - used for recreation and ball games	
Landscape value	Yes - Natural/Semi Natural	
Historical value	No	
Recreational value	Yes - includes Children’s play equipment	
Wildlife or green infrastructure value	Yes - adjacent to The Heath and known for its wildlife	
Summary Assessment/ Basis for Recommendation	Clearly meets assessment for its wildlife habitat and meets 5 of the 6 assessment criteria	
Recommendation	Agree with emerging local plan designation as Children’s Play Area	

CF2- 27	Howard Road Children's Play Area	(CoYC Local Plan Evidence Identity 746)
Location	Off Howard Road, Strensall camp	
Size	0.203 Ha	
Adjacent to existing properties?	Yes - adjacent to Humber Drive and within 10" walk from Cumbrian Avenue, Howard Road and Hollis Crescent	
Local or community value	Yes - 2 fenced areas of play containing a variety of play equipment e.g. swings, rockers	
Landscape value	Yes - these 2 areas of play break the landscape up and sit well within the existing landscape consisting of family homes, open space (see CF3-6 & CF3-10)	
Historical value	Yes - provided for families of military personnel	
Recreational value	Yes - this area offers significant benefit to local children. The play equipment is aimed at children of all ages but is limited in terms of inclusive play equipment. Close proximity to areas of green open space ideal for sports or other forms of recreational play	
Wildlife or green infrastructure value	No - although it is noted that the play area is within close proximity to significant green open spaces	
Summary Assessment/ Basis for Recommendation	This play area compliments its surrounding and offers children within the vicinity a much needed, defined area of play. Meets 5 of the 6 assessment criteria	
Recommendation	Agree with emerging local plan designation as Children's Play Area	

CF2- 28	Hollis Crescent Children's Play Area	(CoYC Local Plan Evidence Identity 748)
Location	Located within CF3 - 22 Hollis Crescent Amenity Greenspace	
Size	0.028 Ha	
Adjacent to existing properties?	Yes - surrounded by Hollis Crescent / Howard Road (part)	
Local or community value	Yes - safe overlooked environment with play equipment	
Landscape value	No	
Historical value	Yes - initially provided for use of military families	
Recreational value	Yes - play equipment provided	
Wildlife or green infrastructure value	No	
Summary Assessment/ Basis for Recommendation	Meets 4 of the 6 assessment criteria	
Recommendation	Agree with emerging local plan designation as Children's Play Area	

CF2- 29	Children's Play Area in Strensall Park Amenity Greenspace	(CoYC Local Plan Evidence Identity 804)
Location	Surrounded by properties in Strensall Park	
Size	0.064 Ha	
Adjacent to existing properties?	Yes - overlooked by properties within Strensall Park development	
Local or community value	Yes - used by families in Strensall Park area	
Landscape value	No	
Historical value	Yes - provided as facility for military residents and families	
Recreational value	Yes - play equipment provided	
Wildlife or green infrastructure value	No	
Summary Assessment/ Basis for Recommendation	Meets 4 of the 6 assessment criteria	
Recommendation	Agree with emerging local plan designation as Children's Play Area	

CF2- 30	Children's Play Area at Northfields	(CoYC Local Plan Evidence Identity 902)
Location	Adjacent to Strensall Village Hall car park and Northfields Amenity Greenspace	
Size	0.138 Ha	
Adjacent to existing properties?	Yes - to rear of properties in Northfields	
Local or community value	Yes - a newly refurbished young children's fenced in play area with modern interactive equipment	
Landscape value	Yes - mature trees within the play area	
Historical value	Yes - has been the site for the provision of young children's play equipment for many years and is located in a safe environment away from highways	
Recreational value	Yes - well equipped and maintained by Strensall with Towthorpe Parish Council	
Wildlife or green infrastructure value	Yes - the latest refurbishment replaced a bark chipped surface with turf to reinforce the rural nature of the location. Mature trees provide safe environment for birds and squirrels	
Summary Assessment/ Basis for Recommendation	Meets all of the 6 assessment criteria	
Recommendation	Agree with emerging local plan designation as Children's Play Area	

CF2- 31	Children's Play Area off Pasture Close	(CoYC Local Plan Evidence Identity 2101)
Location	Between Knapton Close, Kirklands and Pasture Close	
Size	0.138 Ha	
Adjacent to existing properties?	Yes - surrounded by and accessed from footpaths which connect Knapton Close, Kirklands and Pasture Close	
Local or community value	Yes – well used play area with play equipment recently upgraded	
Landscape value	Yes - has hedges and semi-mature trees	
Historical value	None	
Recreational value	Yes - land owned by City of York Council but leased to and maintained by Strensall with Towthorpe Parish Council. Grass cut regularly and play equipment maintained to a high standard which results in a well-used play area	
Wildlife or green infrastructure value	Yes – area contains wild hedge and has semi-mature trees	
Summary Assessment/ Basis for Recommendation	Meets 5 out of 6 assessment criteria	
Recommendation	Agree with emerging local plan designation as Children's Play Area	

CF2- 33	Strensall New Lane Allotments	(CoYC Local Plan Evidence Identity 907)
Location	Situated off New Lane (unmade road from Sheriff Hutton Road)	
Size	0.525 Ha	
Adjacent to existing properties?	Yes - close to Eastern end of Tannery development	
Local or community value	Yes - fully occupied. Owned and managed by City of York Council	
Landscape value	No	
Historical value	Yes - provided as alternate site for allotments following development of The Sidings allotments in The Village	
Recreational value	Yes - makes a positive contribution to character of this industrialised area of Strensall. Well-tended with all plots growing flowers, plants or vegetables during season	
Wildlife or green infrastructure value	Yes - improved land management	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Agree with emerging Local Plan designation as allotments	

CF2- 32	Allotment Gardens by Terrington Court	(CoYC Local Plan Evidence Identity 142)
Location	Between Northfields and Terrington Court	
Size	0.519 Ha	
Adjacent to existing properties?	Yes - to rear of properties in Northfields and Terrington Court	
Local or community value	Yes - fully occupied. Owned by local authority but managed by Parish Council on behalf of allotment leasers	
Landscape value	Yes - mature trees on south side of allotments	
Historical value	Yes - these allotments have existed for over 60 years	
Recreational value	Yes - makes a positive contribution to character of this developed area of Strensall. Well-tended with all plots growing flowers, plants or vegetables during season	
Wildlife or green infrastructure value	Yes - improved land management	
Summary Assessment/ Basis for Recommendation	Meets all 6 of the assessment criteria	
Recommendation	Agree with emerging local plan designation as Children's Play Area	

CF2- 34	Burial Ground, Strensall	(CoYC Local Plan Evidence Identity 738)
Location	Adjacent to Sheriff Hutton Road c400 metres from village centre	
Size	0.392 Ha	
Adjacent to existing properties?	No	
Local or community value	Yes - consecrated as a burial ground in 1995. A non-denominational well maintained quiet reflective location owned and maintained by Strensall with Towthorpe Parish Council	
Landscape value	Yes - includes a well maintained grassed area surrounded by hedges and mature trees	
Historical value	Yes - maintains a record of the remains of members of the local community	
Recreational value	No	
Wildlife or green infrastructure value	Yes - includes a well maintained grassed area surrounded by hedges and mature trees	
Summary Assessment/ Basis for Recommendation	Meets 4 of the 6 assessment criteria	
Recommendation	Agree with emerging Local Plan designation as Cemetery	

CF2- 35	St Mary the Virgin Churchyard, Church Lane, Strensall	(CoYC Local Plan Evidence Identity 740)
Location	Church Lane, Strensall	
Size	0.511 Ha	
Adjacent to existing properties?	Yes - it abuts to properties to the South and East of Church Lane	
Local or community value	Yes - the Church is a well-used religious facility. The graveyard surrounding the Church Building is full but not yet closed to burials as a small number of plots are reserved. Cremated remains continue to be interred in the churchyard	
Landscape value	Yes - from the churchyard there are views across open countryside to the West and North. There are a number of mature trees of various species	
Historical value	Yes - the Church is a Grade II listed building - (12th December 1986) which is surrounded by graves of former residents and also contains war graves. The original building was constructed between 100 and 1150 AD and was dedicated to St James. It was replaced by a new Church between 1804 and 1806 but was found to be inadequate for the needs of the community. The present building was constructed in 1866. The connected Church Hall was replaced by a modern building – Sperehead Hall - which opened in June 2017. There is a thriving weekly morning café each Wednesday held in the hall	
Recreational value	Yes - facilities, such as well-equipped kitchen, audio/video projection equipment are available for various groups and can seat up to 50 people	
Wildlife or green infrastructure value	Yes - managed under the “Grave Yard Conservation Area Appraisal Scheme”	
Summary Assessment/ Basis for Recommendation	Site meets all 6 of the assessment criteria	
Recommendation	Agree with the identification of this site as Cemetery in the evidence dated September 2017 for the emerging local plan	

CF2- 36	St Wilfrid’s Garrison Church, St Wilfrid’s Road, Strensall	(CoYC Local Plan Evidence Identity 749)
Location	Saint Wilfrid’s Road, Strensall	
Size	0.204 Ha	
Adjacent to existing properties?	Yes - surrounded on all sides by properties	
Local or community value	Yes, community value - approved as Asset of Community Value by Local Authority 17th September 2018	
Landscape value	Yes - Church is surrounded by hedges and grassed area outside the footprint of the building	
Historical value	Yes - The current building replaces a former wooden built Church destroyed by fire. This brick-built building dates from 1934 and although it is licensed for the conducting of Religious Services, Funerals and Weddings. It is also used by the community to provide sufficient space when well attended events are organised. Its future use is dependent on the outcome of the closure/ sale of the nearby Queen Elizabeth Barracks by the MoD	
Recreational value	No - none at present	
Wildlife or green infrastructure value	Yes - numerous trees surround the building attracting birds and small animals	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Agree with the identification of this site as Cemetery in the evidence dated September 2017 for the emerging local plan	



CF2- 37	Verge and Land on North side of Ox Carr Lane, Flaxton Road and West Side of Lord's Moor Lane	Leased by Parish Council from Local Authority
Location	A large area of land owned by City of York Council and leased to Strensall with Towthorpe Parish Council on a 99-year lease dated 1st January 1996	
Size	4.129 Ha	
Adjacent to existing properties?	Yes - but only on the sections fronting Lords Moor Lane, Ox Carr Lane and the west end of Flaxton Road	
Local or community value	Yes - an unmarked path through the land was upgraded in 2005 and is regularly used by walkers of all ages. Bird and Bat boxes have been erected throughout the area. An existing pond on Lords Moor Lane was extended in April 2010. The whole area is rich in flora and fauna is valued as a peaceful place with seats provided to view open countryside	
Landscape value	Yes - the upgraded path allows access to this rural landscape	
Historical value	Yes - the land was owned by the Ministry of Defence until purchased by Ryedale District Council prior to the boundary changes in 1996. An MoD marker post alongside the path confirms its military history	
Recreational value	Yes - although the area is alongside busy highways it is a well-used peaceful area for walkers and naturalists	
Wildlife or green infrastructure value	Yes - rich in flora and fauna	
Summary Assessment/ Basis for Recommendation	Meets all of the 6 assessment criteria	
Recommendation	Although not included in the September 2017 evidence to the emerging local plan this site is of great value to the community as area of Natural/Semi-Natural open space	

CF2- 38	Small area of land and footway between Knapton Close and Newton Way	Leased by Parish Council from Local Authority
Location	Connecting area of land between Knapton Close and Newton Way	
Size	0.032 Ha	
Adjacent to existing properties?	Yes - adjacent to properties within Knapton Close, Newton Way and Ox Carr Lane	
Local or community value	Yes - value as the area provides right of way from Knapton Close to Newton Way	
Landscape value	None - the site is a part of an area of land leased from City of York Council by Strensall with Towthorpe Parish Council which provides footpath access between Knapton Close and Newton Way	
Historical value	None	
Recreational value	Yes - limited to use of the footpath which passes through the area. Some residents have planted flowers to improve the overgrown look of the area	
Wildlife or green infrastructure value	Yes - site is not maintained other than cutting back of hedges alongside footway	
Summary Assessment/ Basis for Recommendation	Meets 4 of the 6 assessment criteria	
Recommendation	Although the site is not designated by City of York Council in the emerging local plan it should be retained for its value to the local community	

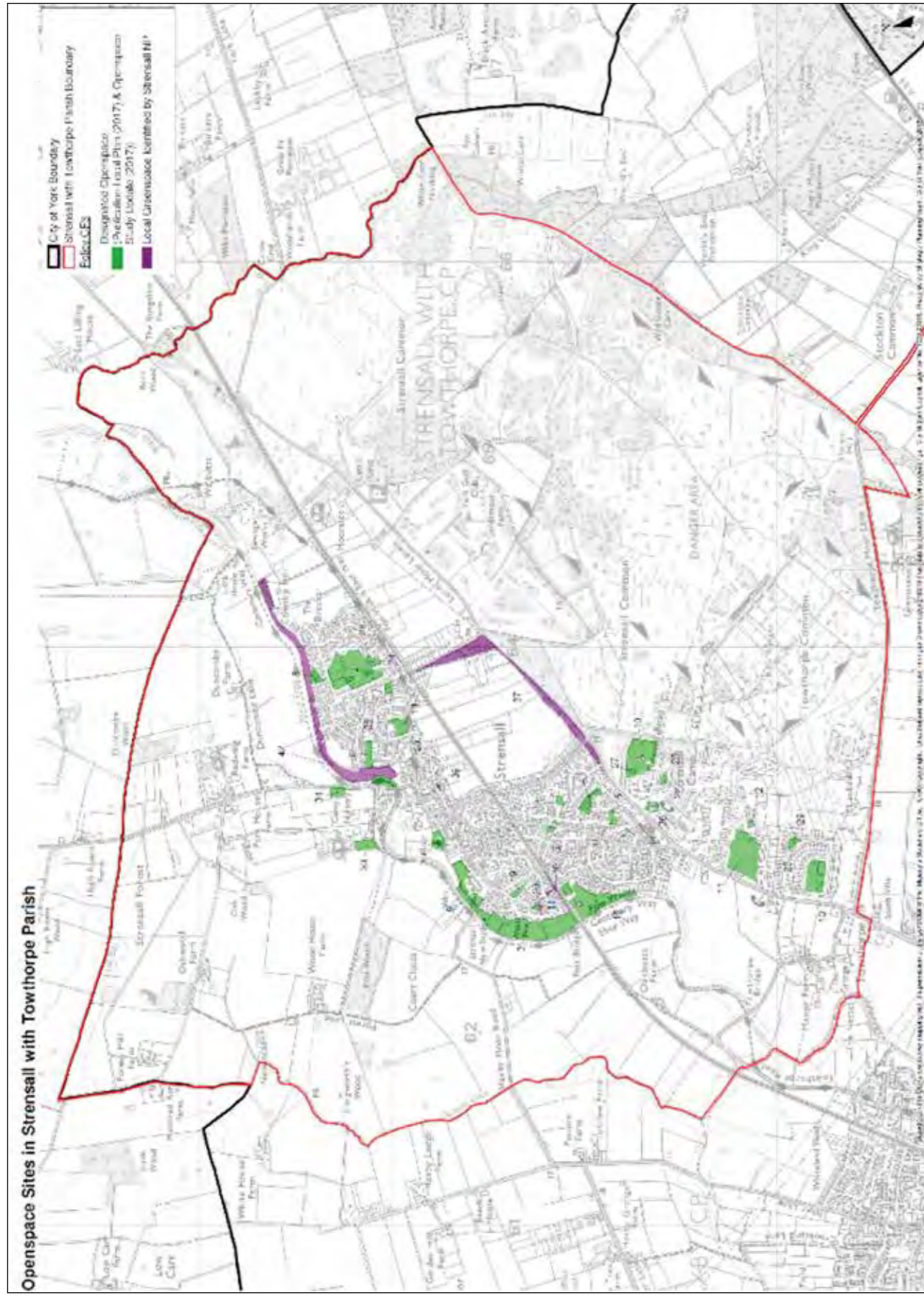
CF2- 39	Grassed area to front of Yorkshire Housing Bungalows on Southfields Road	Owned by Yorkshire Housing Association
Location	Southfields Road, Strensall	
Size	0.073 Ha	
Adjacent to existing properties?	Yes - fronting bungalows Nos 6 - 18	
Local or community value	Yes - valued as an open aspect and is an important part of the character of the area	
Landscape value	Yes - Amenity Green Space owned and maintained by Yorkshire Housing Association	
Historical value	No	
Recreational value	Yes - limited due its small area	
Wildlife or green infrastructure value	Yes - has several trees, suitable for bird nesting	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Site is of value to the community due to its openness and is included as an area of Amenity Greenspace	

CF2- 40	Open Space land alongside railway to rear of Middlecroft Drive between Railway footbridge and CF3 - 3	Owned and maintained by Strensall with Towthorpe Parish Council
Location	Access from Middlecroft Drive or Natural/semi-natural land behind West Pit Lane (CF3 -3)	
Size	0.254 Ha	
Adjacent to existing properties?	Yes - between rear of Middlecroft Drive, Firbank Close, Adlington Close and York to Scarborough Railway	
Local or community value	Yes – undeveloped area purchased and managed by Parish Council and includes heavily used permissive pathway	
Landscape value	Yes - contains numerous mature trees which mask noise levels from railway	
Historical value	No	
Recreational value	Yes - walkway from Barley Rise / Melcombe Avenue area to West End	
Wildlife or green infrastructure value	Yes - maintained as semi-natural area to retain the natural facilities provided by developer	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Although not included in the September 2017 evidence for emerging Local Plan it should be included as Amenity Greenspace	

CF2- 41	Open Space land to frontage of 14 to 18 West Pit Lane and CF3 - 3	Owned and maintained by Strensall with Towthorpe Parish Council
Location	Strip of hedgerow situated to frontage of 14-18 Westpit Lane	
Size	0.085 Ha	
Adjacent to existing properties?	Yes – 14 - 18 Westpit Lane	
Local or community value	None	
Landscape value	Yes - limited - the strip of hedgerow cannot be fully appreciated from the road/pavement	
Historical value	None	
Recreational value	None	
Wildlife or green infrastructure value	Yes - thick, high density mature hedgerow and trees. Ideal for shelter, nesting and feeding animals e.g. fruit bearing plants	
Summary Assessment/ Basis for Recommendation	Whilst this area of open space has no recreational value due to its location and design (no land other than the hedgerow) this small area does provide an ideal habitat for wildlife and nesting birds. It is owned and maintained by Strensall with Towthorpe Parish Council. Meets 3 of the 6 assessment criteria	
Recommendation	Although not included in the September 2017 evidence for emerging Local Plan it should be included as Amenity Greenspace	

CF2- 42	Natural / Semi-Natural Land on Brecks side of River Foss	Part of s106 agreement for housing development in The Brecks area
Location	Between Emergency Access road from Sheriff Hutton Road to alongside Terrington Court and also accessed from Darfield Close, Woburn Close, Lakeside Gardens, Gainsborough Close and Moray Close as far as Cowslip Hill	
Size		
Adjacent to existing properties?	Yes - to riverside properties on Swallows, Lakeside Gardens and Riverside developments	
Local or community value	Yes - well used by walkers and dog walkers and connects with Public Right of Way Footpath 17	
Landscape value	Yes - Natural river bank environment is haven for many varieties of birds and small mammals	
Historical value	None	
Recreational value	Yes - well used permissive footpath used by walker and dog walkers. Allows access to Footpath 17 on the South side of the River Foss from Sheriff Hutton Road as the Public Right of Way (FP17) is severed at Cowslip Hill due to footbridge being washed away and not yet replaced by local authority	
Wildlife or green infrastructure value	Yes - rich habitat for small mammals including otters and water voles and birds of many varieties including kingfishers	
Summary Assessment/ Basis for Recommendation	Meets 5 of the 6 assessment criteria	
Recommendation	Although not included in the September 2017 evidence for emerging Local Plan it should be included as Natural/Semi-Natural land	

APPENDIX THREE: LOCAL CONNECTIONS CRITERIA FOR AFFORDABLE HOUSING



Where the affordable¹ housing requirement, as set out in the City of York Local Plan, is triggered, it is expected that the needs and aspirations of the local community must be met in accordance with the most up to date Strategic Housing Needs Assessment and in relation to:

- The type and size,
- Tenure,
- Remaining in perpetuity for local people.

In support of meeting local affordable housing requirements, any new affordable housing is expected to be allocated to those with a local connection to Strensall or Towthorpe in the first instance.

This requirement is to be secured through the details of any Section 106 or other legal document connected with the transfer of ownership of the affordable units to a Registered Social Provider.

Applicants aged 16 or over are able to apply and they must provide evidence that they have a local connection to Strensall or Towthorpe for a minimum 3 years up to and including the date of their application. A person has a local connection where:

- They have lived for the last 3 years in Strensall or Towthorpe through their own choice (e.g. where they have been rehoused in temporary accommodation in the area),
- They are currently employed in Strensall or Towthorpe and have been for the last 3 years,
- They have direct family who live in Strensall or Towthorpe and have done so for the last 3 years. Direct family members are spouses, civil partners, parents, grandparents, sons, daughters, brothers or sisters, or
- They have other special circumstances that connect them to Strensall or Towthorpe.

¹ Homes for people who are unable to access or afford market housing and includes social rented and intermediate housing) as defined within the National Planning Policy Framework.

APPENDIX FOUR: WOODHALL PLANNING AND CONSERVATION CHARACTER APPRAISAL

CONTENTS

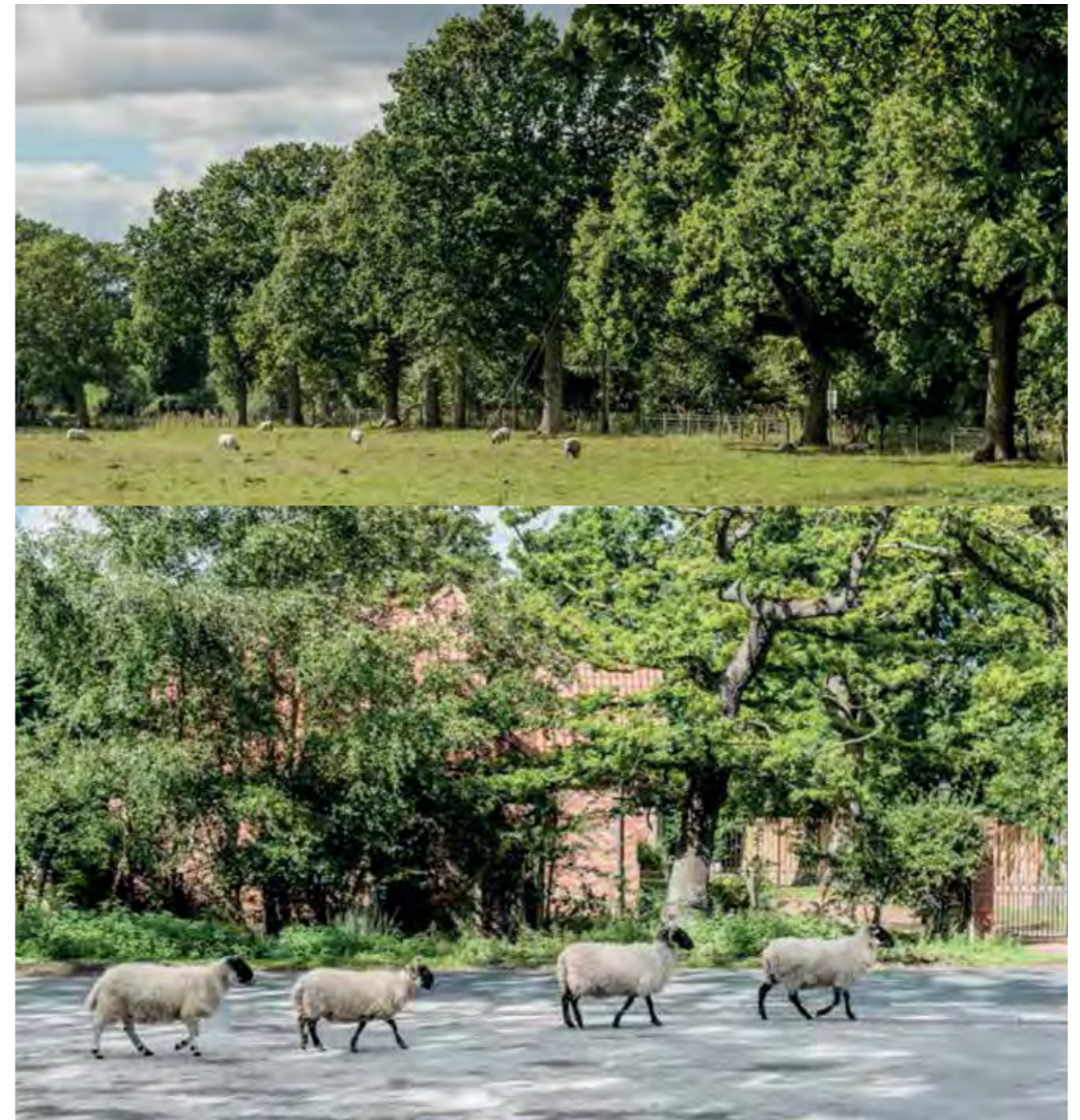
Character Assessment

1.00	Introduction	A4.3
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Woodhall Planning & Conservation,
Studio 11, 2 King Charles Street,
Leeds, LS1 6LS
Tel: 0113 255 4660
Email: info@woodhall.co.uk

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1.0 INTRODUCTION

1.01 This report provides a brief character assessment of the character of the land and buildings within the Strensall with Towthorpe Neighbourhood Plan area. The report focuses on an analysis of the basic built form and focuses on the residential areas that generate the overall character of the area. It also identifies the local building materials and architectural features.

1.02 The second section of this report suggests design policies to reinforce local distinctiveness in new residential development.



2.00 LOCATION AND SETTING

2.01 Strensall village and Towthorpe hamlet lie approximately 5 kilometres north of York city centre. The wider landscape comprises the Vale of York which is a largely open, flat and low-lying landscape between the higher land of the Southern Magnesian Limestone ridge to the west, the Howardian Hills to the north and the Yorkshire Wolds to the east. The core of the village is on the south side of the River Foss and is positioned between the B1363 and A64.

2.02 Strensall village occupies part of a flat open area to the south of the River Foss. The village itself is surrounded by agricultural fields to the north, east and west (see Photos. 1 & 2). These areas of open ground enable long distance views towards the village from the north. To the south and east of the village is Strensall Common and the Queen Elizabeth Barracks.

2.03 Towthorpe is a small hamlet located to the south-west of Strensall and sits to the east of the River Foss and is also surrounded by agricultural land. To the south-west beyond the River Foss is the built up area of Haxby.



Photo 1: View of surrounding landscape from Lords Moor Lane



Photo 2: View of agricultural land from Strensall New Bridge

3.00 SPATIAL ANALYSIS

3.01 The character of Strensall with Towthorpe is established by several key factors. These factors are described below and illustrated on Fig. 1.

Transport Corridors and Pedestrian routes

3.02 Within the area there are several distinctive movement corridors. The primary vehicle routes run in a north/south direction through the area. The routes comprise Strensall Road, York Road, the western end of The Village and Sheriff Hutton Road, and is heavily trafficked particularly during the rush hour periods. There are a number of secondary roads within the area Ox Carr Lane, Flaxton Road, Lord Moors Lane runs between the railway line and Strensall Common to Flaxton and beyond. Towthorpe Road/Towthorpe Moor Lane is a secondary road that runs along the southern boundary of the study area and provides access to the A64 to the south-east.

3.03 The railway line cuts through the study area and travels in south-west/north-east direction (see Photo. 3). Whilst there is no longer a station stop in the study area, a significant number of train movements throughout the day results in the level crossing barriers in three location closing to prevent vehicles crossing the train line.

3.04 Within the western and northern part of the study area there are a number of public footpaths. A public footpath follows the line of the River Foss (see Photo. 4) and there are a number footpaths across farmland in the north-west corner of the study area that connect to the footpath along the River Foss. Within the historic core of Strensall there are three short sections of footpaths or snickets that run in a north/south direction. Two are located between Southfields Road and the Village (see Photo. 5) whilst the other footpath is situated between West End and Church Lane.



Photo 3: View of the railway line



Photo 4: Footpath along River Foss



Photo 5: Snectet from Southfield Road

3.05 The River Foss is an historic route that is no longer navigable. However, it is still considered to be an important feature within the area.

Nodes

3.06 Nodes are places where people meet or gather on a regular basis and the area has several nodes.

3.07 The main activity within Strensall is generated by the small collection of retail uses and public houses along The Village (see Photo. 6). These different uses attract people during the day in addition to the evenings.

3.08 The Robert Wilkinson Primary Academy is a large primary school that serves the study area. During term time it is a hub of activity, particularly at school pick up and drop off.

3.09 Sport is an important element of the area and there are a number of facilities that attract large numbers of people. The Strensall Community and Youth Sports Association at Durston Drive provides grass football pitches together with floodlit tennis courts and all-weather pitch, which generates activity at the weekends and weeknights. Other facilities include the golf club and bowling club.

3.10 The Village Hall is located on Northfields (see Photo. 7) and Hurst Hall Community Centre is located off Ox Carr Lane adjacent to the barracks have many local groups utilising the facilities in the evenings and at weekends. The Library is located off the north side of The Village and the Medical Centre on the south side of Southfields Road which also generate a significant amount of pedestrian and vehicle movements.

Local Landmarks

3.11 Queen Elizabeth Barracks are considered to be a local landmark. Whilst there are no individual buildings of landmark quality visible from the public domain, the size and presence of the barracks result in a landmark quality.



Photo 6: Retail uses on The Village



Photo 7: View of The Village Hall



Photo 8: View of St Mary's Church

3.12 The spire of St Mary's Church (a Grade II listed building) is a dominant feature and serves as a local landmark (see Photo. 8). Views to the spire are possible from within the village itself and from the surrounding countryside to the north.

3.13 Within the study area there are two Grade II listed historic bridges that cross the River Foss. These are Strensall Bridge on Sheriff Hutton Road and Strensall New Bridge on Haxby Moor Road. Both bridges have a distinctive hump design that mark historic routes into the village from the north. In addition, the recently constructed pedestrian footbridge adjacent Strensall Bridge is a distinctive feature with its arched design that compliments the form of the adjacent historic bridge.

Gateways

3.14 Along the highway network are a number of significant entrance points which are referred to as 'Gateways'. There are several gateways within the Strensall area, with some more pronounced than others due to their location and the type of highway they sit on. It should be noted that the boundary of the study area define the arrival points in to the area and therefore a number of the gateways listed below are less obvious than others;

- Level crossing along Lords Moor Lane - strong sense of arrival into the area due to the level crossing and barriers (see Photo 10)
- Road Bridges across the River - sense of arrival into the urban area from the north (see Photo. 9)
- Roundabout at Strensall Road/York Road - provides a visual clue to arrival into the area
- Towthorpe - grassed triangular shaped open space, with mature tree and finger post at the road junction with Strensall Road.



Photo 9: Strensall New Bridge



Photo 10: Level crossing at Lord's Moor Lane



Photo 11: View from Flaxton Road towards Strensall

Views

3.15 Due to relatively level ground views within the built up area of the study area views are generally restricted to those along the highways. There are however, opportunities for views across agricultural land from Flaxton Road towards the rooftops of buildings within the historic core of the village, beyond the railway line (see Photo. 11). In addition there are open views across the military training area of Strensall Common from Lords Moor Lane. There are also views out of the built up area to the surrounding countryside from highway to north of the River Foss.

Greenery and Open Spaces

3.16 Within the area there is a variety of greenery and open spaces. Some residential properties have mature trees in their front gardens which provides a soft landscape edge to the urban form, and many of the twentieth century housing estates include formal open spaces with groups of trees or pocket children playgrounds. Strensall Park, located to the south of the barracks, has a distinctive central open space that is grassed with mature trees around its edge that make a positive contribution to Strensall Road (see Photo. 12).

3.17 Within the main urban area the principal open spaces are the maintained public recreation facilities such as the area adjacent to the Village Hall on Northfields. In contrast to the formal area and gardens, there are more natural landscapes around the River Foss. There are also areas of agricultural land that sit between railway line and Flaxton Road. Surrounding the study area on all sides, the agricultural use of the land creates a more rural appearance in contrast to the built up settlement. The enclosed fields were predominantly used for grazing animals.

3.18 Strensall Common located in the east of the study area, dominates the area and is currently used as a military training area (see Photo. 13). 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 and contains rare species of flora and fauna, including moths, flowers and ferns. The land is farmed and the grazing of cattle and sheep is restricted in accordance with the Natural England Stewardship Award in order to protect its status as a SSSI. The common has a distinctive character, including evergreen trees, that is very different from the surrounding enclosed farmland.



Photo 12: View of Strensall Park



Photo 13: View across Strensall Common

4.00 CHARACTER AREAS

4.01 Within the study area it is possible to identify 20 building character areas. The character of these areas relates to the use of the land, the form of the buildings, the spaces between the buildings and the level of activity within an area. The character areas are as follows and are identified in Fig. 2.

1. Towthorpe Conservation Area
2. Strensall Park
3. Alexandra Road
4. Queen Elizabeth Barracks
5. St Wilfrid's Road
6. Howard Road
7. Ox Carr Lane
8. Pasture Close
9. Oak Tree Close
10. York Road west side
11. York Road east side
12. Princess Road/ Moor Lane
13. Southfields Road
14. Strensall Conservation Area
15. Fossvie Close
16. Northfields
17. Strensall Railway Conservation Area
18. Lords Moor Lane
19. Park Gate/Redmayne Square/ Swallows
20. Thompson Drive/Heath Ride
21. Surrounding Countryside



Photo 14: Housing in Towthorpe



Photo 15: View of Strensall Park

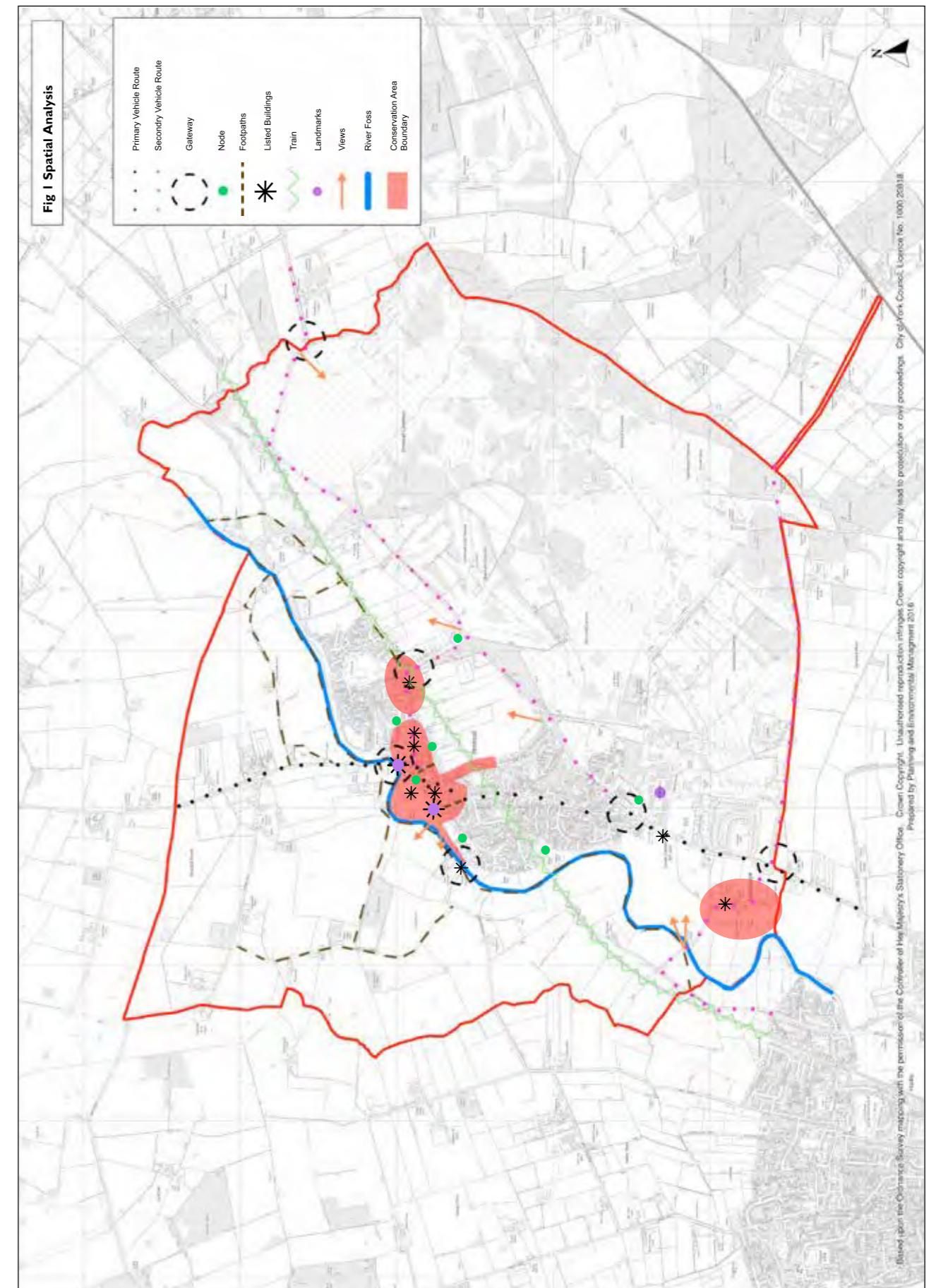
4.02 The boundaries of these areas sometimes overlap and as a result have blurred edges. A brief description of each area is set out in the following paragraphs.

1. Towthorpe

Small former agricultural hamlet with historic farmhouses and outbuildings that are grouped to form small yards. The farmhouses are two storeys in height, whilst the outbuildings are generally a single storey in height. The buildings are constructed in red brick with pitched pantiled roofs (See Photo. 14).

2. Strensall Park

This is a mid-twentieth century housing estate laid out around a large tree lined open space. The detached houses are set in generous grounds, they are two storeys in height and are rendered with pitched pantile roofs (see Photo. 15). It is understood they were built as married officers quarters. The majority of the houses have flanking walls that incorporate garages whilst other have garages that project forward of the building line. All of the houses are set behind a low brick wall with metal entrance gates. The estate is laid out around a narrow highway with grass verges and trees from the front gardens overspill onto the streetscene. At the northern end of the central open space are tennis courts surrounded by a mature hedge.



3. Alexandra Road

This is a leafy residential street, with two storey semi-detached houses set in generous gardens. The houses are set behind a post and wire fence or hedge. The majority of the houses on the south side of the street were built during the early twentieth century and constructed with a glazed red brick with a hipped roof covered in modern concrete tiles. The principal elevation of these houses is located on the south façade away from the street and the rear elevation faces Alexandra Road. The street is punctuated at its end by a detached Commanding Officers residence of a similar age to the buildings on the south side of the street. The houses on the north side are also two storey semi-detached houses built in the mid–twentieth century with principal elevations that face Alexandra Road. They have side entrances and detached garages to the side of the units (see Photo 17).

4. Queen Elizabeth Barracks

This area contains the operational Army Barracks set behind a wire fence that includes a variety of historic and modern buildings laid out around parade grounds. The historic buildings are constructed in brick with hipped roofs covered in slate or tiles.

5. St Wilfrid's Road

This area comprises mid-twentieth century semi- detached two storey houses, that are constructed with red brick and have pitched concrete pantiled roofs (see Photo 18). The houses are set back from the highway behind open grassed areas and vehicle parked is provided in parking courts. This area also contains St Wilfrid's Garrison Church, which dates from 1934 and makes a positive contribution to the streetscene.

6. Howard Road

On the south side of Howard Road is a late twentieth century two storey housing estate that contains a variety of detached, semi-detached and short terraces arranged around a small central grassed area with a small children's playground. They are constructed in red brick with shallow pitched pantiled roofs and set behind a grass verge with tree and shrub planting. To the north of Howard Road is a similar housing estate that comprises short terraces laid out in a "Radburn" style with highways and pavements segregated. They are two storeys in height constructed in brown or buff brick with shallow pitched pantiled roofs (see Photo. 19). The layout comprises parking courts and garage blocks and pockets of green space with isolated trees. Rear gardens that overlook streetscene are defined by tall timber fencing or brick walls.

7. Ox Carr Lane

This area has a mixed character with a variety of historic and modern developments that are also two storeys in height and are generally constructed in a red brick with pitched pantile roofs (see Photo. 20). The houses are generally set back from the highway and sit behind brick walls or hedges.

8. Pasture Close

This area is predominantly a late twentieth century residential area with houses laid out around a traditional highway with pavements on either side of the highway. There area mixture of bungalows and chalet style houses that are constructed in a brown or buff brick with a pitched pantiled roof (see Photo. 21). There are no boundary walls or hedges that define the curtilage to the houses and there are also small areas of landscaping with isolated trees.



Photo 16: View of housing on south side of Alexandra Road



Photo 17: Housing on north side of Alexandra Road



Photo 20: Housing on Ox Carr Lane



Photo 21: Housing on Pasture Close



Photo 18: Housing along St Wilfred's Road



Photo 19: Housing to the north of Howard Road



Photo 22: Housing on Oak Tree Close

9. Oak Tree Close

This area is characterised by predominantly two storey detached housing, although there are examples of some bungalows, that were built during the mid to late twentieth century. The houses are set behind low brick walls or hedges and are laid out along an estate road with pavements on either side of the highway. Some of the dwellings have detached garages, whilst others are incorporated within the house. Given the range in the date of the construction of the houses they use a variety of materials; stone, red or brown brick which results in varied but somewhat haphazard appearance (see Photo. 22)

10. York Road - west side

This area is characterised by a variety of residential areas that were constructed during the late twentieth century. The area contains a variety of detached and semi-detached two storey houses and a number of detached bungalows (see Photo. 23). Houses constructed in a red brick with a pitched pantiled roof. Some of the bungalows have brick infill panels, stone elements and false timber paneling. The houses are laid out along typical estate roads with pavements to either side of the highway. The area also includes a short parade of shops on the north side of Barley Rise.

11. York Road - east side

This area is characterised by a variety of residential areas that were constructed during the late twentieth century. The area contains a variety of detached and semi-detached two storey houses and a number of detached bungalows (see Photo 24). The houses are constructed in a variety of red brick with a pitched pantiled roof. The houses are laid out along typical estate roads with pavements to either side of the highway. The estates are laid out with small communal open grassed areas that are often punctuated by groups of trees.



Photo 23: Housing in Character Area 10



Photo 24: Housing in Character Area 11



Photo 25: Housing on Moor Lane



Photo 26: Housing on Southfields Road

12. Princess Road/Moor Lane

This character area excludes the housing located within the Strensall Conservation Area. The area comprises mixed mid-late twentieth century houses that are predominantly two storeys in height, although there are some examples of bungalows. The houses are generally detached or semi-detached houses that sit behind small front gardens (see Photo. 25). They are constructed with brick and have pitched pantile roofs. On the west side of Moor Lane they are examples of cul-de-sac developments (such as Orchard Way) that are laid out around a traditional highway or a mews court arrangement.

13. Southfields Road

Single storey housing located on the south side of Southfields Road (see Photo. 26). Set around a grassed area with isolated trees. Constructed in red brick with render infill panels and a pitched slate roof. At the eastern end of the road are a number of two storey dwellings constructed in red brick with pitched pantile roofs.

14. Strensall Conservation Area

This character area comprises historic buildings located along Church Lane and the western end of The Village, together with late nineteenth and early twentieth century development along Princess Road/Moor Lane. The area contains a variety of retail and leisure uses together with many houses. The majority of the buildings are two storey storeys in height, constructed in brick with a pitched pantile roof. The buildings face the street and sit at the back edge of the pavement or are positioned behind small front gardens defined by low brick walls (see Photo 27).

15. Fossvie Close

This area contains twenty first century residential development on the site of a former tannery. The houses are two storeys in height (although some have rooms in the roof space expressed by the use of dormers) and are constructed in red brick with pitched pantiled roofs (see Photo. 28). There are examples of the use of render as the primary facing material. The road layout follows a mews court arrangement with a tight knit layout with houses set close to the highway. Parking is provided by detached garaging or parking areas to front of the houses.



Photo 27: Housing within Character Area 14



Photo 28: Housing in Fossvie Close

16. Northfields

This area is predominantly a mid-late twentieth century residential area. The houses are predominantly two storeys in height and are semi-detached units (see Photo. 29). They are constructed in red brick with hipped pantiled roofs and sit back from the highway behind timber fencing or hedges.

17. Strensall Railway Buildings Conservation Area

This area contains housing associated with the arrival of the railway in the mid-late nineteenth century. The area predominantly contains semi-detached villas facing the highway, but there is an example of a short terrace on the north side of The Village. The houses are two storeys in height, constructed in red brick with pitched slate roofs and set behind a small front garden defined by a low brick wall (see Photo. 30).

18. Lords Moor Lane

This is characterized by mid to late twentieth century detached housing set back from the highway behind large front gardens (see Photo 31). The houses are predominantly bungalows but there are examples of two storey houses. They are constructed in a variety of brick with pitched roofs covered in tiles or concrete tiles. This area also includes a small pocket of large detached houses off the north side of Flaxton Road that are accessed via an unmade track.



Photo 29: Housing on Northfields



Photo 30: Housing in Character Area 17



Photo 31: Housing on Lords Moor Lane

19. Park Gate/Redmayne Square/Swallows

This character area predominantly contains a variety of housing estates constructed during the late twentieth century and early twenty-first century. The houses are predominantly two-storeys in height (although some have rooms in the roof space expressed by the use of dormers) and are constructed in red brick or they are rendered with a pitched pantile roof (see Photo. 32). The majority of the houses have garages incorporated into the house and in places the houses are set behind metal railings. Within this area there are examples of the use of setts as a surface material which adds variety to the appearance of the area.

20. Thompson Drive/Heath Ride

This character area predominantly contains a variety of housing estates constructed during the late twentieth century. The houses are laid out around a traditional highway and are predominantly two-storeys in height, constructed in red brick with a pitched pantile roof (see Photo. 33).

21. Surrounding Countryside

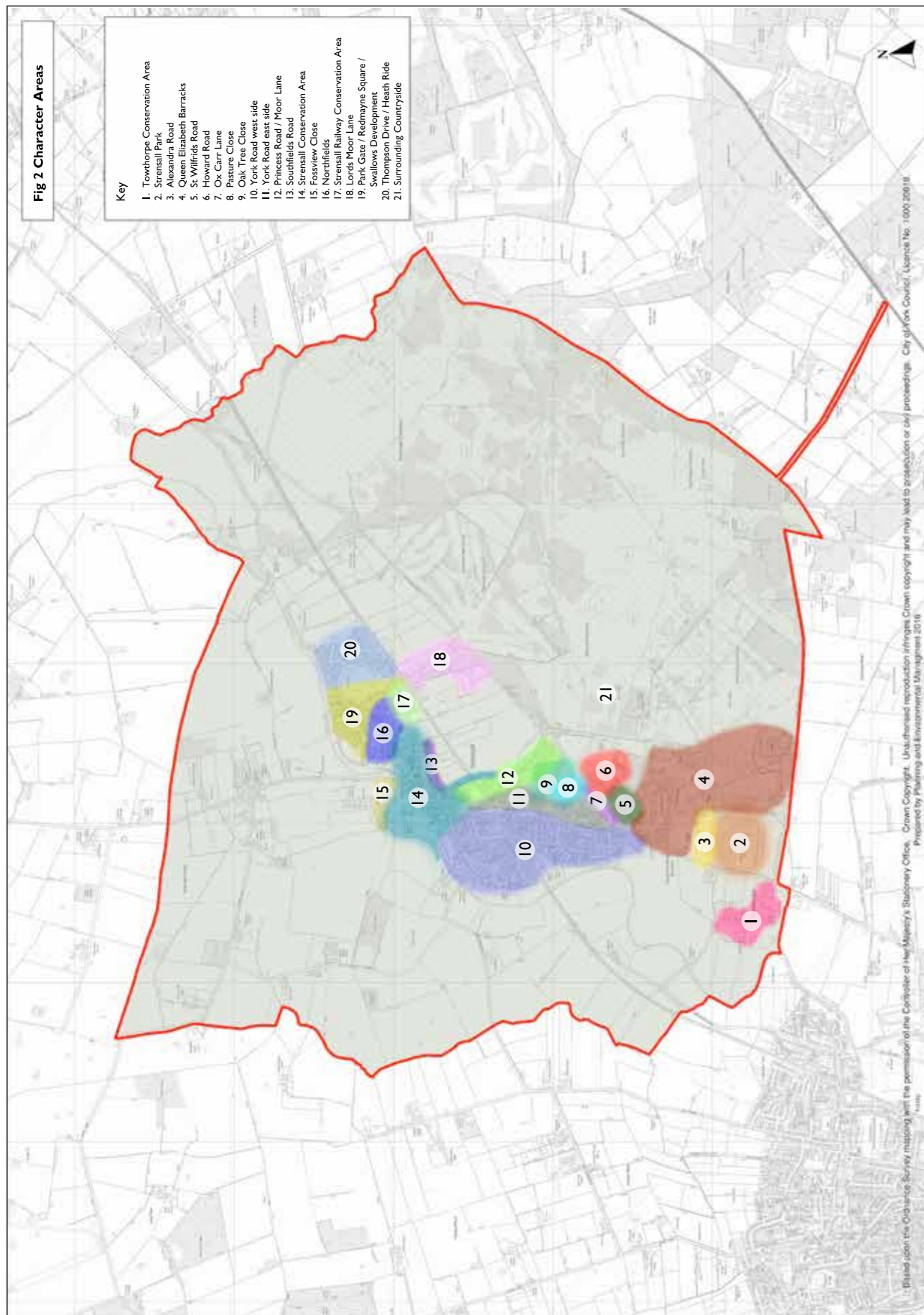
Beyond the built form within the village envelope, the surrounding landscape is defined by agricultural fields and Strensall Common, which is located to the south-east of Strensall. The common comprises a large area of open ground, with isolated groups of trees and is used a military training area. The remainder of surrounding countryside, apart from York Golf Club, comprises an agricultural landscape defined by a series of fields enclosed by hedgerows and isolated trees.



Photo 32: Housing in Character Area 19



Photo 33: Housing in Character Area 20



5.00 BUILT FORM

5.01 This section will describe the different types of built form located within the study area. For the purposes of this report only the residential building types have been analysed and have been split into the following categories:

18th & 19th century agricultural cottages and workshops

5.02 The agricultural origins of the village results in a typical domestic scale of buildings set back behind low brick garden walls, topped with metal railings or hedges. The buildings are detached or semi-detached, two storeys in height, with vertically proportioned openings. Some buildings have single storey wings that were previously used as workshops but are now also in residential use (see Photo. 34). In some instances the buildings have a shallow floor plan.

18th & 19th century farmhouses and outbuildings

5.03 Within the area there are a number of farm complexes particularly within Towthorpe (see Photo 35). The farmhouses are two storeys in height with vertically proportioned window openings, a pitched roof and are surrounded by a variety of outbuildings set back from the road and are generally arranged around a yard.

19th century two-storey terraces

5.04 The terraces are generally two storeys in height, with vertically proportioned window openings and have a small front garden area defined by a low boundary wall. They are generally of a simple form although some properties are more elaborate in appearance often with ground floor bay windows and some have gabled roof elements that accommodate additional rooms within the roof space (see Photo. 36)

19th century two storey detached and semi-detached villas

5.05 There are also a number of examples of traditional two storey detached villas and villa pairs which are set behind small front gardens defined by low brick walls. These also have vertically proportioned openings and have a more elaborate form with ground floor bay windows timber canopies (see Photo. 37).



Photo 34: Example of detached house with rear wing



Photo 35: Example of farm complex in Towthorpe

20th century two-storey detached and semi-detached houses

5.04 Another residential type is the twentieth century detached and semi-detached estate style of development. Within the area there are examples from different eras, ranging from interwar period to the mid to late twentieth century housing and the more recent infill developments (see Photo 38). The buildings follow the basic design principles of detached or semi-detached pairs, with horizontally proportioned window openings. They are set back from the street with small front gardens and an open frontage. The estates are generally laid out with integrated areas of open spaces. The later housing includes driveways and garaging and some of the more recent developments have integral garaging.

Twentieth-century bungalows

5.05 Within the area there are a number of late twentieth-century bungalow developments, with horizontally proportioned openings. These buildings are generally detached properties that have open front gardens, with no separating fence or boundary wall and a private driveway with an integral or detached garage (see Photo. 39).



Photo 23: Terrace development with additional rooms accommodated within the roof space



Photo 24: Example of nineteenth century semi-detached housing



Photo 25: Twentieth century two storey housing



Photo 26: Twentieth century bungalows

6.00 MATERIALS

6.01 Within the Strensall area the predominant external walling material is red brick. In the study area there are two principal historic brick types: a smoother brick and a red clamp brick (see Photos. 40 & 41) which are laid on relatively thin mortar bed, typically in an English Garden Wall or Stretcher bond. The character and appearance of the brickwork varies dependent on the age of the property. There are also examples of buildings which utilise render.

6.02 The historic buildings have slate, plain clay tiles or pantile roofs with metal rainwater goods. Some buildings retain their timber framed vertical sliding sash windows and paneled timber doors.

6.03 The modern buildings in the area utilise a different palette of materials with external walls constructed of red brick, concrete pantiles and often uPVC rainwater goods, window frames and doors (see Photo. 42).



Photo 40: Example of a red clamp brick



Photo 41: Example of a single colour smooth red brick



Photo 42: Example of the use of modern materials

7.00 ARCHITECTURAL FEATURES

7.01 The majority of the buildings are designed with traditional details that relate to the period when they were constructed rather than being specific to this area.

7.02 The earlier buildings within the area have simple architectural detailing that includes brick cambered or flat arched lintels, a dentiled eaves course and some buildings have brick tumbling on the gables (see Photo 43).

7.03 A feature of some of the later terraced and semi-detached properties is the use of a string course of white contrasting brickwork and the use of single storey canted bay windows with hipped roofs. In addition, projecting brickwork used to form a cornice to the chimney stacks (see Photo 44) and the front doors are covered with decorative timber porches that have elaborate carved panels and brackets (see Photo.45)



Photo 43: Brick tumbling

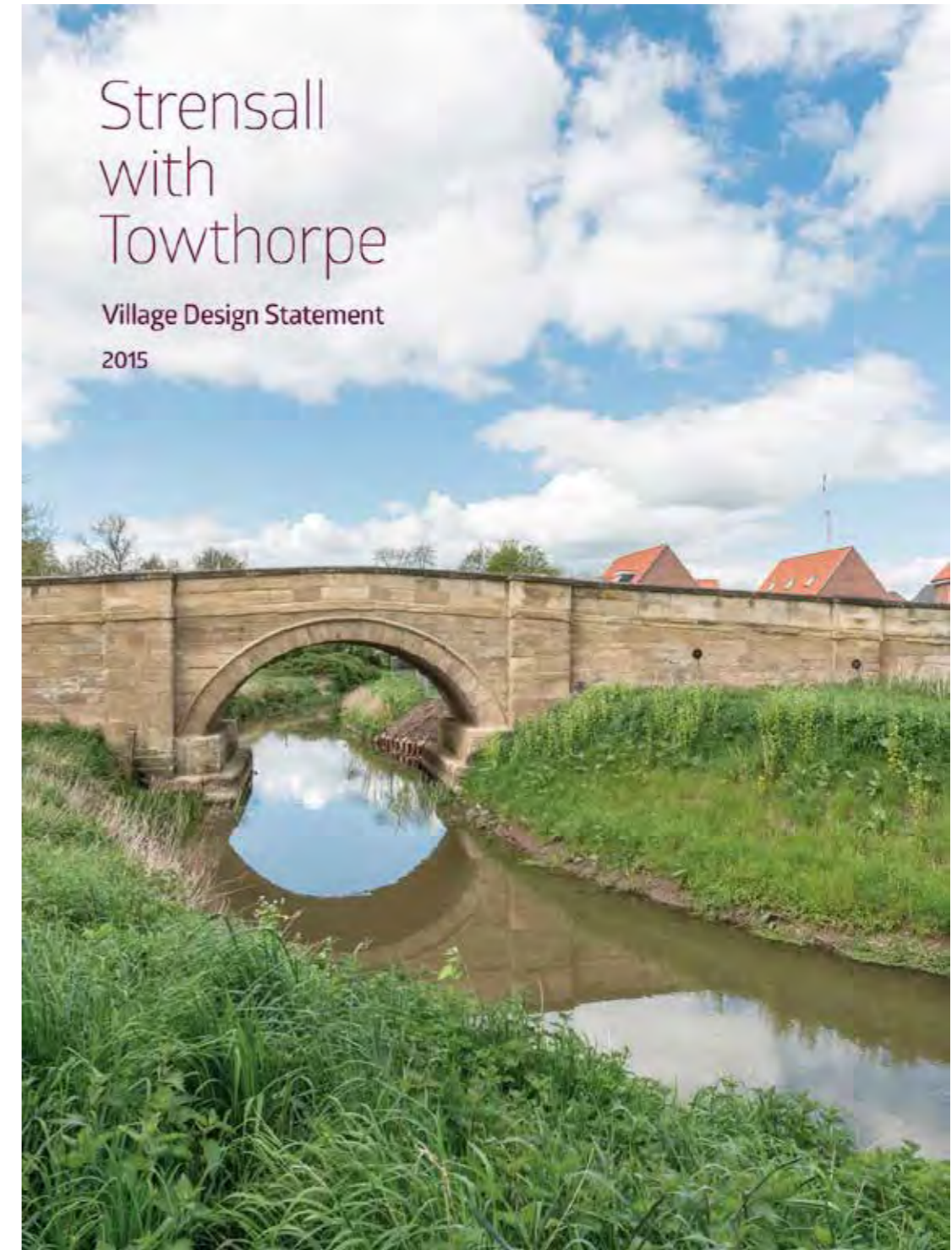


Photo 44: Brickwork details



Photo 45: View of decorative detailing

APPENDIX FIVE: STRENSALL WITH TOWTHORPE VILLAGE DESIGN STATEMENT





Introduction

This Village Design Statement (VDS) was approved on 3 March 2015 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. These are shown at Annex B. 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 Crown (Ministry of Defence) is normally required to apply to the local planning authority for planning permission. There are, however, certain provisions to help facilitate critical development and restrict access to sensitive information, mainly in the interests of national security and defence. The Garrison Staff Officer, Headquarters York Garrison and the Commanding Officer at Queen Elizabeth Barracks, Strensall were briefed on and consulted about the VDS in December

2012. In July 2013, the Range Control Officer provided the information used in the VDS covering Strensall Military Training Area.

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.

A Final Draft of the VDS document was sent to the City of York Council for approval on 25 November 2013. Following internal circulations of the document among its officers, the City of York Council requested amendments and additions to the document in January, April and July 2014. The Draft document was made available for public consultation from 21 July to 7 September 2014. In late September 2014, as the result of an adverse comment by a developer, the City of York Senior Solicitor recommended to separate elements within the document that are beyond the remit of a VDS. This information was therefore transferred to an Annex as background information. The Strensall with Towthorpe VDS Working Group has reluctantly accepted this final change.



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The start of The Queen's Diamond Jubilee Parade, West End, Strensall

People

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 30 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 Primary Academy and the Post Office, all of which are seen as essential amenities.

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 and Towthorpe 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

In July and August 2013, a survey of all households in the Village took place using a questionnaire. In the drafts of this VDS, the outcome of this survey was summarised under the heading "What we would like to see". During the Consultation, Nathaniel Lichfield and Partners acting on behalf of Linden Homes, who were proposing to build 102 houses on Green Belt land next to Brecks Lane, challenged the inclusion of this section in the Village Design Statement (VDS). The City of York Council Senior Solicitor recommended to separate elements that are beyond the remit of a VDS and therefore this information was transferred to an Annex as background information. To comply with this legal guidance, this section of the VDS has been transferred to Annex A. This Annex reflects the aspirations of the community for future development. It does not relate specifically to design. Rather it reflects matters of concern to the residents and provides an indication of the target for resources, subject to policy considerations, when and if the opportunity arises.

The Village, Strensall



Settlement patterns

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

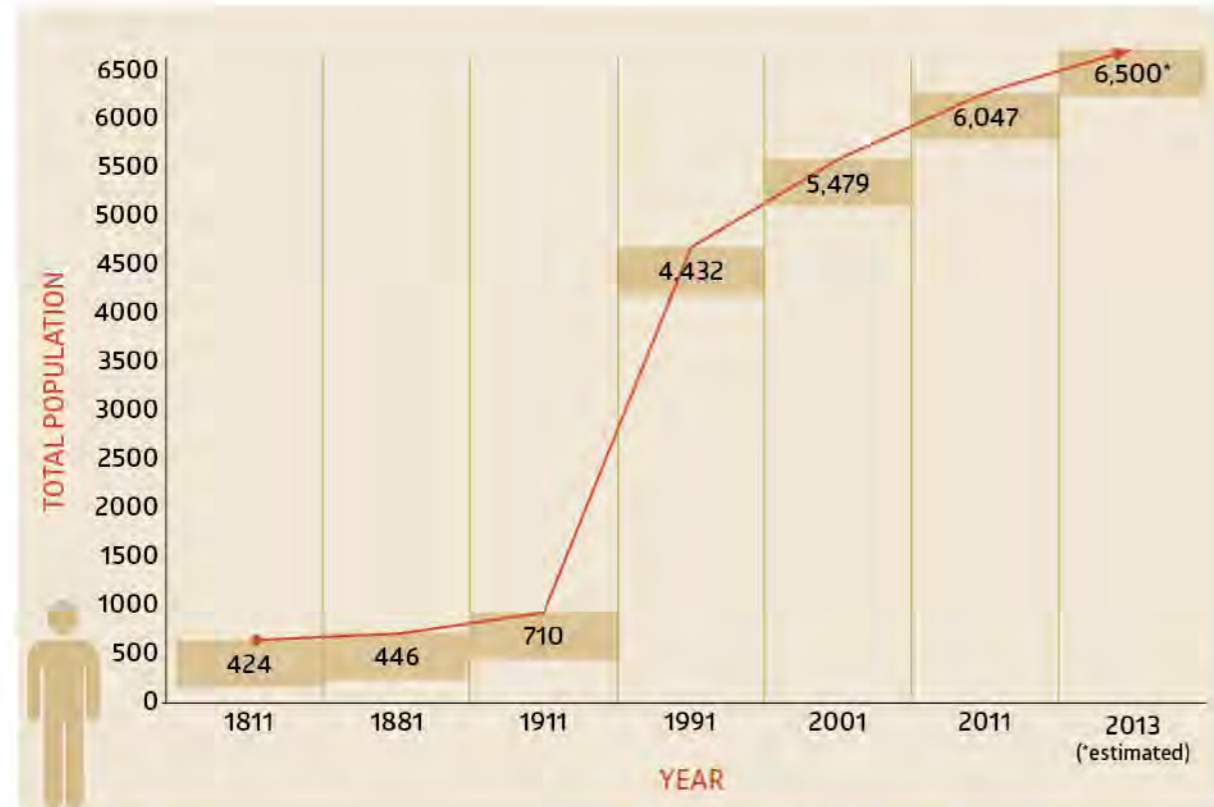
STRENSALL, a parish in the district of York and N. R. Yorkshire; on the York and Scarborough railway, 6 1/4 miles NNE of York. It has a station on the railway, and a post-office under York. Acres, 2,212. Real property, £3,351. Pop., 406. Houses, 97. The property is much subdivided. The living is a vicarage 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

The 1881 census records the population as being 446. The 2013 estimated population of Strensall with Towthorpe is about 6,500. 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 2,068 residents.

Fifty three dwellings are under construction on the site of the Tannery (H32 – 2.22 hectares); 102 dwellings on land at Brecks Lane (H27 – 3.90 hectares) have been approved but are subject to a Public Inquiry; and two further sites are currently under consideration as part of the emerging Local Plan. These are H30 – 2.53 hectares with an estimated 71 dwellings on land to the south of Strensall Village and SF1 – 29 hectares on 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)

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 By-laws, 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 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).

Strensall Military Training Area



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 "Streanaeshalch", a combination of "Streana", 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 664 AD. The two main accounts of the Synod are the Life of Wilfred written by Stephen of Ripon c710 AD and Bede's Ecclesiastical History written in 731 AD. Both sources state that the Synod was held at a monastery of Hilda in a place called Streanaeshalch. This has traditionally been associated with Whitby as we know that Hilda was head of a monastery in Whitby. However, there is no recorded place-name in the Whitby area that reflects/preserves the name of Streanaeshalch as recorded in the sources.

The case for Strensall as the location of the Synod

of Whitby has been argued most recently in an article by Barnwell, Butler and Dunn in 2003 – "The Confusion of Conversion: Streanaeshalch, Strensall and Whitby and the Northumbrian Church", in Martin Carver (Ed), "The Cross goes North", York Medieval Press.

Although there is no archaeological evidence for an Anglo-Saxon monastery at Strensall, one could argue that no-one has looked very hard. And, as there is evidence revealed by Time Team for a possible Anglo-Saxon monastic enclosure of 7th/8th Century date in Poppleton, it is entirely possible that a similar feature lurks in Strensall waiting to be excavated.

At this early period, the parish of Strensall lay east of the Forest of Galtres, a heavily wooded area which stretched north of York beyond Easingwold. From the 13th to the 17th Centuries, it was one of the townships within the Forest of Galtres. It covered an area of 2,908 acres upon which corn and potatoes were mainly grown.

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: 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 two 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



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 Cemetery



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.

The Garrison Church



The Garrison Church, St Wilfrid's, is on the edge of Queen Elizabeth 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.

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.



Strensall Bridge: John Carr's bridge

Strensall New Bridge: "Old Humpy"



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 and 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.

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.



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. The questionnaire completed by Villagers in July 2013 identifies that 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.

Strensall Conservation Area

Strensall Conservation Area¹ is defined as an area of special architectural and historic interest, the character or appearance of which it is desirable to preserve and enhance. 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.

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 of York Council website should further detailed information be required.

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.

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



Low Farm Farmhouse, Towthorpe

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



Sports and recreational facilities

Villagers feel that 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. The Village Hall is primarily a social facility but also provides multi-purpose space for some indoor sports including badminton. Those available to the Army community and those in the Primary Academy are not available to the public.

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 with 10 internal cubicles for tool storage.

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 three 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.

SCYSA site from Durlston Drive



Northfields playground



Clubhouse, the York Golf Club

Playground sites

There are two playground sites in the Village. Northfields has 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

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

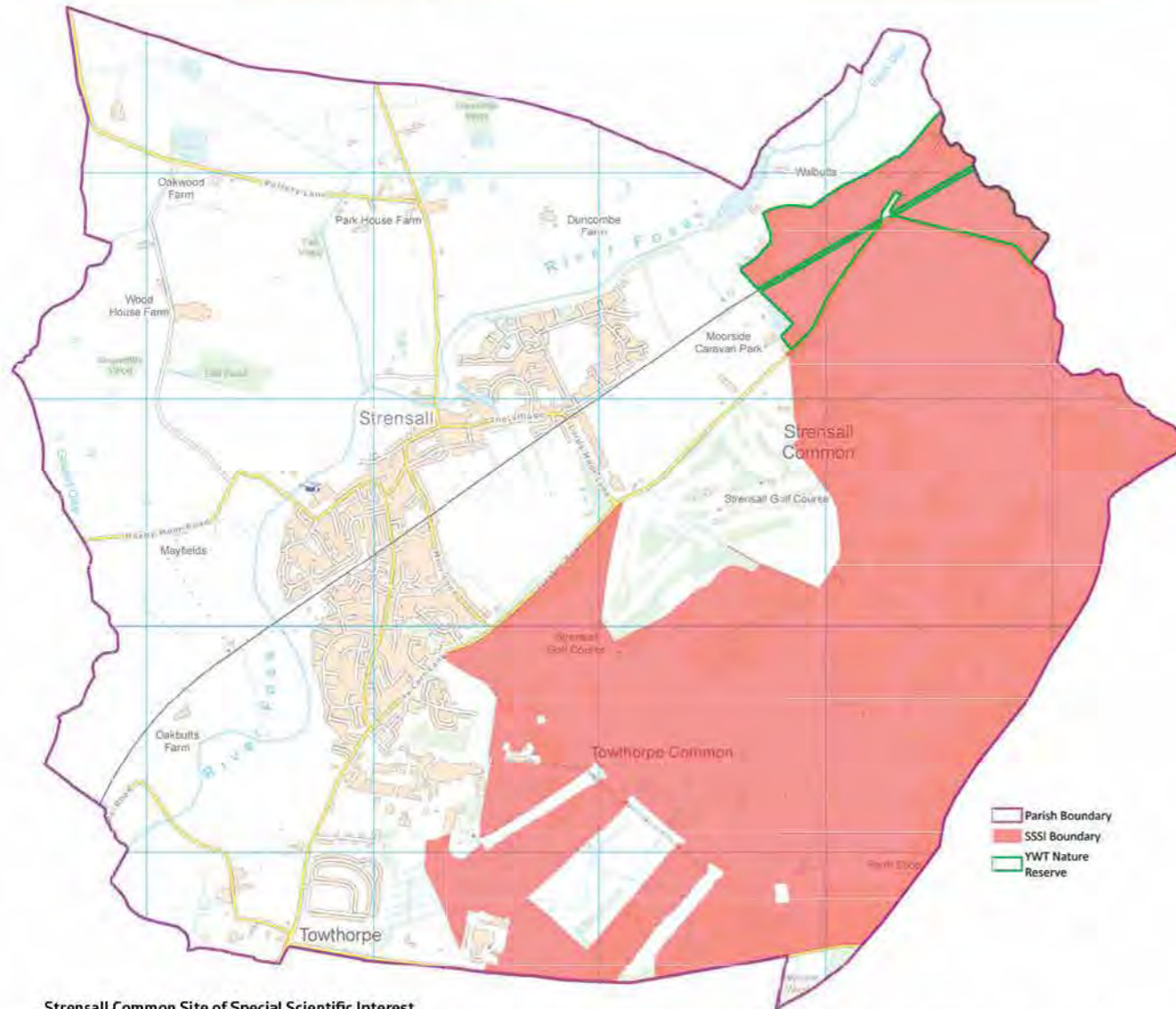
and related social facilities to the community. It prides itself on its Junior and Lady Golfer starter programmes. The course itself is a serene blend of parkland and heathland with a definite emphasis on natural beauty rather than artificial features. It measures 6,346 yards (Men's Competition Tees) 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 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 reputed to be one of the finest in North Yorkshire. It is the treasured result of dedication by members and advice from York Golf Club.

Strensall Bowling Club





Strensall Common Site of Special Scientific Interest

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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. Both Strensall Military Training Area and the adjacent Yorkshire Wildlife Trust Reserve (see below) are important for wildlife and biodiversity in the York area. The area of Strensall and Towthorpe Common is not only an SSSI and nationally protected but also a Special Area of Conservation (SAC). Further information is available at: <http://bit.ly/strensallcommon>.

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



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.

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.

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



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



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 recognisable 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 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



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

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 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 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.

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.



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.



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 time of year to find them basking on a log or under a warm rock



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.

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 two public bridleways and these head out further afield, one northwards towards Carr Lane/Pottery 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 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. The Parish Council is negotiating to establish designated footpaths along the south bank of the River Foss and to bring about the reinstatement of the footbridge at Cowslip Hill (part of Footpath 17). The former is subject to permission from landowners and the latter is the responsibility of 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.

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 subject to funding availability.

The first, Route 84, 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, Route 88, 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. At Annex D is the City of York Council map for these proposals.

Footpath running North East along the River Foss from Strensall Bridge



Community setting



The Village Hall, Northfields

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.

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.



Strensall Post Office at the heart of the Village



Cash machines at Londis (and Cost Cutter) are appreciated

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.

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 1980s-era shopping complex in which seven 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 ten 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. The questionnaire completed by Villagers in July 2013 identifies that there is considerable concern that 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 Primary Academy

Robert Wilkinson School became a Primary Academy on 1 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.

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.

Community users of Robert Wilkinson Primary Academy facilities are listed at the end of this document.

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 18,000 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



An old driveway in the centre of the Village



Housing associated with the arrival of the railway in Strensall

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).

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.

Listed buildings

Historic buildings, whether listed or not, contribute to the character and the appearance of the area. Annex C provides a pictorial record.

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 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 2,400 dwellings in the Village with a resident population of about 6,500 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



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.

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.

Most of the buildings within the conservation areas retain their original features, such as sash windows and cast iron downpipes. Also, within these conservation areas 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.

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

Decorative banding and brick cambered lintel



Brick tumbling



The entrance to Northfields



The Ship Public House



Design guidelines

This document was approved on 3 March 2015 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. Strensall with Towthorpe is a large village in a rural setting. All developments should enhance the character of our Village.
2. All development must give careful thought to the impact of increased traffic into the Village Conservation Areas.
3. 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.
4. Key views in and out of the Village are significant to the rural setting of our Village and must be taken into consideration in the design of any new development. The key views as suggested by Villagers are shown in Annex E.
5. 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. In particular, allotments areas are to be carefully managed and developers are encouraged to set aside space for allotments in new developments.
6. Wherever possible, developers are to create a variety of new properties harmonious to the character of the Village using a mix of building styles and sizes.
7. 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 and connect habitat areas. 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. Boundary treatments should be sympathetic to their location. The use of traditional treatments such as hedges, iron railings and brick walls is encouraged along front boundaries in parts of the Village where this is characteristic.
8. 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.
9. The height and pitch of roofs should be compatible with, and sympathetic to surrounding property. A variety of roof heights could be explored within larger development sites. Roofing should generally use traditional materials (clay pantiles or blue slate) and

extensions or alterations must be sympathetic to the original.

10. New developments should include off road parking wherever possible.
11. New buildings should be environmentally future-proof and must conform to current City of York sustainability policy. The use of Sustainable Drainage Systems is encouraged in new development and householder projects.
12. New developments and extensions should use building materials 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.
13. A mix of affordable housing and private homes should be encouraged.
14. Extensions and alterations should accord in style and material to existing property.
15. When former ancillary or functional outbuildings are converted, evidence of their original use or function should be retained wherever possible.
16. Chimney stacks should be encouraged to add visual interest to the roof-scape.
17. 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.
18. The preservation of privacy and personal space is important. Any new construction in the Village should consider whether any impact is harmful to privacy.
19. Gardens and open spaces between buildings contribute to the rural charm of the Village and should be retained wherever possible. Any subdivision of these spaces should not harm the character and visual amenities of the area.
20. Satellite dishes should be located discreetly, avoiding front elevations unless there is no reasonable alternative.
21. 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.
22. 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.
23. The layout of new development should consider any potential impact on the amenity of the end or existing uses. This should take into account noise; odour; lighting; and land contamination.

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 recognise all that happens in the Village.

Army Welfare Service	Hurst Hall Community Fund	Village Hall	Robert Wilkinson Primary Academy	St Mary’s Hall
Light Bites Coffee Morning	Little Fishes	Slimming World	Kidz Klub	Strensall Art Group
Hurst Hall Stars Games Club	Tiny Steps	Bingo	Swimming Club	
Aspire	Little Chestnuts	Pilates	Dancing Club	
Dancing Groove	Rainbows	Badminton	Cubs	
Inters	Brownies	Fitness Group	Brownies	
The Shed	Guides	Short Mat Bowls	Karate	
	Song Box	Art Group	Pool Babies	
	Breakdance	Bridge Club	Boxercise	
		Zumba Gold	Water Babies	
		Zumba Fit	Baby Swim	
		Strensall Local History Group	Strensall Tigers	
		Strensall Village Design Statement Working Group		
		Over 50s Group		
		Women’s Institute		
		River Foss Society		

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 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:

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

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

- Church of St Mary the Virgin
- City of York Council – especial thanks are due to Katherine Atkinson, Paul Linfoot, Kennedy Sheldon and John Oxley for their immense and unstinting support
- English Nature SSSI
- Headquarters Strensall Training Area
- Hurst Hall
- Strensall Local History Group
- Strensall with Towthorpe Parish Council
- The Methodist Church
- The Royal Society for the Protection of Birds
- The Village Hall
- Yorkshire Wildlife Trust.

To the following who have provided support in other ways:

- Daniel Gath Homes
- Linden Homes
- My Health Health Care Group
- Richard Fisher and Associates, Dentists.

To our neighbouring villages for their advice and inspiration:

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

Annex A: What we would like to see

This Annex reflects the concerns and aspirations of Strensall with Towthorpe residents and our Parish Council. Our Villagers have hopes and concerns for the future. It is clear that there will be further development within the Village. Where appropriate, our Villagers encourage all development to be 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. The 2006 City of York Council Traffic Study Report for Strensall with Towthorpe identified traffic flow issues for resolution. No further action was taken at that time because of financial constraints. The building of additional housing in the Village since then has exacerbated the situation.

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 bus service runs along the main traffic route through the Village, namely along The Village and York Road. Residents living at the eastern end of Moor Lane and the the northwestern part of The Brecks have to walk approximately 800 metres to access the nearest

The First Bus Service in the Village centre during shopping time



bus stop. Westpit Lane and Barley Rise residents are approximately 500 metres from bus stop, if the snicket ways are used.

Spaces for more schoolchildren could be made available by the building of an additional primary school in the Village. It would be possible to run any new school in partnership with the existing Robert Wilkinson Primary Academy, which is already one of the largest schools in York.

Each new development should contribute to the provision of play areas, amenity open space and sports facilities. The need for investment in space and facilities for the youth of the Village was raised by Villagers.

Future development sites should be subject to a study on flood risk, in line with the City of York Council Strategic Flood Risk Assessment 2013 Update, so that our Villagers can be sure that the flood risk is minimised. Sustainable Drainage Systems tackle surface water run-off problems at source using features such as soakways, permeable pavements, grassed swales and wetlands. The inclusion of these measures in future development may protect the community infrastructure as well as protecting ecology.

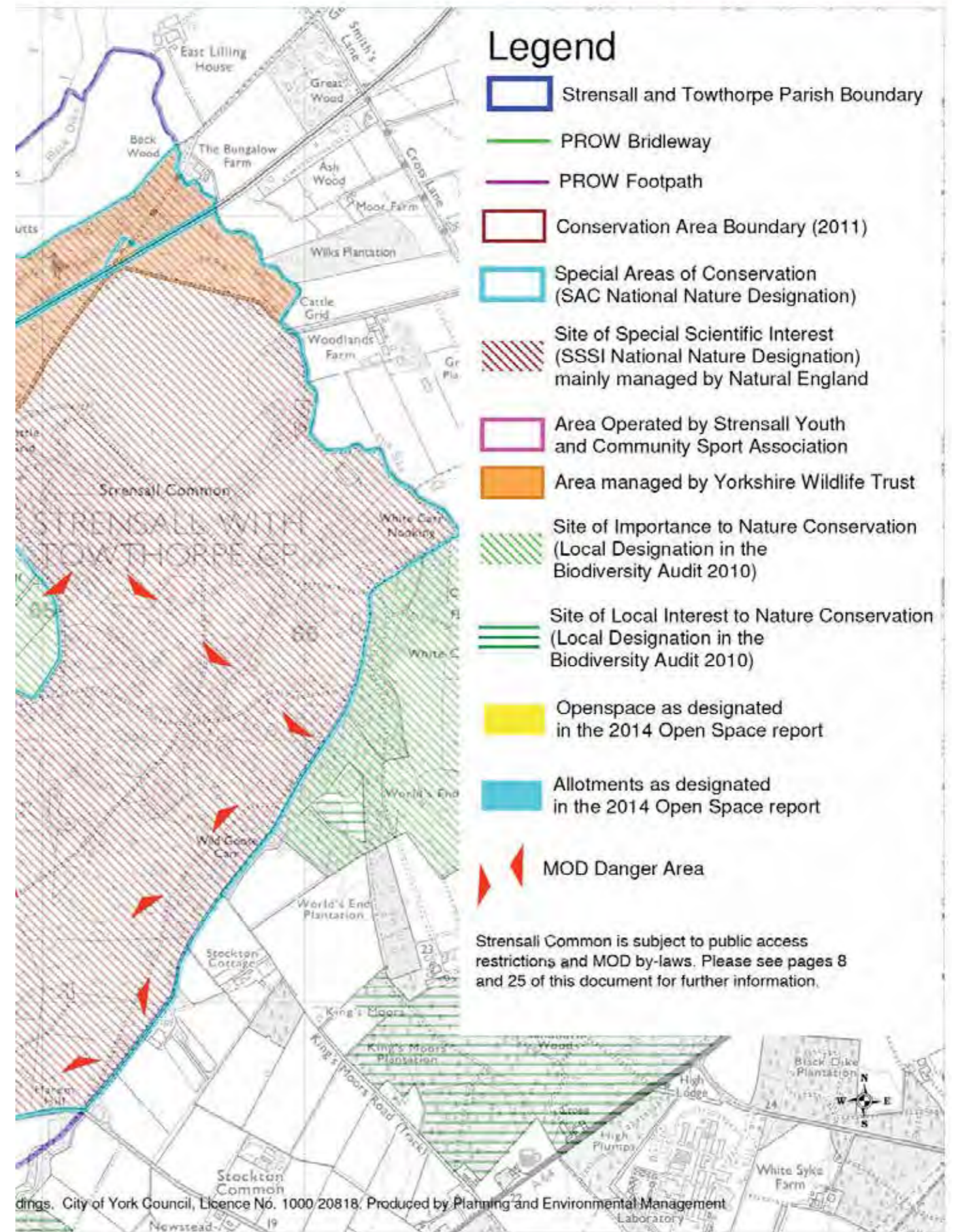
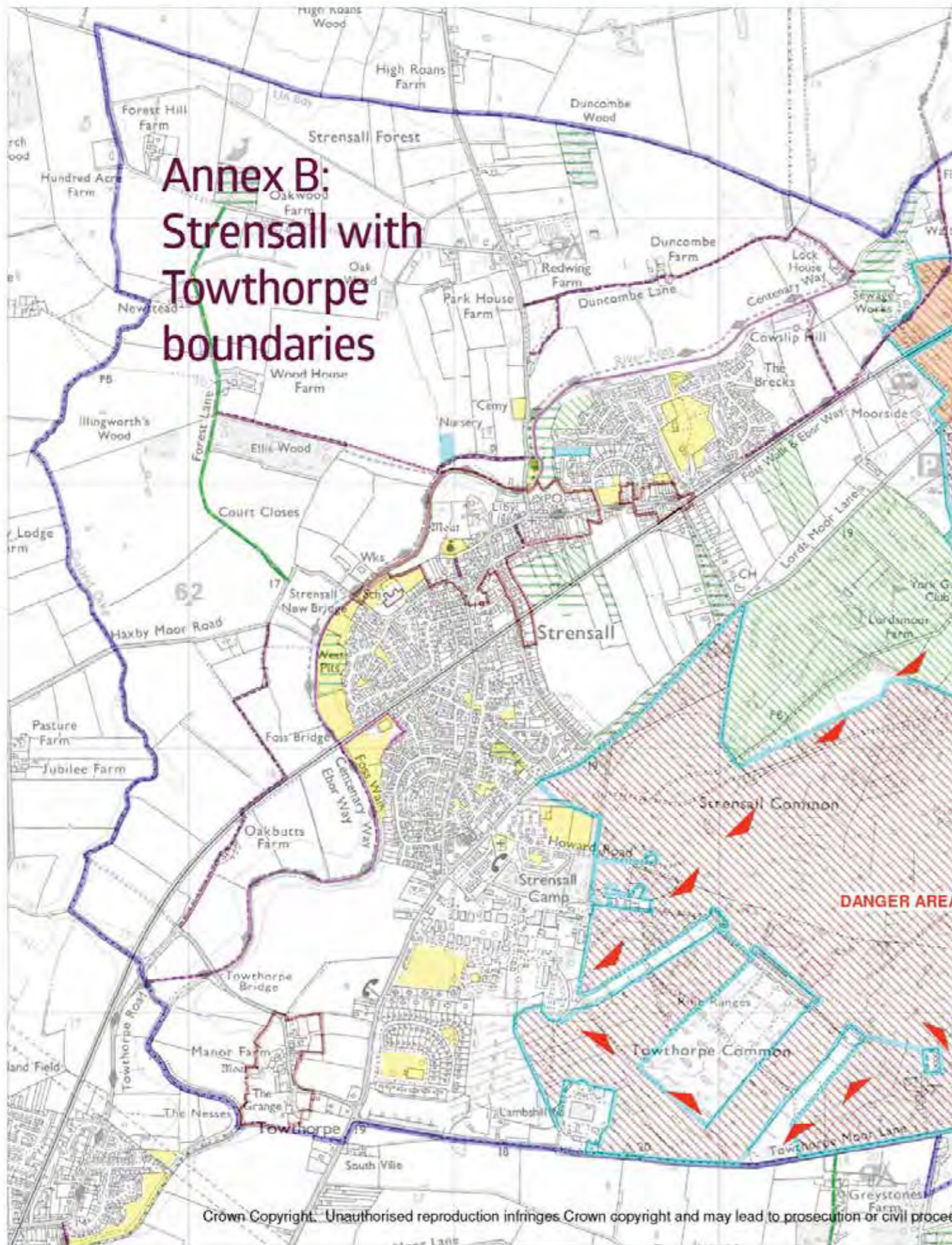
The basic infrastructure of the Village has not changed to match the increase in population. The majority of our Villagers believe that further investment in the infrastructure and amenities of the Village is necessary before any further development or significant increase to the population of the Village takes place. They see the current infrastructure and supporting services as being at saturation level. Their views were garnered through the VDS Questionnaire distributed in July-August 2013.

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. Following on from the VDS, Strensall with Towthorpe Parish Council is considering progressing to a Neighbourhood Plan to shape and direct where future development should go, and further explore issues of traffic flow and infrastructure improvements. The VDS Working Group is willing to assist in this work.

We would wish to include the following Design Guideline in a future Neighbourhood Plan.

Design guideline

The linear nature of the Village should not be exacerbated by new development at its extremities without an improvement to the infrastructure and amenities. Further new development should be accompanied by a significant redesign of the Village to promote access to infrastructure and amenities.



Annex C: Listed buildings and structures



Strensall Bridge – Sheriff Hutton Road



Strensall New Bridge – Haxby Moor Road



59 The Village



Low Farmhouse – Towthorpe Road



3 Church Lane



Manor House



Station House



Church of St Marys

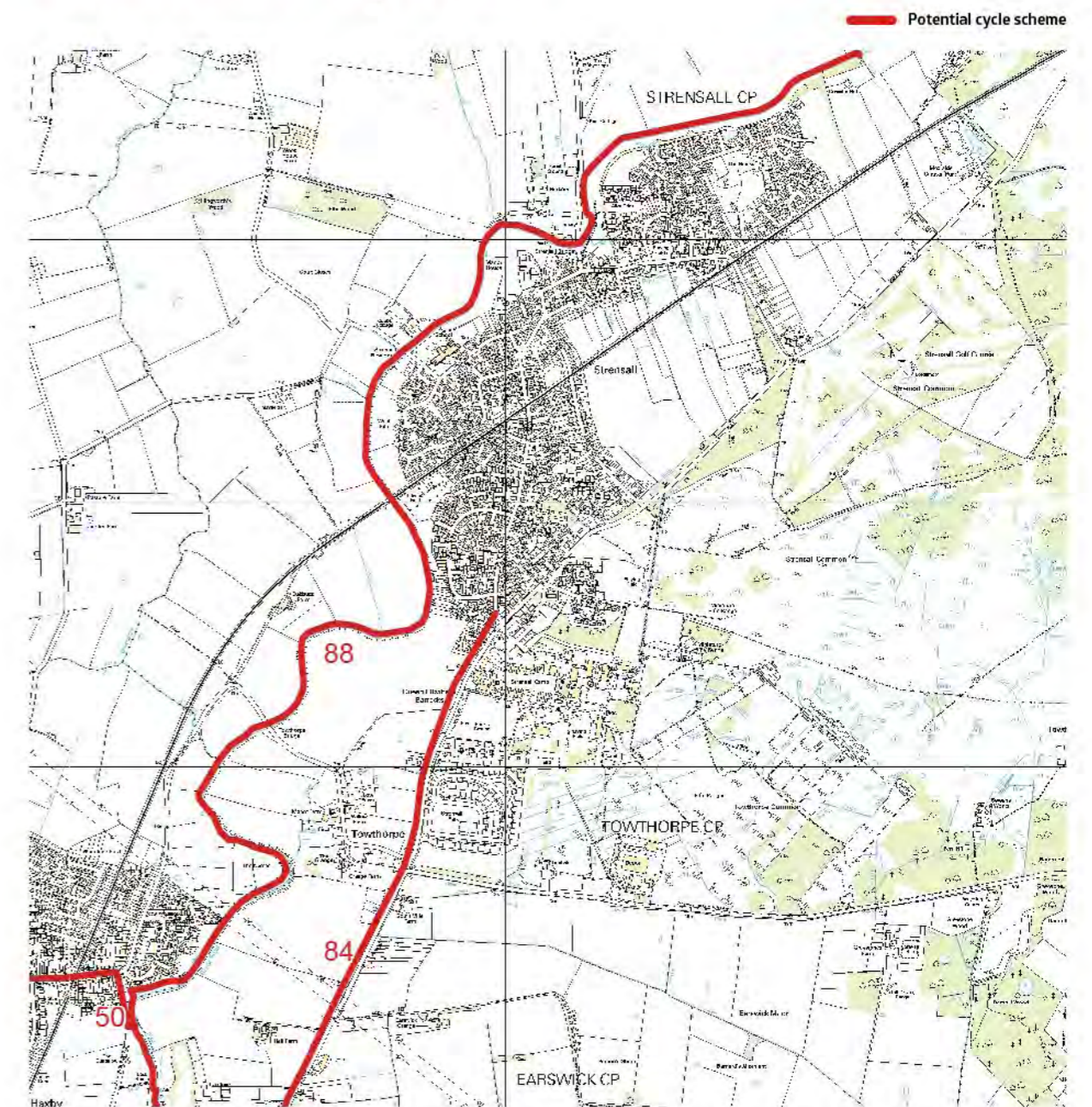


War Memorial

Images of all the listed buildings and structures in the Parish of Strensall with Towthorpe.

Full descriptions and citations for each of the properties featured above can be found at: www.english-heritage.org.uk

Annex D: Final cycle prioritised schemes, May 2013

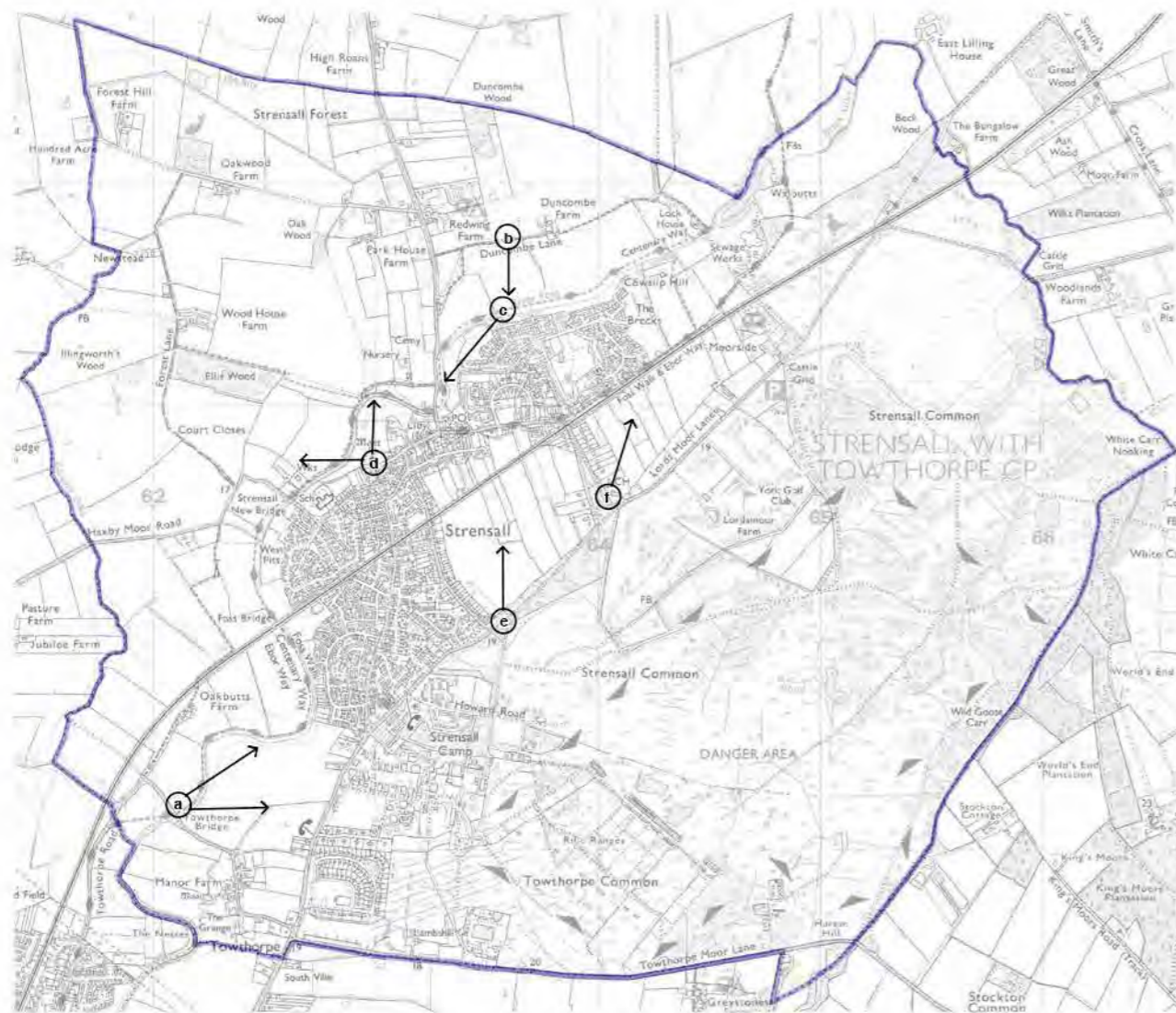


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Annex E: Indicative location of key views

The key views of Strensall with Towthorpe shown on the map and in the photographs below have been chosen to show the fact that the Village is a large village in a rural setting. These key views were identified by Villagers during the VDS process. It is not a contiguous suburb of the City of York. These views differ from those recorded in the

Conservation Area Appraisals in that they show the open ground around the Village. The views within the Conservation Area Appraisals remain relevant in the context of each of the individual documents. The map below assists in identifying these views on the ground:



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Parish Boundary



a1. East from Towthorpe Bridge



a2. Northeast from Towthorpe Bridge



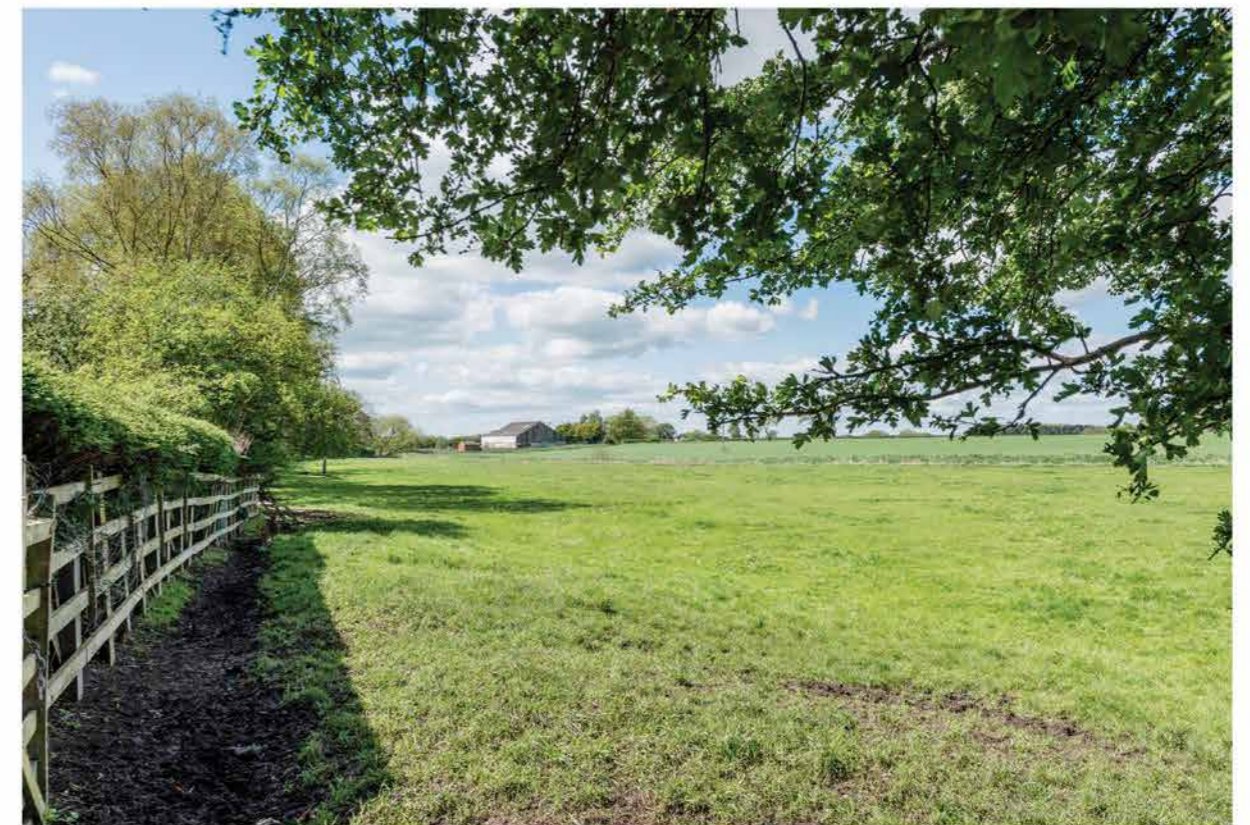
b. South from Duncombe Lane



c2. West towards John Carr's bridge



c1. South West towards Strensall Bridge (John Carr's Bridge) from the Foss. The views of the bridges from the riverside pathways are valued locally. Villagers recognise the importance of retaining pathways along the length of the River Foss through the Village



d1. West from the Church of St Mary the Virgin



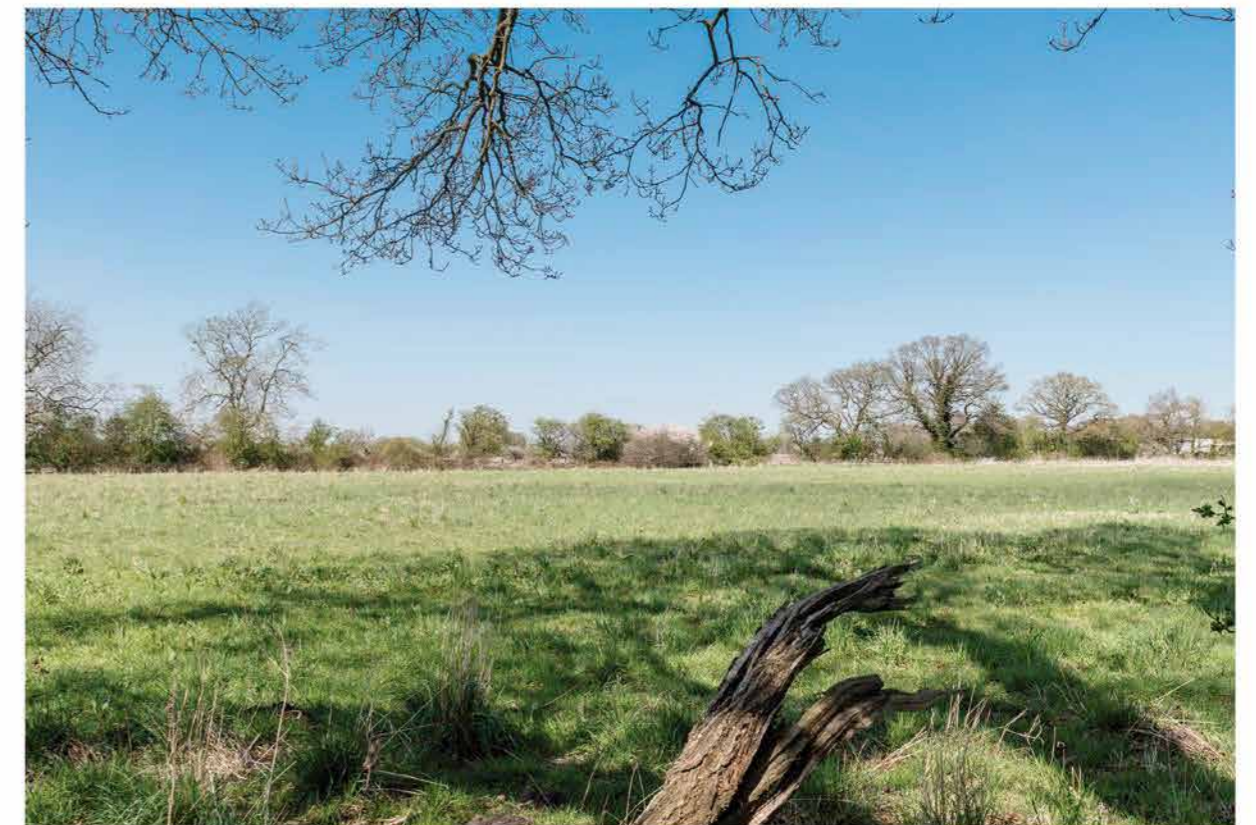
d2. North West from the Church of St Mary the Virgin



e. North from Ox Carr Lane/Flaxton Road towards The Village



d3. North from the Church of St Mary the Virgin. The White Horse at Kilburn is visible from here



f. North from the road towards Flaxton. Sheriff Hutton Castle can be seen from breaks in the hedgerows

Life around Strensall with Towthorpe



Addendum

This addendum was added after Cabinet approval on 3 March 2015 and reflects the following changes which have taken place in the community:

Strensall Community Youth and Sports Association (SCYSA)

SCYSA has recently refurbished its facilities. A function room and kitchen are now available for hire. A community café is an aspiration. The groups now using SCYSA are Brownies, Aviva and Magpies netball teams, Strensall Tigers, Strensall Tennis Club and Ride4Life. Further information is available on the website at www.strensallcysa.org.uk.



Strensall Community Carnival

A group of residents is working with the Strensall and Towthorpe Parish Council to run an annual community carnival. Their aim is to help bring our community together and to celebrate the way of life for all ages in our Village.

Other community groups

Robert Wilkinson Primary Academy – Scouts
 Hurst Hall – Military Wives' Choir
 Strensall Methodist Church – Strensall Singers.



Maps

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**STRENSALL WITH TOWTHORPE
NEIGHBOURHOOD PLAN UP TO 2033**

WWW.PLAN4STRENSALL.CO.UK

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**City of York Council
Equalities Impact Assessment**

Who is submitting the proposal?

Directorate:	Economy and Place		
Service Area:	Strategic Planning Policy		
Name of the proposal :	Strensall with Towthorpe Neighbourhood Plan – Examiner’s Report		
Lead officer:	John Roberts, Strategic Planning Policy Officer		
Date assessment completed:	13/2/23		
Names of those who contributed to the assessment:			
Name	Job title	Organisation	Area of expertise
Sandra Branigan	Senior Solicitor	City of York Council	Legal

Step 1 – Aims and intended outcomes

1.1	<p>What is the purpose of the proposal? Please explain your proposal in Plain English avoiding acronyms and jargon.</p>
	<p>The proposal is brought forward by the Strategic Planning Policy team on behalf of Strensall with Towthorpe Parish Council in conformity with Neighbourhood Planning (2012) Regulation 18. The Strensall with Towthorpe Neighbourhood Plan Area was designated (to include the whole Parish area) following consultation, in January 2016, but was extended in June 2018 to include the length of Towthorpe Moor Lane (outside the Parish area) to its junction with Malton Road. The neighbourhood plan area was designated to enable a Neighbourhood Plan to progress for the Strensall with Towthorpe Parish Area. The Neighbourhood Plan has been developed, consulted on and examined by an independent examiner and found to meet the legislation requirements. This proposal is for the Neighbourhood Plan to proceed to referendum in line with the Examiner’s modifications and Neighbourhood Planning Regulations. The referendum will determine in the Neighbourhood Plan is made part of the City of York’s development plan. Where more than 50% of those taking part in the referendum vote in favour of the plan, it will become part of the development plan. Those who are invited to take part in the referendum, live in the planning area.</p>
1.2	<p>Are there any external considerations? (Legislation/government directive/codes of practice etc.)</p>
	<p>The council’s duties under the Equalities Act 2010 and the Human Rights Act 1998 are key considerations. The proposals also need to be considered in light of Neighbourhood Planning Regulations (2012).</p>
1.3	<p>Who are the stakeholders and what are their interests?</p>
	<p>Stakeholders include people who live, work or undertake business in the Strensall with Towthorpe Neighbourhood Planning area, alongside consultation bodies referred to in paragraph 1 of Schedule 1 of the Neighbourhood Planning Regulations (2012).</p>

1.4	<p>What results/outcomes do we want to achieve and for whom? This section should explain what outcomes you want to achieve for service users, staff and/or the wider community. Demonstrate how the proposal links to the Council Plan (2019- 2023) and other corporate strategies and plans.</p>
	<p>The Strensall with Towthorpe Neighbourhood Plan is required to be in conformity with the National Planning Policy Framework (NPPF) and the local Development Plan which comprises of the emerging Local Plan (Publication Draft Local Plan 2018). The proposals seek to support the Council Plan (2019-2023) with respect to:</p> <ul style="list-style-type: none"> • Well-paid jobs and an inclusive economy • A greener and cleaner city • Getting around sustainably • Good health and wellbeing • Safe Communities and culture for all <p>With respect to the emerging Local Plan, the proposal seeks to support:</p> <ul style="list-style-type: none"> • Policy DP2: Sustainable Development • Policy DP3: Sustainable Communities • Policy SS1: Delivering Sustainable Growth for York • H10: Affordable Housing • Policy HW2: New Community Facilities • Policy ED6: Preschool, Primary and Secondary Education • Policy D1: Placemaking Policy • D11: Extensions and Alterations to Existing Buildings • Policy D12: Shop fronts • Policy CC1: Renewable and Low Carbon Energy Generation and Storage • Policy CC2: Sustainable Design and Construction of New Development • Policy T1: Sustainable Access • Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements • Policy T8: Demand Management

Step 2 – Gathering the information and feedback

2.1	<p>What sources of data, evidence and consultation feedback do we have to help us understand the impact of the proposal on equality rights and human rights? Please consider a range of sources, including: consultation exercises, surveys, feedback from staff, stakeholders, participants, research reports, the views of equality groups, as well your own experience of working in this area etc.</p>
Source of data/supporting evidence	Reason for using
Regulation 19 Local Plan and Local Plan Evidence Base	The Regulation 19 Local Plan was assessed under an Equalities Impact Assessment (EqIA) and the Neighbourhood Plan has been developed to comply with the Regulation 19 Local Plan.
National Planning Policy Framework: Equality Impact Assessment, July 2018	The updated NPPF was assessed under an Equalities Impact Assessment (EqIA) and the Neighbourhood Plan has been developed to comply with the National Planning Policy Framework.
Strensall with Towthorpe Neighbourhood Plan Consultation Statement	Details the extensive consultation undertaken with the community, including people who live, work, and visit within the Plan area, including comments and responses to all stages of consultation undertaken. The consultation has informed the development of the Neighbourhood Plan.
Strensall with Towthorpe Neighbourhood Plan Evidence Base	These documents have informed the consultation that has taken place with the community.

Step 3 – Gaps in data and knowledge

3.1	What are the main gaps in information and understanding of the impact of your proposal? Please indicate how any gaps will be dealt with.	
	Gaps in data or knowledge	Action to deal with this
	n/a	n/a

Step 4 – Analysing the impacts or effects.

4.1	Please consider what the evidence tells you about the likely impact (positive or negative) on people sharing a protected characteristic, i.e. how significant could the impacts be if we did not make any adjustments? Remember the duty is also positive – so please identify where the proposal offers opportunities to promote equality and/or foster good relations.		
Equality Groups and Human Rights.	Key Findings/Impacts	Positive (+) Negative (-) Neutral (0)	High (H) Medium (M) Low (L)
Age	No impacts identified	0	n/a
Disability	Policy DH1 'Promotion of Local Distinctiveness' aims to promote accessibility and connectivity through public rights of way.	+	M
Gender	No impacts identified	0	n/a

Gender Reassignment	No impacts identified	0	n/a
Marriage and civil partnership	No impacts identified	0	n/a
Pregnancy and maternity	No impacts identified	0	n/a
Race	No impacts identified	0	n/a
Religion and belief	No impacts identified	0	n/a
Sexual orientation	No impacts identified	0	n/a
Other Socio-economic groups including :	Could other socio-economic groups be affected e.g. carers, ex-offenders, low incomes?		
Carer	No impacts identified	0	n/a
Low income groups	No impacts identified	0	n/a
Veterans, Armed Forces Community	Whilst the neighbourhood plan recognises the potential for redevelopment of the MOD site at Strensall, following the Defence Infrastructure Review (2016), the closure of sites and any impact on the armed forces community is beyond the remit of the neighbourhood plan.	0	n/a
Other	n/a, no other groups identified	n/a	n/a
Impact on human rights:			

List any human rights impacted.	<p>The Convention rights applicable are:</p> <ul style="list-style-type: none"> • Article 8 - protects the right of the individual to respect for their private and family life, their home and their correspondence. The private life part of this right covers things like wellbeing, autonomy, forming relationships with others and taking part in our community. • Article 14 - protects the right to be free from discrimination when enjoying other rights, such as Article 8. <p>The equalities impact assessment identifies some positive impacts as a result of the aspirations set out within the neighbourhood plan.</p>		
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Use the following guidance to inform your responses:

Indicate:

- Where you think that the proposal could have a POSITIVE impact on any of the equality groups like promoting equality and equal opportunities or improving relations within equality groups
- Where you think that the proposal could have a NEGATIVE impact on any of the equality groups, i.e. it could disadvantage them
- Where you think that this proposal has a NEUTRAL effect on any of the equality groups listed below i.e. it has no effect currently on equality groups.

It is important to remember that a proposal may be highly relevant to one aspect of equality and not relevant to another.

<p>High impact (The proposal or process is very equality relevant)</p>	<p>There is significant potential for or evidence of adverse impact The proposal is institution wide or public facing The proposal has consequences for or affects significant numbers of people The proposal has the potential to make a significant contribution to promoting equality and the exercise of human rights.</p>
<p>Medium impact (The proposal or process is somewhat equality relevant)</p>	<p>There is some evidence to suggest potential for or evidence of adverse impact The proposal is institution wide or across services, but mainly internal The proposal has consequences for or affects some people The proposal has the potential to make a contribution to promoting equality and the exercise of human rights</p>
<p>Low impact (The proposal or process might be equality relevant)</p>	<p>There is little evidence to suggest that the proposal could result in adverse impact The proposal operates in a limited way The proposal has consequences for or affects few people The proposal may have the potential to contribute to promoting equality and the exercise of human rights</p>

Step 5 - Mitigating adverse impacts and maximising positive impacts

5.1	Based on your findings, explain ways you plan to mitigate any unlawful prohibited conduct or unwanted adverse impact. Where positive impacts have been identified, what is been done to optimise opportunities to advance equality or foster good relations?
<p>The neighbourhood plan supports some positive impact measures contained with the Local Plan. These positive impacts will be optimised through the community actions identified in the neighbourhood plan alongside policies in the plan which stipulate further public consultation. The plan will also be subject to annual monitoring and periodic review.</p>	

Step 6 – Recommendations and conclusions of the assessment

6.1	Having considered the potential or actual impacts you should be in a position to make an informed judgement on what should be done. In all cases, document your reasoning that justifies your decision. There are four main options you can take:
<p>- No major change to the proposal – the EIA demonstrates the proposal is robust. There is no potential for unlawful discrimination or adverse impact and you have taken all opportunities to advance equality and foster good relations, subject to continuing monitor and review.</p>	

- **Adjust the proposal** – the EIA identifies potential problems or missed opportunities. This involves taking steps to remove any barriers, to better advance quality or to foster good relations.
- **Continue with the proposal** (despite the potential for adverse impact) – you should clearly set out the justifications for doing this and how you believe the decision is compatible with our obligations under the duty
- **Stop and remove the proposal** – if there are adverse effects that are not justified and cannot be mitigated, you should consider stopping the proposal altogether. If a proposal leads to unlawful discrimination it should be removed or changed.

Important: If there are any adverse impacts you cannot mitigate, please provide a compelling reason in the justification column.

Option selected	Conclusions/justification
No major change to the proposal	The EIA demonstrates the proposal is robust. There is no potential for unlawful discrimination or adverse impacts. Opportunities to advance equality and foster good relations will be applied throughout the Strensall with Towthorpe Neighbourhood Plan.

Step 7 – Summary of agreed actions resulting from the assessment

7.1	What action, by whom, will be undertaken as a result of the impact assessment.		
Impact/issue	Action to be taken	Person responsible	Timescale
n/a			

Step 8 - Monitor, review and improve

8. 1	How will the impact of your proposal be monitored and improved upon going forward? Consider how will you identify the impact of activities on protected characteristics and other marginalised groups going forward? How will any learning and enhancements be capitalised on and embedded?
	It is anticipated that Strensall with Towthorpe Parish Council will annually monitor the Neighbourhood Plan with periodic review.

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