



Notice of a public meeting of

Local Plan Working Group

- To:** Councillors Merrett (Chair), Ayre, Barnes, D'Agorne, Funnell, Healey, Horton, Reid, Simpson-Laing, Steward (Vice-Chair) and Warters
- Date:** Thursday, 29 January 2015
- Time:** 5.00 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 personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

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

2. **Minutes** (Pages 1 - 6)

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

3. Public Participation

At this point in the meeting, members of the public who have registered their wish to speak, regarding an item on the agenda or an issue within the remit of the Working Group, may do so. The deadline for registering is **5.00 pm on Wednesday 28th January 2015.**

Filming or Recording Meetings

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The Council’s protocol on Webcasting, Filming & Recording of Meetings ensures that these practices are carried out in a manner both respectful to the conduct of the meeting and all those present. It can be viewed at http://www.york.gov.uk/downloads/download/3130/protocol_for_webcasting_filming_and_recording_of_council_meetings

4. Wheldrake Village Design Statement/Supplementary Planning Document. (Pages 7 - 86)

This report presents a summary of the responses received following a consultation on Wheldrake Village Design Statement. A number of amendments are proposed as a result of the consultation. Subject to Members’ views, it is intended that the amended document becomes draft Supplementary Planning Document (SPD) to the emerging Local Plan.

5. Strensall with Towthorpe Village Design Statement/Supplementary Planning Document. (Pages 87 - 202)

This report presents a summary of the responses received following a consultation on Strensall with Towthorpe Village Design Statement. A number of amendments are proposed as a result of the consultation. Subject to Members' views, it is intended that the amended document becomes draft Supplementary Planning Document (SPD) to the emerging Local Plan.

6. Changes to Affordable Housing National Planning Guidance (Pages 203 - 212)

The purpose of this report is to update Members on new National Planning Policy Guidance that relates to affordable housing.

7. City of York Local Plan - Safeguarded Land (Pages 213 - 254)

This report provides further information on the role of safeguarded land and the reasons for the draft Local Plan including such a designation for some sites. It makes reference to a legal opinion sought from John Hobson QC on how the Local Plan should address this matter. Both the instructions to Counsel and the legal opinion on the matter of the opinion are included as Annex A and Annex B to this report.

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

Democracy Officer:

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

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

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

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

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

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

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

 (01904) 551550

City Of York Council

Committee Minutes

Meeting	Local Plan Working Group
Date	17 December 2014
Present	Councillors Merrett (Chair), Ayre, Barnes, D'Agorne, Funnell, Horton, Reid, Simpson-Laing, Steward, Warters and Watt (Vice-Chair)

13. **Declarations of Interest**

At this point in the meeting, members were asked to declare any personal, prejudicial or pecuniary interests they may have in the business on the agenda.

Councillor Watt declared a personal interest as a Member of the Skelton Village Action Group, part of the Action Group Alliances.

Councillor Warters asked the Chair to clarify his role following the recent changes to Cabinet. The Chair confirmed that Local Plan issues would now fall under the Leader and that it was his intention to carry on as Chair of the Local Plan Working Group.

Councillor D'Agorne declared a personal interest as a non-voting Member of the York Environment Forum

Councillor Merrett also declared a personal interest as a York Environment Forum Member.

14. **Minutes**

Resolved: That the minutes of the last Local Plan Working Group held on 11th September 2014 be approved and signed by the Chair as a correct record.

15. Public Participation

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

There had been the following registrations to speak on agenda item 4:

Tony Fisher had registered to speak on behalf of York Local Plan Action Group Alliance. He advised that he had been asked by the Group to assess the housing need based on the reports by Arup and Oxford Economics and disagreed with the treatment of the University figures. He argued that the Universities expansions had not continued at the same rate post 2010 and that as a result the projected figures produced by Arup and Oxford Economics were inflated. He offered an alternative figure of 674 properties per annum based on an alternative approach to household formation rates.

Allan Charlesworth had registered to speak on behalf of the Earswick Action Group and York Action Group Alliance (full details of speech attached to the online agenda for this meeting). He referred to three 'what ifs' that the Action Group considered should be addressed. He argued that firstly what if housing figures had not been bolstered to satisfy policy wishes, what if the practice of calling for development sites had not been employed and what if the sequential test had been properly applied to assess the potential for brownfield land first and the inclusion of windfall sites.

Edie Jones had registered to speak on behalf of Poppleton Parish Council. She advised that Poppleton and a number of other villages around York are desirable places to live due to being good places to both raise a family and retire with a sense of community and cohesiveness. In relation to proposed future housing development in the Local Plan she asked that Officers consider the benefits of complete settlements with a range of facilities and housing types rather than one size fits all designs.

Daniel Russell had registered to speak on behalf of the Rufforth and Knapton Action Group. He queried the assessment of gypsy and traveller needs in the Local Plan particularly in relation to those members of the community who had ceased to travel. Mr Russell also queried the suitability of sites in the Green

Belt, that sites should be strictly limited in open countryside and then there should be a re-assessment of all sites in the Green Belt. such sites were suitable in the Green Belt.

Phillip Crowe spoke on behalf of the York Environment Forum. He referred to a document emailed to members which contained details of some proposals put forward by the forum. He referred to the target density figures contained in policy H2 and suggested that these needed to be revisited in terms looking at the impact of using brownfield sites more effectively by considering higher density development.. He urged Members and Officers to look at the Environment Forum proposals seriously as they believe it is a viable way forward.

16. City of York Local Plan Housing Options.

Members considered a report which updated them on the progress of the Local Plan following a resolution to Council on 9th October 2014.

In response to the registered speakers who had raised a number of points about land supply, the Chair advised that the report before Members looked at housing demand figures and that supply related issues such as the inclusion of windfalls, brownfield land and density would be dealt with at a later stage.

The Director of City and Environmental Services spoke to remind Members of some key points as follows:

- The Council has a statutory requirement to produce a plan compliant with policy. York is not independent of national requirements and must have a statutory plan compliant with policy regardless of the views of individuals. Remarks and debates made by Ministers do not constitute policy and as such can not be taken into account by Officers.
- The plan was not intended to be a detailed specification document for each site. The plan aims to be a series of policies to guide Members of Planning Committee.
- There are technical and inspection risks relating to the housing trajectory. The Council will present the plan to the inspector and deliverability is a key facet. Politically the

Council will not be able to produce a plan which all Councillors agree on that will also pass the inspection.

- There is a perception that brownfield sites are not being brought forward but progress on the Hungate, British Sugar and York Central sites contradict this view.

The Head of Planning and Environmental Management spoke to advise that the report before Members was concerned with the requirements placed upon the Council through national guidance in relation to the housing requirements for York. If an agreement on housing numbers was reached then a further report on housing supply related issues would need to be brought back to the Local Plan Working Group at a future meeting.

Members then received a detailed presentation by Chris Tunnell from Arup. The presentation slides are attached to the online agenda for this meeting for information.

Members then asked a number of questions on the presentation as follows:

- In relation to the summary of options table on page 19 of the agenda, the 838 demographic baseline figure had been used consistently. It was queried if this figure could be changeable. It was confirmed that the 838 figure is Arup's professional judgement of the demographic baseline for York and should not be changed.
- It was queried whether the economic impact figures take into account recessions. It was confirmed that the Oxford Economics forecast does take into account long term projections.
- If a backlog figure must be included - was it possible to calculate the backlog using the 2011 Interim Household Projection figure for York of 638 dwellings per annum rather than the 838 dwellings per annum figure.
- In response to queries about the necessity of including a backlog figure it was confirmed that to date, Arup were unaware of any local authorities who had not taken into account backlog
- Members queried the impact of student accommodation and whether any work had been completed to look at how many students stay in York and move into the community. It was confirmed that the impact of students was an area

which remains unclear and that further work could be undertaken by Arup on this issue and reported back to a future meeting of the LPWG.

- The impact of migration on the figures. Arup confirmed that these figures were based on the national population and household projections.
- The impact of 18-34 year olds living with parents for longer and the impact this has on household formation rates

Members then entered debate and made the following comments:

- Some members felt that the motion at Council had required more significant work than just another look at the housing figures and considered that that Option 2 was a reasonable approach to enable officers to carry out further more detailed work, incorporating the issues raised by Members on students, migration and economic pressures.
- The information presented to Members by Arup had only illustrated further that more work is required.
- Other Members felt that a figure needed to be settled on to progress the plan.
- Green Belt issues were still a concern to some members.
- Other Members argued that as Arup are experts in their field, their advice should be taken on board and used to agree a figure.

Councillor Steward moved and Councillor Reid seconded Option 2 and asked Officers to undertake further technical work on migration, household size, the demographic baseline figure, economic growth assumptions and the impact of the University upon York. When put to the vote this motion was lost.

Councillor Merrett moved and Councillor Simpson Laing seconded Option 1 of the report to agree one of the four options considered sound against the evidence base.

Members then referred to the Summary of Options figures contained in table 3 of the report and voted on Option 2 (947). When put to the vote this was lost.

Members then voted on Option 5 (926). This motion was carried 6 votes to 5.

Resolved: That Members agreed Option 5 (926 dwellings per annum).

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

Cllr D, Merrett Chair

[The Meeting Started At 5.30 pm And Finished At 8.00 pm].



Local Plan Working Group

29 January 2015

Report of the Director for City and Environmental Services

Wheldrake Village Design Statement/ Supplementary Planning Document.

Summary

1. This report presents a summary of the responses received following a consultation on Wheldrake Village Design Statement. A number of amendments are proposed as a result of the consultation. Subject to Members views, it is intended that the amended document becomes draft Supplementary Planning Document (SPD) to the emerging Local Plan. The document would thus be a material planning consideration when considering applications for development within the designated Village Design Statement area.

Background

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

design and development, and manage long-term change, rather than prevent it.

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

11. City of York Local Plan Preferred Options (June 2013) Policy DHE1: Design and the Historic Environment recognises York's special qualities and the opportunities for improving and enhancing the character and quality of an area as key considerations in determining the design implications of development.
12. Whilst the NPPF does not make specific mention of VDSs, its general approach to the delivery of good design focuses on understanding and responding to local character and distinctiveness. The Local Plan's emerging design and heritage policy will therefore continue to support Village Design Statements as a means of ensuring that future development is based on a thorough understanding of local character and context. VDSs would thereby retain their planning status as material considerations in the determination of planning applications.
13. NPPF paragraph 153 says that 'supplementary planning documents should be used where they can help applicants make successful applications'. If a VDS is approved by the local planning authority as a draft Supplementary Planning Document (SPD), it becomes a material planning consideration in the determination of planning applications. A SPD is intended to expand upon policy or provide further detail to policies in the Local Plan. It does not have development plan status, but it will be afforded significant weight as a material planning consideration in the determination of planning applications. The SPD, once approved, remains a draft until such a time as the Local Plan has been through examination and is formally adopted by the Council. Although a 'draft' SPD this document is a material consideration in the planning application process.
14. The VDS, once approved, would assist in making decisions upon planning applications, through the Development Management process. VDS's have also been given weight by Planning Inspectors in individual planning appeal cases. The VDS is valuable and carries weight as a material consideration because of the degree of local community involvement in producing it.

Wheldrake Village Design Statement

15. Wheldrake Village Design Statement, incorporating the proposed amendments, is attached at **Annex A**.
16. The introduction to the VDS explains that it represents the views of local villagers and includes some aspirations that are outside current planning regulations. However, this is the villagers' own document and the inclusion of non-planning issues can be appropriate because the information is relevant to all, not just the local planning authority.
17. The VDS group are now keen to see the document approved as a draft Supplementary Planning Document to the emerging Local Plan.

Consultation

18. Wheldrake village first started work upon the VDS in February 2010. A steering group was formed in April 2010. A local history exhibition "Wheldrake – Then and Now" launched the process. The views of local people were sought through a questionnaire to all households in the village, 30% were returned. A draft document was placed upon the Parish Council website to give everyone the opportunity to get involved in the process, and to ensure that the VDS was representative of the views of Wheldrake parishioners. Copies of the draft VDS and reply forms have been placed in village meeting places and their availability publicised in the Wheldrake Parish Magazine. Since these events several drafts of the VDS have been produced and council officers have commented on the contents.
19. On 30 June 2014 the draft VDS was approved to go out to formal Council consultation by the Local Plan Working Group.
20. The consultation ran for seven weeks, from 21 July to 7 September 2014, and comprised:
 - copies of the draft documents will be available at:
 - the Council reception at West Offices
 - Mobile library

- Wheldrake Village Hall and Old Phone Box Information Point
 - online via www.york.gov.uk and wheldrake.net
 - email/ letter to consultees (list of consultees in Annex E)
 - press release
 - ward based social media promotion
21. 31 responses were received. A schedule of responses from the consultation, together with subsequent officer/ VDS group amendments are set out in **Annex B**.
22. The Strategic Environmental Assessment (SEA) Screening Report was consulted upon at the same time. The three statutory bodies for the SEA process are English Heritage, Natural England and the Environment Agency. No specific comments were received on the SEA and therefore no updates are proposed. The SEA Screening report will be published on the council website alongside the approved VDS/SPD.

Options

23. Officers request that Members consider the following options:

Option 1: Recommend that Cabinet, subject to any identified amendments, approve Wheldrake Village Design Statement as a draft Supplementary Planning Document to the emerging Local Plan.

Option 2: Recommend that Cabinet request changes to Wheldrake Village Design Statement and produce a further report for consideration.

Option 3: Recommend that Cabinet do not approve Wheldrake Village Design Statement as a Supplementary Planning Document.

Analysis

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

Council Plan

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

- Build Strong Communities
- Protect The Environment

Implications

26. The following implications have been assessed:

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

Risk Management

27. In compliance with the Council's risk management strategy, the main risks in producing Village Design Statements for the City of York are:
- Risks arising from failure to comply with the laws and regulations relating to Planning and Sustainability Appraisal and Strategic Environmental Assessment processes.
28. The main risks in not concluding Wheldrake Village Design Statement for the City of York are:
- Potential damage to the Council's reputation if a SPD is not approved in an appropriate timeframe.
29. Due to the protracted timeframe in getting the VDS through the approval process, there is a risk of criticism of project delivery which if delayed further could damage the Council's reputation. Measured in terms of impact and likelihood, the risk associated with this report have been assessed as requiring regular monitoring.

Recommendations

30. In accordance with Option One, that the Local Plan Working Group recommends the Cabinet to:

(i) approve Wheldrake VDS text attached at Annex A as a draft Supplementary Planning Document to the emerging Local Plan.

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

(ii) delegate to the Director of CES in consultation with the Cabinet Member the making of any incidental changes to the VDS as a result of the recommendations of Cabinet.

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

(iii) delegate to the VDS group and officer the final graphic design.

Reason: To allow changes to the final graphics/ layout as required e.g. improved photo quality, or number of pages to meet print specifications.

Contact Details

Author:

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**Report
Approved**

Date 18/12/14

Cabinet Member Responsible for the report:

Cllr David Levene
Cabinet Member for Transport, Planning
& Economic Development

**Report
Approved**

Date 21/01/15

Specialist Implications Officer(s): N/A

Wards Affected: *Wheldrake*

For further information please contact the author of the report.

Annex A: Wheldrake Village Design Statement, December 2014

Annex B: Schedule of responses/ amendments

Annex C: Community Impact Assessment, Wheldrake VDS

Annex D: Strategic Environmental Assessment Screening Report,
Wheldrake VDS

Annex E: List of Consultees

Annex F: Abbreviations

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ANNEX A



Wheldrake Village Design Statement

December 2014

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Wheldrake

A village in a landscape

2015

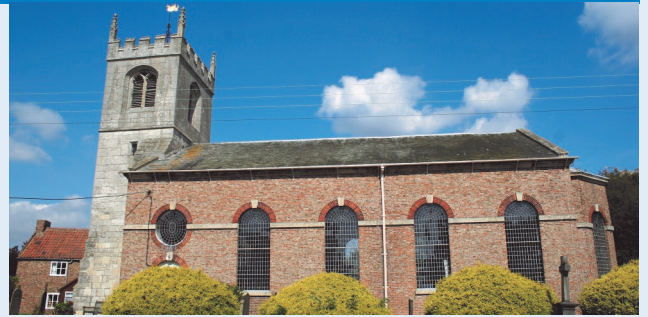
Wheldrake
Village
Design
Statement

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Introduction

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



St Helen's Church, Wheldrake

An effective Village Design Statement :

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

Who is it for?

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

What does it say?

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

The VDS is used:

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

The production of the Wheldrake VDS

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

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

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

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

Design Principles used in drawing up the guidelines for Wheldrake



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

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

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



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

Wheldrake village in its landscape

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

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

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

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



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

Geology

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

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

Drainage

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

Other areas which are prone to flooding and waterlogging are sited where the base clays of the Escrick moraine meet the impermeable clays of the former glacial lakes, notably on Greengales Lane and the Thorganby Road just beyond the allotments. The sand layer above the impermeable clay beds within the moraine supplied the many wells and springs in and around the older houses in Main Street and may be the origin of the village's name. Wheldrake — a tract of land with wells. (See page 25 for SUDS.)



Boggy area to the south of Benjy Lane



Land use

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

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

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

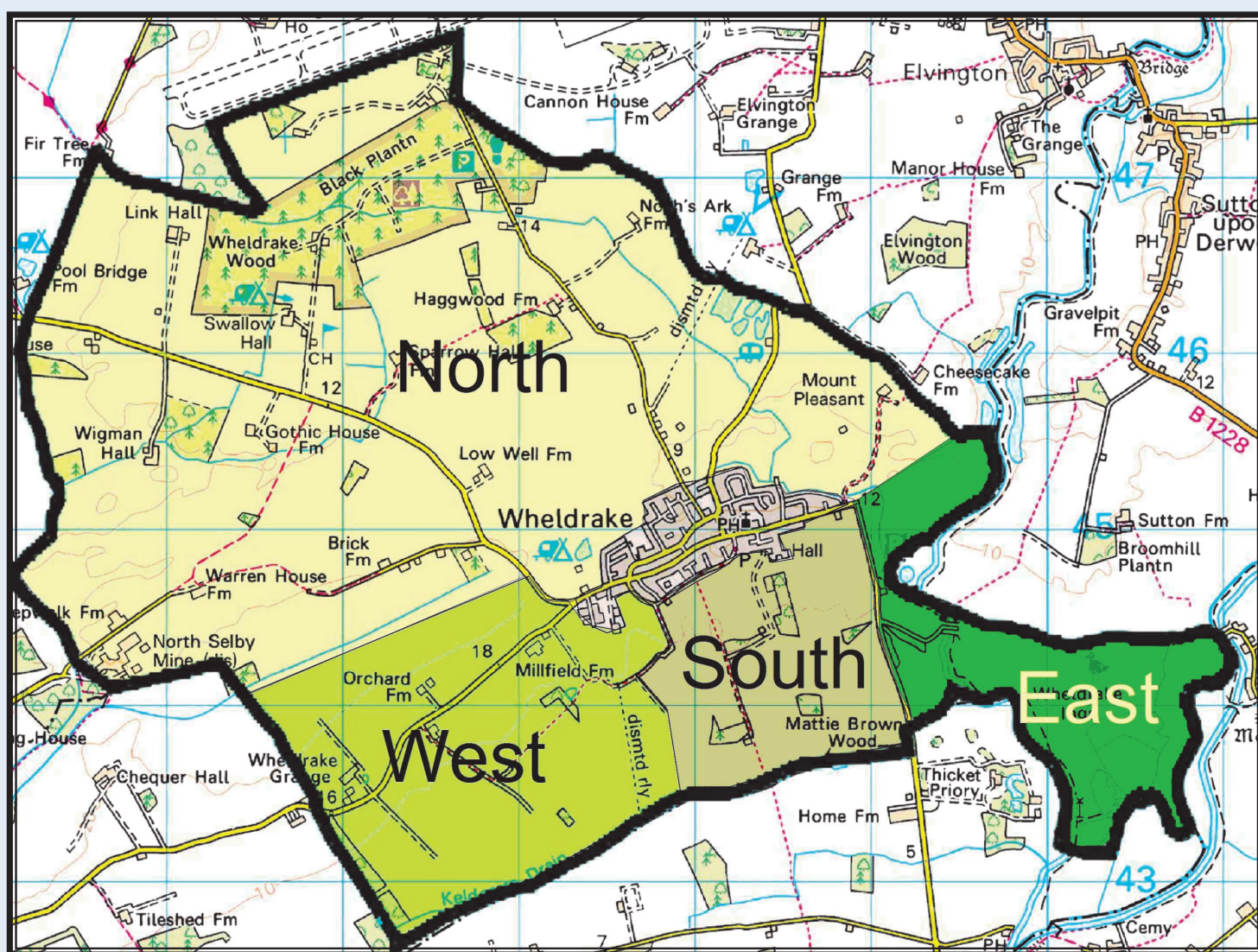


The flat area to the south of the village is used for growing arable crops in large open fields.

Countryside character areas in Wheldrake parish

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

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



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Countryside Character Areas in Wheldrake Parish

Northern character area

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

Location and boundaries

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

Key characteristics

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

Formative influences

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

Landscape character

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

Human response

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

Looking forward

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

Some key issues

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



Wheldrake Woods

Eastern character area (Derwent Valley)

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

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

Location and boundaries

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

Key characteristics

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

Formative influences

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

Landscape character

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

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

Human response

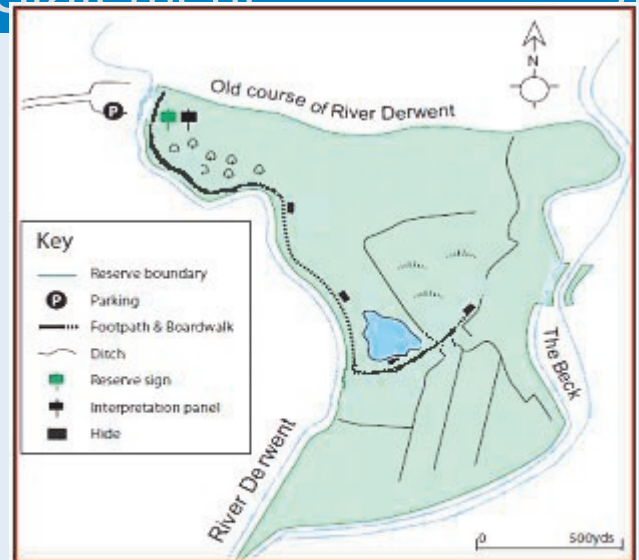
- Yorkshire Wildlife Trust bought Wheldrake Ings in 1973. The reserve is managed as part of the Lower Derwent Valley National Nature Reserve
- Soon after purchase, the Trust installed penstocks in the two main ditches draining the site, allowing fine control of the water levels on the reserve. Since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

Looking forward

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

Some key issues

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



The Derwent Ings Nature Reserve

© Yorkshire Wildlife Trust



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

Western character area

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

Location and boundaries

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

Key characteristics

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

Formative influences

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

Landscape character

- Expansive open fields bounded by generally well kept hedges or post and wire fences.
- Some small copses.

Human response

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

Looking forward

- An encouraging uptake of agri-environmental schemes.
- Planning permission has been granted for the demolition of existing buildings and re-profiling of bunds on areas of the former mine, construction of an anaerobic digestion combined heat and power facility and horticultural glasshouse and associated infrastructure works.

Some key issues

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



The moraine slopes very gently northwards.

Southern character area

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

Location and boundaries

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

Key characteristics

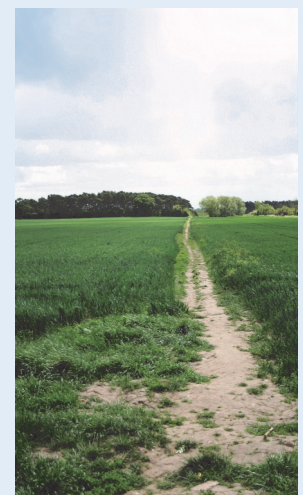
- Expansive flat open arable fields with some small copses
- One farm close to the village.

Formative influences

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

Landscape character

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



Public path to Thorganby from South Back Lane.

Human response

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

Some key issues

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

The setting of the village in the parish

Key characteristics

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

Some key issues

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

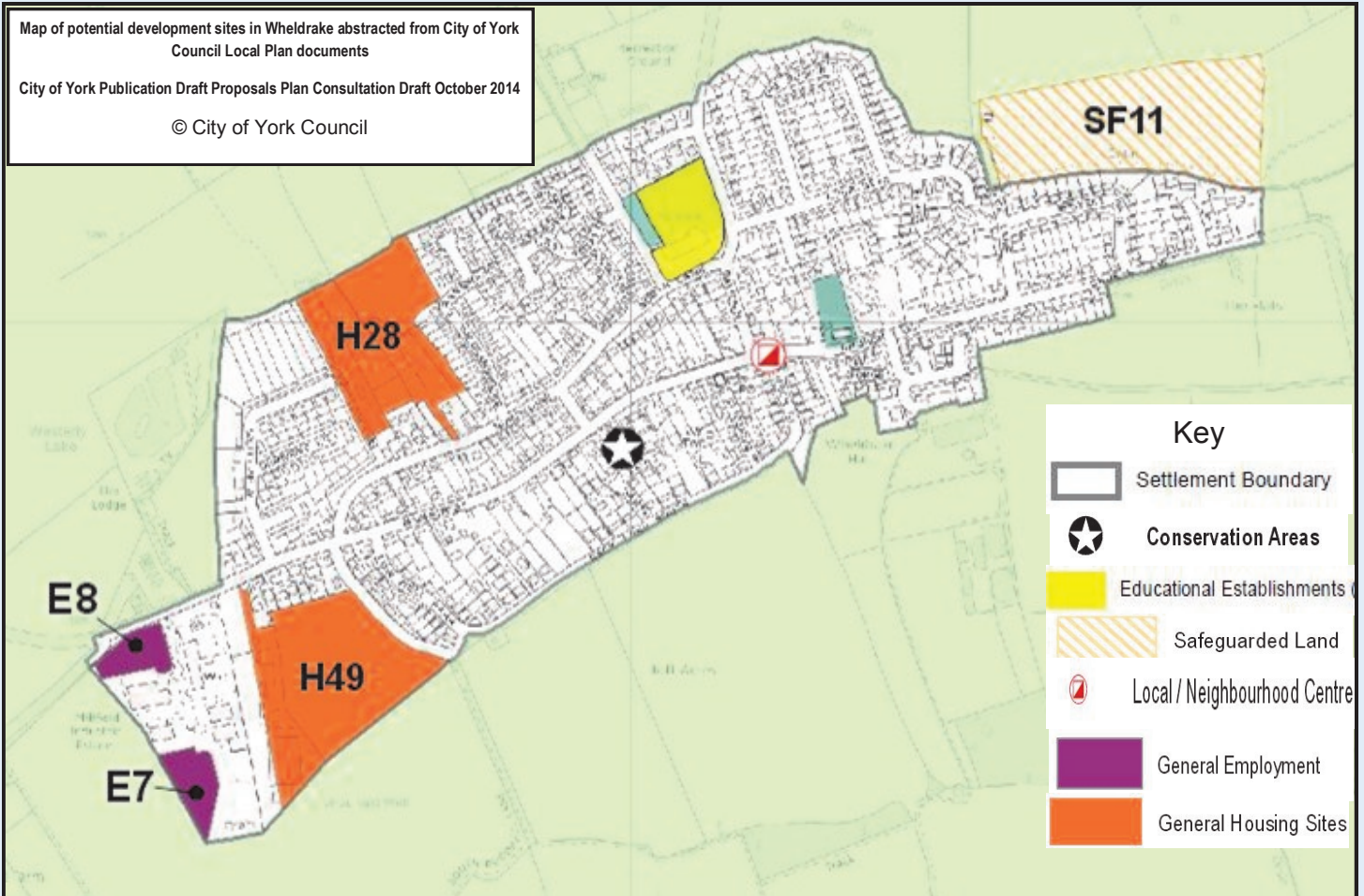
Design guidelines for the countryside character areas

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

The York Local Plan

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

Potential housing sites and two employment sites (E7, 0.5 ha and E8, 0.45ha on Millfield Industrial Estate) are currently under consideration as part of the emerging York Local Plan.



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Green belt



Mount Pleasant

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



Brick Farm’s outbuildings

Wheldrake village

Some key 2011 population statistics

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

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

Outline history of Wheldrake

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

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

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

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

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

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

Character and settlement areas within Wheldrake village

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

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

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

Conservation area and North Lane



Typical Main Street property.

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

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

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

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

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

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



St Helen’s Church (Grade I listed)

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



Listed buildings. (See Appendix 2)

Key characteristics

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

Some key issues

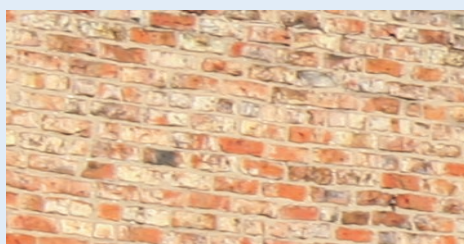
- Unsightly overhead power cables mar many streetscapes.
- Street lighting is inconsistent.
- Parking interrupts traffic flow and intrudes on historic views.
- New estate developments have deviated away from the traditional hue and styles of the older buildings in the village.
- Excessive infilling on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

Materials and hue

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



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



Local pink coloured brick



Tumbled gabling



Yorkshire sliding sash window



String course

Design Guidelines for the conservation area

Building should conserve and enhance the character and appearance of conservation area, so:

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

Church Lane

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

Key characteristics

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

Some key issues

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



Individually styled detached house.

Building materials and hue

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



Houses built by the council.



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

The northern developments

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

Westfield Estate: Valley View, Harcourt Close, Derwent Drive

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

Key characteristics

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

Some key issues

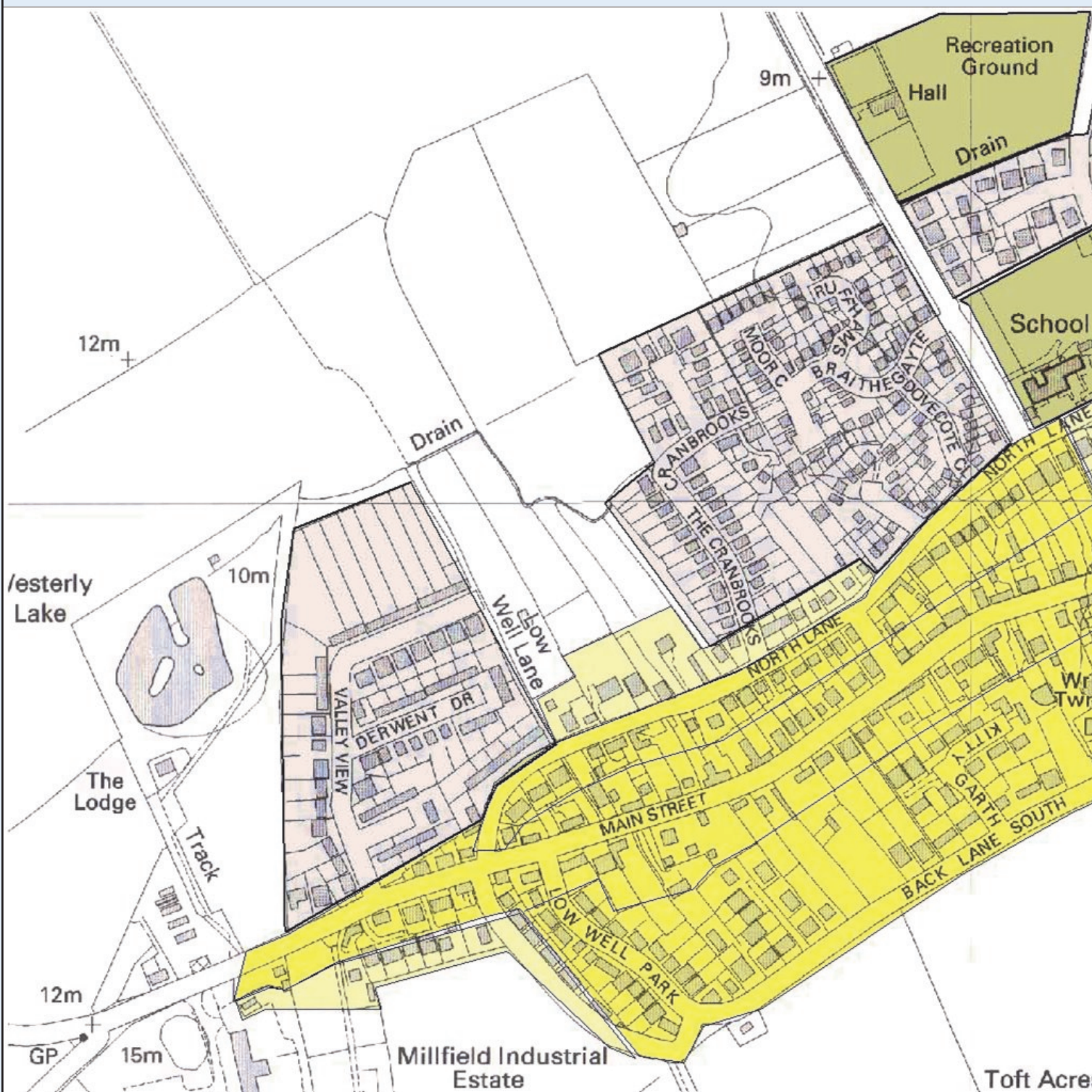
In this open plan residential area there is a consistent architectural design, planning and enhancement strategies should:

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



The Old Church Farm

Village Shop



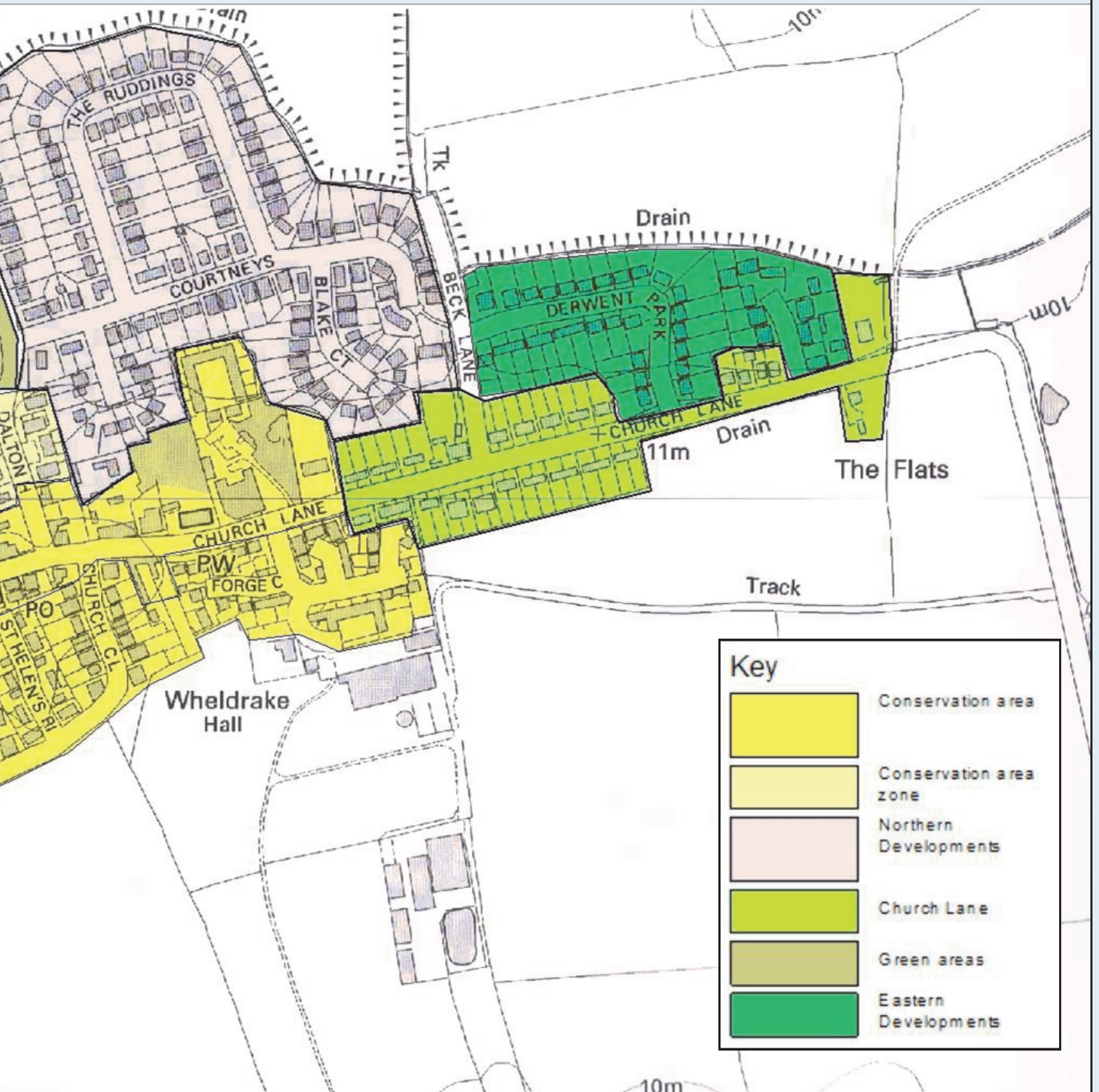
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The old Low Well Farm



The Wenlock Pub



Areas within Wheldrake village

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



Valley View



Derwent Drive

Bricks

Tiles



Building materials and hue

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



Corner of the Ruddings



Characteristic bungalows



Broadlands

Key characteristics

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

Some key issues

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

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

Building materials and hue



The Cranbrooks area



The Cranbrooks

Key characteristics

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

Some key issues

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

Building materials and hue

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



Braithegate, Ruffams, Moor Close

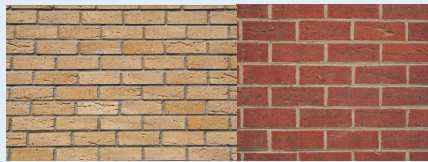


Key characteristics

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

Building materials and hue

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



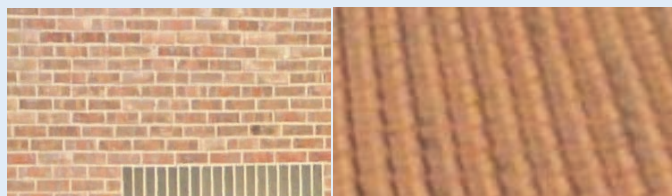
Dovecote and Raker Closes

Key characteristics

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

Building materials and hue

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



The eastern developments off Church Lane

Blue Slates



Derwent Park

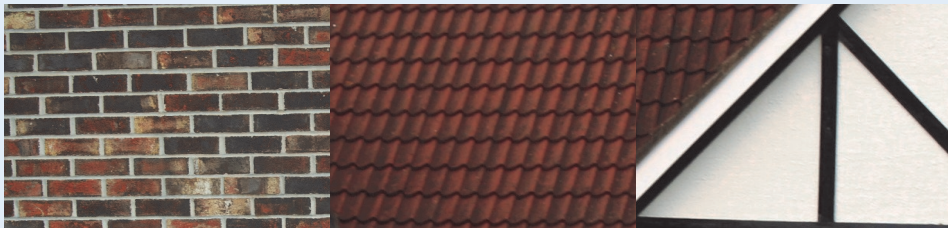


Key characteristics

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

Building materials and hue

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



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



Derwent Park

Western approach

A cluttered entrance to the village due to advertising signs associated with the Millfield Industrial Estate on the south side and a derelict nursery and small shop on the north side. Beyond the former Derwent Valley Light Railway crossing the view into the Historic Centre down Main Street is attractive. (See map on page 7 for the route of the old railway.)

Key Characteristics:

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

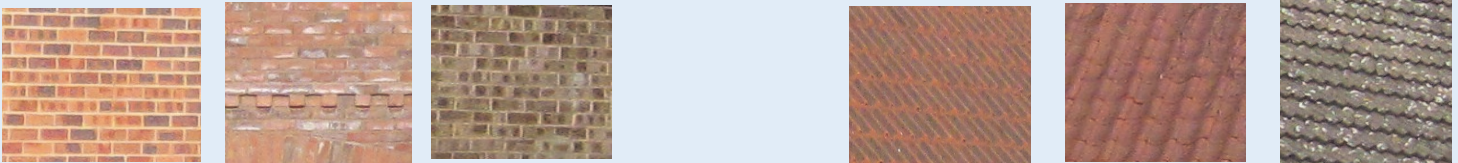
Key issues

This is the principal entrance to the village.

Improvement strategies should:

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

Building materials and hue



Signage at the industrial estate



Bungalow built on the old railway trackbed.
 (See map on page 7 for the route of the rail line)



Disused nursery buildings.



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



White van deliveries add to the perceived traffic problems.

Sustainable Drainage Systems tackle water run-off problems at source, using features such as soakaways, permeable pavements, grassed swales and wetlands. The inclusion of these measures in future developments may protect the community infrastructure as well as protecting ecology.

Design Guidelines for building within the village Envelope

All building should:

22. Respect neighbours property, privacy and amenity and consider retention of existing landscaping.
23. Seek to provide storage for recycling containers.

New Buildings

24. Should respect and enhance adjacent properties and the character of the areas in which they are sited so:
 - a. New buildings at the edge of sites should ideally not exceed the existing rooflines in height.
 - b. They should use materials that respect the local character and surroundings Trees and natural features to be retained where possible.
 - c. Alternatives to flat roofed extensions should be sought wherever practical, particularly where they affect the village street scene.
 - d. Encourage the inclusion of chimneys to act as central heating vents.
25. Should respect the form, layout and density of development in the area.
26. Should provide adequate parking within the curtilage of the building plot wherever possible.
27. Sustainable development in the form of building design including green roofs and walls, and re-use of materials and existing buildings, should be encouraged on appropriate sites.
28. Provision of equipment for producing renewable energy (e.g. solar panels) should be encouraged providing they do not have unacceptable visual impact.
29. Contemporary design should be sympathetically considered where it respects the context and quality of the site and conforms to other guidelines and legislation.
30. Boundary treatments should be sympathetic to their location. The use of methods of enclosure such as hedges, iron estate style railings and low muted-coloured brick walls is encouraged along front boundaries in parts of the village where this is characteristic. Open plan frontages are also encouraged where appropriate.
31. Space should be maintained around dwellings to avoid the loss of soft landscaping and avoid the creation of a terraced effect between neighbouring properties.
32. Should provide a variety of housing types suitable to meet the needs of all sections of the population, to allow opportunities for residents to stay in the village.
33. The use of Sustainable Drainage Systems. Permeable paving and other measures that may protect the community infrastructure is encouraged, to help reduce runoff and flooding, as well as supporting biodiversity. Future development sites should be subject to a study on flood risk in line with CYC Strategic Flood Risk Assessment.
34. The layout of new development should consider any impact on the amenity of the end or existing uses (e.g. noise, odour, lighting and land contamination).

Alterations, extensions and repairs

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

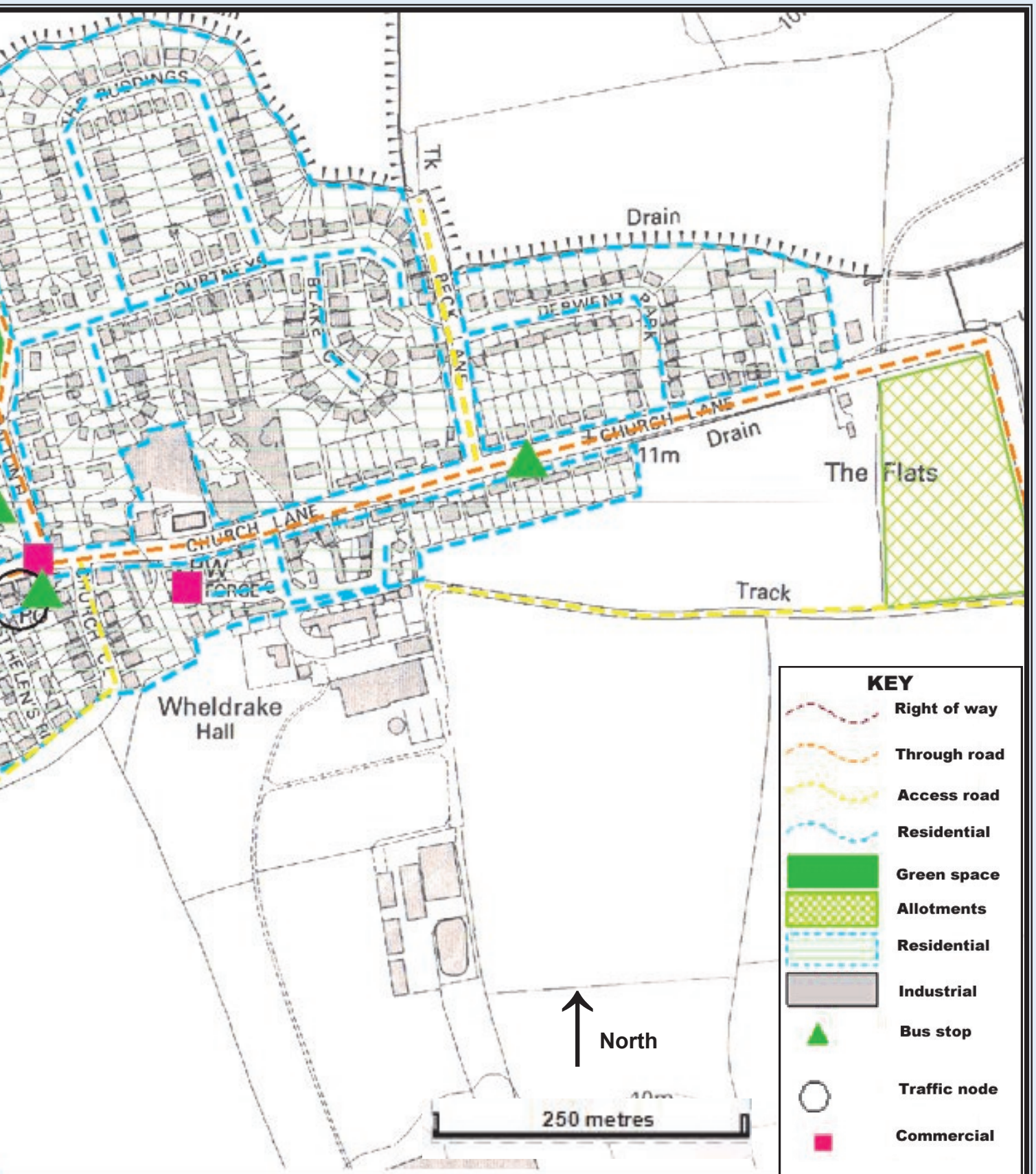
35. Alternatives to flat roofed extensions, and the use of complementary roof materials, should be sought wherever practical, particularly where they affect the village street scene.
36. Avoid building that could result in parking outside the curtilage of the property where possible.

All building, rebuilding, alterations, extensions and repairs, which are subject to planning control, must respect the above design guidelines. Other developments are respectfully requested to do so.



Wheldrake villa

Base map Crown Copyright reproduced by permission of Ordnance Survey



Infrastructure

Significant elements of the village infrastructure identified by residents

Through Roads

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

Access Roads

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

Residential roads

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

Pedestrian Routes

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

Public Rights of Way and other countryside access

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

Cycle routes

Potential cycle routes from Wheldrake to Heslington, and also from Wheldrake to Escrick via the former North Selby Mine are currently being explored.

Traffic nodes

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

Commercial and industrial facilities

Shops

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

Pubs

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

Industrial estate

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



Wheldrake Industrial Estate

Key features of the infrastructure include

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

Some key issues

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

Entering Wheldrake Main Street



Teatime traffic on Dalton Hill



Whilst infrastructure matters are beyond the remit of the Village Design Statement, the following points express the aspirations of residents as recorded during the production of this document. These would need to be addressed through other means such as neighbourhood planning

Aspirations for the village infrastructure

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

Spaces, soft landscaping and boundaries within the village envelope

Focal Spaces

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

Soft landscaping

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

Boundaries

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

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

37. Encourage the provision of open spaces within large scale new developments. Large areas of public amenity lawn are to be avoided since they are high maintenance and are of little environmental benefit.
38. Public planting of indigenous species of a suitable size and scale is to be encouraged in appropriate spaces for both its aesthetic and environmental benefits.
39. Soft landscaping of private garden spaces with appropriate indigenous species on a suitable scale is welcomed for both its aesthetic and environmental benefits.
40. Hard landscaping should be carried out with a variety of locally traditional and sustainably sourced materials where possible.
41. Where back gardens have boundaries onto public roads or pathways the use of medium height hedging is preferred to high walls or fences
42. Resist inappropriate development of residential gardens, where development would cause harm to the local area.



Estate railings and planting forming a picturesque boundary on Main Street

Protected trees

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



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

Community facilities

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

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

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

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

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

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

Utilities

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

Lighting & Security

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

Signage & Street furniture

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

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

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

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



The allotments on Skylark Field

Wheldrake's Sites of Importance for Nature Conservation

Broad Highway Verges
North Selby Mine
Benjy Lane Meadows
Wheldrake Wood
West Plantation

Gilbertson's Plantation
Sandholes Plantation
Warren House Farm Pond
Mattie Brown's Covert

Appendix 1: Village Assets identified by Wheldrake residents

Although none have been 'Listed' (see Appendix 2) the following all make a positive contribution to the character of Wheldrake and are so important in the street scene that their value should be taken into consideration as part of any development proposal.



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



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



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



Heritage telephone kiosk in Main Street



Mount Pleasant Farm in the Northern Character Area of the Village



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



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



Enamel advertisement for a milking machine on the old Blythe Farm



"Duck" Signpost at the top of Dalton Hill

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

16, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York

20, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York

21, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York

23, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York

51, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York

52, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York

60 and 62 Grade II Main Street, Wheldrake, York

63 and 65 Grade II Main Street, Wheldrake, York

7, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York

70, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York

The Old Church Farm, 75, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York

9, Main Street, Wheldrake, York Grade II Main Street, Wheldrake, York

Blythe Farm 66 Grade II Main Street, Wheldrake, York

Church Cottage Grade II 1 Church Lane, Wheldrake, York

Church of Saint Helen Grade I 1 Church Lane, Wheldrake, York

Costcutter Stores 56 and 58 Grade II 17 St Helen's Rise, Wheldrake, York

68 Main Street, Grade II, Wheldrake, York

Dairy Arch and Pigeon Cote to Wheldrake Hall Farm Grade DL Wheldrake

Elizabethan House and Elizabethan Cottage 53 and 55 Grade II Main Street, Wheldrake, York

Granary Cottage 11 Grade II Main Street, Wheldrake, York

Half-way House Grade II Main Street, Wheldrake, York

Ingle Cottage 5 Grade II Main Street, Wheldrake, York

Sundial, Approximately 7 Metres to South West of Church of Saint Helen Grade II Wheldrake

The Post Office 72 Grade II Wheldrake

Village Farm Grade II Main Street, Wheldrake, York

Acknowledgements

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

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

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

Jo and Laura Patrick for proof reading and photographs.

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

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

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



Wheldrake Village Design Statement SPD

Schedule of Consultation Responses

1. Summary of Consultation:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. How did you hear about this consultation?

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

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

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

ANNEX C

Wheldrake Village Design Statement

Community Impact Assessment

SECTION 1: CIA SUMMARY



Community Impact Assessment: Summary

1. Name of service, policy, function or criteria being assessed:

Wheldrake Village Design Statement

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

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

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

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

Consultation to date:

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

3. Name and Job Title of person completing assessment:

Katherine Atkinson, Regeneration Officer, CES

4. Have any impacts been Identified? Yes	Community of Identity affected: Age Disability	Summary of impact: The Village Design Statement will improve the quality of life for residents by enhancing village character and local identity. It will have a positive impact upon: <ul style="list-style-type: none"> • Housing mix/ housing needs • Secured by design • Access for all • Connectivity
5. Date CIA completed: 05/06/14		
6. Signed off by: Jonathan Carr, Head of Development Services and Regeneration		
7. I am satisfied that this service/policy/function has been successfully impact assessed. Name: Jonathan Carr Position: Head of Development Services and Regeneration Date: 19/06/2014		
8. Decision-making body: Local Plan Working Group Cabinet Local Plan Working Group Cabinet	Date: 30 June 2014 1 July 2014 29 January 2015 10 Feb 2015	Decision Details: Approved Approved
<p>Send the completed signed off document to ciasubmission@york.gov.uk It will be published on the intranet, as well as on the council website.</p> <p>Actions arising from the Assessments will be logged on Verto and progress updates will be required</p>		

Community Impact Assessment (CIA)

Community Impact Assessment Title: Wheldrake Village Design Statement

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

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

Community of Identity: Age

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

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

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

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

Community of Identity: Carers of Older or Disabled People

Community of Identity: Gender

Community of Identity: Gender Reassignment

Community of Identity: Marriage & Civil Partnership

Community of Identity: Pregnancy / Maternity

Community of Identity: Race

Community of Identity: Religion / Spirituality / Belief

ANNEX D

Wheldrake Village Design Statement

Strategic Environmental Assessment Screening Report, June 2014

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

Introduction

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

Planning Context

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

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

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

Screening

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

Previously all development plan documents (DPDs) and SPDs were subject to Sustainability Appraisal (SA). Sustainability Appraisals incorporated the requirement for SEA² but when these regulations

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

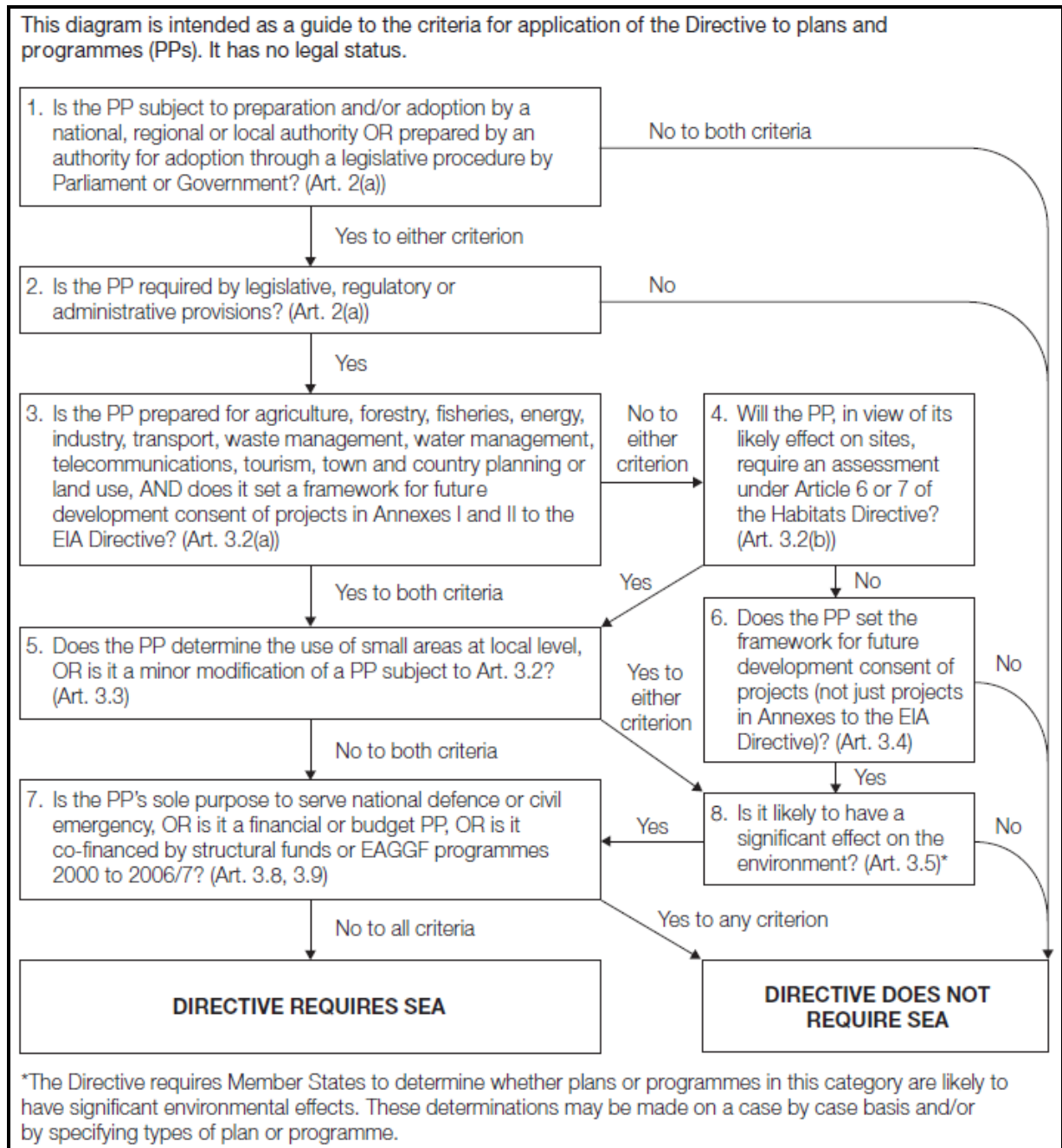
² The Town and Country Planning (Local Development) (England) Regulations 2004

were amended in 2009³, the requirement for SA for SPDs was removed. However, SPDs are still subject to the requirements set out by the SEA.

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

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

Figure 1: Establishing the need for SEA



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

Screening Assessment

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

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

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

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

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

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

Conclusion and statement of reasons

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

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

The Council consulted the three statutory bodies For the SEA process (English Heritage, Environment Agency, and Natural England) over the content of this Screening Report. The consultation ran for seven weeks, from 21 July to 7 September 2014, alongside consultation on the draft Wheldrake Village Design Statement. No specific comments were received on the SEA and therefore no updates are proposed. This SEA Screening report will be published alongside the approved VDS/SPD.

Contact

For further information, please contact:

Integrated Strategy Unit, City of York Council, Directorate of City and Environmental Services, West Offices, Station Rise, York, YO1 6GA, 01904 551467, integratedstrategy@york.gov.uk

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Wheldrake Village Design Statement & Strategic Environmental Assessments Consultation

List of Consultees

PARISH COUNCILS & ADJOINING COUNCILS
Wheldrake Parish Council
Elvington Parish Council
Heslington Parish Council
Deighton Parish Council
Selby District Council <ul style="list-style-type: none"> • Escrick Parish Council • Thorganby Parish Council
East Riding of Yorkshire Council <ul style="list-style-type: none"> • Sutton upon Derwent Parish Council • East Cottingwith Parish Council
CITY OF YORK COUNCIL
Wheldrake Ward Councillor, Cllr G Barton
Environmental Protection Unit, Mike Southcombe
Network Management, Alistair Briggs
Transport Planning Unit, Ruth Stephenson/ Richard Bogg/ Andy Vose
Integrated Strategy, Martin Grainger
Development Management, Gareth Arnold
Landscape/ Countryside, Esther Priestley/ Dan Calvert
Conservation, Janine Riley/ Mark Barratt
Archaeology, John Oxley
Legal Services, Sandra Branigan
Public Rights of Way, Alison Newbould
Neighbourhood Management, Cindy Benton
AMENITY AND ADVISORY GROUPS
Conservation Areas Advisory Panel
York Natural Environment Panel, Barry Potter
York Natural Environment Trust
Yorkshire Wildlife Trust
York Civic Trust, Peter Brown
York Archaeological Forum, Patrick Ottaway
Yorkshire Rural Community Council
York Cycle Campaign
York Environment Forum

LOCAL INTERESTS

North Selby Mine (UK Coal & Peel Environmental)

Landowner/ developer of potential Local Plan sites

Ouse & Derwent Internal Drainage Board

EQUALITY GROUPS

Notification will be sent to member groups via the Equalities Advisory Group:

- York People First
- York Youth Council
- Travellers Trust
- Higher York
- York Lesbian Gay Bisexual & Transgender Forum
- York Carers Forum
- York Blind and Partially Sighted Society
- York Older People's Assembly
- York Mental Health Forum
- York Independent Living Network
- York City of Sanctuary/ City of Faiths
- York Racial Equality Network
- York Access Group
- Guide Dogs

York Disabled People's Forum

STATUTORY AND OFFICIAL BODIES

Environment Agency (SEA requirement/ Duty to Cooperate)

English Heritage (SEA requirement/ Duty to Cooperate)

Natural England (SEA requirement/ Duty to Cooperate)

Civil Aviation Authority (Duty to Cooperate)

Homes and Communities Agency (Duty to Cooperate)

Office of Rail Regulation (Duty to Cooperate)

Primary Care Trust (Duty to Cooperate)

Highways Agency (Duty to Cooperate)

Canal & Rivers Trust (Duty to Cooperate)

Coal Authority (Duty to Cooperate)

British Telecom

Northern Electric Distribution Limited

British Gas Transco

Yorkshire Water

Council for the Protection of Rural England

North Yorkshire Police

Ramblers Association

Sport England

Sustrans

British Waterways, Judy Jones Heritage Advisor

Council for British Archaeology, Lynne Walker

Abbreviations

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

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Local Plan Working Group

29 January 2015

Report of the Director of City and Environmental Services

Strensall with Towthorpe Village Design Statement/ Supplementary Planning Document

Summary

1. This report presents a summary of the responses received following a consultation on Strensall with Towthorpe Village Design Statement. A number of amendments are proposed as a result of the consultation. Subject to Members views, it is intended that the amended document becomes draft Supplementary Planning Document (SPD) to the emerging Local Plan. The document would thus be a material planning consideration when considering applications for development within the designated Village Design Statement area.

Background

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

design and development, and manage long-term change, rather than prevent it.

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

11. City of York Local Plan Preferred Options (June 2013) Policy DHE1: Design and the Historic Environment recognises York's special qualities and the opportunities for improving and enhancing the character and quality of an area as key considerations in determining the design implications of development.
12. Whilst the NPPF does not make specific mention of VDSs, its general approach to the delivery of good design focuses on understanding and responding to local character and distinctiveness. The Local Plan's emerging design and heritage policy will therefore continue to support Village Design Statements as a means of ensuring that future development is based on a thorough understanding of local character and context. VDSs would thereby retain their planning status as material considerations in the determination of planning applications.
13. NPPF paragraph 153 says that 'supplementary planning documents should be used where they can help applicants make successful applications'. If a VDS is approved by the local planning authority as a draft Supplementary Planning Document (SPD), it becomes a material planning consideration in the determination of planning applications. A SPD is intended to expand upon policy or provide further detail to policies in the Local Plan. It does not have development plan status, but it will be afforded significant weight as a material planning consideration in the determination of planning applications. The SPD, once approved, remains a draft until such a time as the Local Plan has been through examination and is formally adopted by the Council. Although a 'draft' SPD this document is a material consideration in the planning application process.
14. The VDS, once approved, would assist in making decisions upon planning applications, through the Development Management process. VDS's have also been given weight by Planning Inspectors in individual planning appeal cases. The VDS is valuable and carries weight as a material consideration because of the degree of local community involvement in producing it.

Strensall with Towthorpe Village Design Statement

15. Strensall with Towthorpe Village Design Statement, incorporating the proposed amendments, is attached at **Annex A**.
16. The introduction to the VDS explains that it represents the views of local villagers and includes some aspirations that are outside current planning regulations. However, this is the villagers' own document and the inclusion of non-planning issues can be appropriate because the information is relevant to all, not just the local planning authority.
17. As a result of comments received during the consultation (Annex B, 21a), CYC Senior Solicitor recommended to separate elements that are beyond the remit of the VDS, and therefore this information was transferred to Annex A within the VDS as background information.
18. The VDS group are now keen to see the document approved as a draft Supplementary Planning Document to the emerging Local Plan.
19. NB. The group intend to intend to have the final version professionally designed and produced once the text is approved. CYC is only being asked to approve the textual content, graphic presentation and photographic quality will change post approval.

Consultation

20. Strensall with Towthorpe village began investigating a VDS in April 2010, and a working group for the VDS was established in June 2012. Displays were shown at the Queen's Jubilee Celebration and at the Village Show in 2012 to recruit members and to inform Villagers about the VDS. In February 2013 a website was set up to allow access to all Villagers to ongoing work and decisions. Strensall with Towthorpe Parish Council was regularly briefed, regular articles were placed in the monthly parish Outreach Magazine. In summer 2013, a survey of Villagers was carried out both on line and through a questionnaire, funded by the Strensall with Towthorpe Parish Council and a City of York Council Community Grant. All businesses in Strensall with Towthorpe acted as both information stands and collection points for the

questionnaires. The response rate was 13 percent of the households in the Village. From November 2012, the results of the survey have been published both on the website and through Outreach Magazine and underpin the VDS. An Open Evening on the draft VDS was held in early December 2013.

21. On 30 June 2014 the draft VDS was approved to go out to formal Council consultation by the Local Plan Working Group.
22. The consultation ran for seven weeks, from 21 July to 7 September 2014, and comprised:
 - copies of the draft documents will be available at:
 - the Council reception at West Offices
 - Strensall library
 - Strensall Village Hall
 - online via www.york.gov.uk
 - email/ letter to consultees (list of consultees in Annex E)
 - press release
 - ward based social media promotion
23. 32 responses were received. A schedule of responses from the consultation, together with subsequent officer/ VDS group amendments are set out in **Annex B**.
24. The Strategic Environmental Assessment (SEA) Screening Report was consulted upon at the same time. The three statutory bodies for the SEA process are English Heritage, Natural England and the Environment Agency. No specific comments were received on the SEA and therefore no updates are proposed. The SEA Screening report will be published on the council website alongside the approved VDS/SPD.

Options

25. Officers request that Members consider the following options:

Option 1: Recommend that Cabinet, subject to any identified amendments, approve Strensall with Towthorpe Village Design Statement as a draft Supplementary Planning Document to the emerging Local Plan.

Option 2: Recommend that Cabinet request changes to Strensall with Towthorpe Village Design Statement and produce a further report for consideration.

Option 3: Recommend that Cabinet do not approve Strensall with Towthorpe Village Design Statement as a Supplementary Planning Document.

Analysis

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

Council Plan

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

- Build Strong Communities
- Protect The Environment

Implications

28. The following implications have been assessed:

- **Financial** - It would be necessary for the Council to meet the cost of part of the print run of the final version of the VDS, so that copies are available for the planning team and local libraries. The cost of £50 for 20 printed copies plus an electronic version of the final document has been agreed for Strensall with Towthorpe VDS.
- **Human Resources** - The production of Village Design Statements requires the continued implementation of a work programme that will predominantly, although not exclusively, need to be resourced with CES.
- **Community Impact Assessment** - A Community Impact Assessment has been carried out for Strensall with Towthorpe VDS and highlights the positive impact on age and disability groups. The full CIA is attached in Annex C. Groups of people with protected characteristics under equality legislation are not disadvantaged by the VDS. The guidance will be accessed

equally by all community of identity groups, and no risks of inequality or discrimination were identified.

- **Legal** - No implications at this stage
- **Crime and Disorder** - None
- **Information Technology** - None
- **Property** - None
- **Other** - None

Risk Management

29. In compliance with the Council's risk management strategy, the main risks in producing Village Design Statements for the City of York are:
- Risks arising from failure to comply with the laws and regulations relating to Planning and Sustainability Appraisal and Strategic Environmental Assessment processes.
30. The main risks in not concluding Strensall with Towthorpe Village Design Statement for the City of York are:
- Potential damage to the Council's reputation if a SPD is not approved in an appropriate timeframe.
31. Due to the protracted timeframe in getting the VDS through the approval process, there is a risk of criticism of project delivery which if delayed further could damage the Council's reputation. Measured in terms of impact and likelihood, the risk associated with this report have been assessed as requiring regular monitoring.

Recommendations

32. In accordance with Option One, that the Local Plan Working Group recommends the Cabinet to:
- (i) approve Strensall with Towthorpe VDS text attached at Annex A as a draft Supplementary Planning Document to the emerging Local Plan.*

Reason: Strensall with Towthorpe Village Design Statement follows in the footsteps of other previous examples that have been agreed;

observing the general guidance and principles required in their production, whilst successfully defining the individual qualities of the villages and bringing forward appropriate Design Guidelines.

(ii) delegate to the Director of CES in consultation with the Cabinet Member the making of any incidental changes to the VDS as a result of the recommendations of Cabinet.

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

(iii) delegate to the VDS group and officer the final graphic design.

Reason: To allow changes to the final graphics/ layout as required e.g. improved photo quality, or number of pages to meet print specifications.

Contact Details

Author:

Katherine Atkinson
Regeneration Officer
Tel: 551474

Chief Officer Responsible for the report:

Mike Slater
Assistant Director of CES
Tel: 551300

**Report
Approved**

Date 09/01/15

Cabinet Member Responsible for the report:

Cllr David Levene
Cabinet Member for Transport, Planning
& Economic Development

**Report
Approved**

Date 21/01/15

Specialist Implications Officer(s): N/A

Wards Affected: *Strensall with Towthorpe*

For further information please contact the author of the report.

Annex A: Strensall with Towthorpe Village Design Statement, December 2014

Annex B: Schedule of Consultation Responses/ Amendments

Annex C: Community Impact Assessment, Strensall with Towthorpe VDS

Annex D: Strategic Environmental Assessment Screening Report, Strensall with Towthorpe VDS

Annex E: List of Consultees

Annex F: Abbreviations

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Strensall with Towthorpe

Village Design Statement

**Sixth Final Draft
January 2015**

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

This VDS covers all areas of Strensall with Towthorpe within the existing Parish boundaries. 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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Looking towards Sheriff Hutton and Strensall Cemetery from New Lane.

People.



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

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

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

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

How We See Ourselves.

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

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



The Village, Strensall

Access for walking to the River Foss and to the wider countryside adds a premium to life in the Village. The Village has a small number of green areas within its boundaries. It is also surrounded by countryside and the Strensall Military Training Area (known as Strensall 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 are 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.

Settlement Patterns.

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

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

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



The Tannery, Strensall now demolished

Population.

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

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

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).



Strensall Military Training Area

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

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

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

Strensall Common Act 1884 allows the general public to use some of the land for recreation and exercise when it is not in use for military training purposes. The Military Training Area is also a Site of Special Scientific Interest (SSSI).

Village Context.



The Village, Strensall

History.

The village of Strensall was included in the Domesday Book of 1086. The name Strensall probably derived from the Anglo Saxon word “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 2908 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 - The conversion of agricultural buildings

Traditional Layout.

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



The Grange, Strensall

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

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

quality. Trees are also important to the setting of the Manor House.



Manor House Farmhouse, Strensall

Places of Worship.

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



Church of St Mary the Virgin.

Church of St Mary the Virgin.

The first church on this site is thought to have been built between 1100-1150

AD and was dedicated to St James. This would have been a Norman structure with rubble infilling in the walls. The doorways and window frames would have been of Tadcaster stone. Between 1801-1803 the church was completely rebuilt with local bricks and painted deal pews. Due to weather damage this structure deteriorated and was completely replaced by the present church in 1866. The church is generally known as St Mary's Church.

Strensall Methodist Church.

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



Strensall Methodist Church

The Garrison Church.

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



St Wilfrid's Garrison Church

Strensall Cemetery (Burial Ground).

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

Quaker Burial Ground.

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



Strensall War Memorial

The River Foss.

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

The Foss Navigation Company.

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



Strensall Bridge - John Carr's Bridge

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

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



Strensall New Bridge - "Old Humpy"

Landscape Setting.

Approaches.

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

Housing developments in the Village since the 1970s have resulted in a significant increase of vehicular traffic through the Village Conservation Area. The traffic moving on the shortest route between the new developments will pass through the Village centre. 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.



Looking West from York Road - Winter fields at Sunset.

Strensall Conservation Area.

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

¹Strensall Conservation Area Appraisal - November 2010, Strensall Railway Buildings Conservation Area Appraisal - March 2011 and Towthorpe Conservation Area Appraisal - November 2010 are available on the City of York Council website should further detailed information be required.

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.

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

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

Towthorpe Conservation Area.

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



Low Farm Farmhouse Towthorpe

Strensall Railway Buildings Conservation Area.

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



Strensall Signal Box

Allotments.

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

Hogg provided top soil, drainage, a water supply, and a purpose built tool shed within 10 internal cubicles for tool storage.

Sports and Recreational Facilities.

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.

Strensall Community and Youth Sports Association (SCYSA).

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



SCYSA site from Durlston Drive

Playground Sites.

There are two playground sites in the Village. Northfields has both an area for children up to the age of 14 as well as a fenced area for smaller children which incorporates a picnic area. Pasture Close has a fenced football area and a separate playground for smaller children. Both sites are very well used. No large development in the Village has been provided with its own playground areas.



Northfields Playground

The York Golf Club.



Clubhouse, the York Golf Club

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

acclaimed to be among the finest in North Yorkshire. The Club has invested heavily in improving the drainage of the course in recent years.

Strensall Bowling Club



Strensall Bowling Club

Strensall Bowling Club is a thriving organisation founded in 1934. The Club is a self-supporting members' club which encourages membership across the ages from within the community. Its Bowling Green is 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.

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://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUcode=UK0030284>.

It is a rich and varied environment with a wealth of wildlife. It is one of only two extensive lowland heaths remaining in the Vale of York. The site, of some 600 hectares, is an internationally important lowland heath. It is of great importance to wildlife and harbours rare species of flora and fauna, including moths, flowers and ferns. The heathland is maintained by a tenant farmer

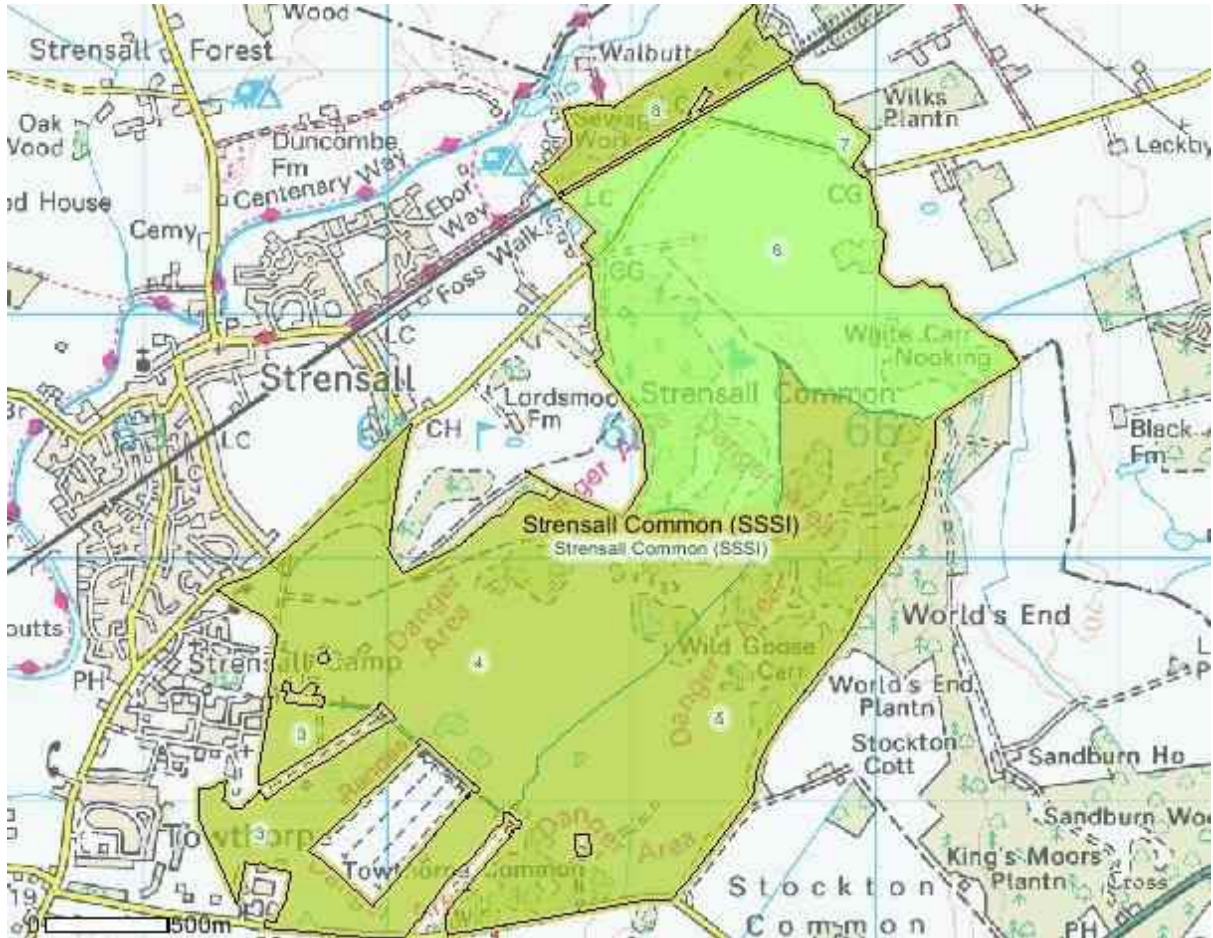
whose sheep and cattle graze the site throughout the year.

Strensall Common Yorkshire Wildlife Trust Reserve.

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



Winter ponds on Strensall Common



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

Birds of Strensall Common.

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

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



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



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

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



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



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

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

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



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



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



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



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



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



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



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

Trees and Tree Preservation Orders (TPOs).

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

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



Oak Trees on Strensall Common

Public Rights of Way and the Wider Network of Access.

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

The principal footpaths run along Brecks Lane and the River Foss itself. The footpaths carry the Foss Walk, Ebor Way and Centenary Way. These are regionally 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.



Footpath running North East along the River Foss from Strensall Bridge

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

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

Cycling.

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

Community Setting.

The Village Hall.

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



The Village Hall

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

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

Hurst Hall.

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

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

Local Businesses.

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

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



Strensall Post Office at the heart of the Village

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

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

The second is on The Village, centred around the road junction with the Sheriff Hutton Road. This is a busy shopping area and includes the Tesco plc Supermarket, Strensall Fisheries, Boots plc and the Battleflatts Veterinary Surgery. 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 School became a Primary Academy on 01 December 2013 within the Ebor Academy Group. It has now opted out of local authority control and is funded directly by the Government. It has retained its links with the Robert Wilkinson Charity and the Robert Wilkinson Trust. The School was founded in 1718 by an endowment in the will of Robert Wilkinson, a Yeoman Farmer from Strensall. Throughout its long history, the School has grown with the Village and remains very much a Village School. The Old Primary School in Church Lane is now a private dwelling.



Robert Wilkinson Primary Academy

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

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



Strensall Health Care Centre

Buildings.

Medieval Patterns.

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



An old driveway in the centre of the Village

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



Former Railway Housing

Listed Buildings.

Historic buildings, whether listed or not, contribute to the character and the appearance of the area. Annex B 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 II Barracks. It is believed to have been stolen.	2
4.	Church of St Mary the Virgin	Church Lane, Strensall	2
5.	Strensall New Bridge, formerly listed as Strensall Low Bridge	Haxby Moor Road, Strensall	2
6.	Manor House Farmhouse, formerly listed as Strensall Hall	The Village, Strensall	2
7.	Station House	The Village, Strensall	2
8.	Strensall Bridge – John Carr’s Bridge	Sheriff Hutton Road, Strensall	2
9.	Low Farmhouse	Towthorpe Road, Towthorpe	2
10.	War Memorial	The Village, Strensall	2

Modern Housing.

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



Sheltered Housing on Southfields Road



Modern Housing

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

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

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

Local Traits.

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



The Ship Public House

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



Decorative Banding and Brick Cambered Lintel

Most 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.



Brick Tumbling

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



The entrance to Northfields

Design Guidelines

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

1. 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 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 recognize all that happens in the Village.

Army Welfare Service	Hurst Hall Community Fund	Village Hall	The Primary School	St Mary's Hall
<ul style="list-style-type: none"> - Light Bites Coffee Morning - Hurst Hall Stars - Games Club - Aspire - Dancing Groove - Inters - The Shed 	<ul style="list-style-type: none"> - Little Fishes - Tiny Steps - Little Chestnuts - Rainbows - Brownies - Guides - Song Box - Breakdanc e 	<ul style="list-style-type: none"> - Slimming World - Bingo - Pilates - Badminton - Fitness Group - Short Mat Bowls - Art Group - Bridge Club - Zumba Gold - Zumba Fit - Strensall Local History Group -Strensall Village Design Statement Working Group - Over 50s Group - Women's Institute - River Foss Society 	<ul style="list-style-type: none"> - Kidz Klub - Swimming Club - Dancing Club - Cubs - Brownies - Karate - Pool Babies - Boxercise - Water Babies - Baby Swim - Strensall Tigers - Ride 4 Life Motorcycle Training 	<ul style="list-style-type: none"> - Strensall Art Group

ACKNOWLEDGMENTS

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

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

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

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

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

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

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

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

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

ANNEX A - WHAT WE WOULD LIKE TO SEE

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 bus stop. Westpit Lane and Barley Rise residents are approximately 500 metres from bus stop, if the snicket ways are used.



The First Bus Service in the Village centre during shopping time

Spaces for more schoolchildren could be made available by the building of an additional primary school in the Village. 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.

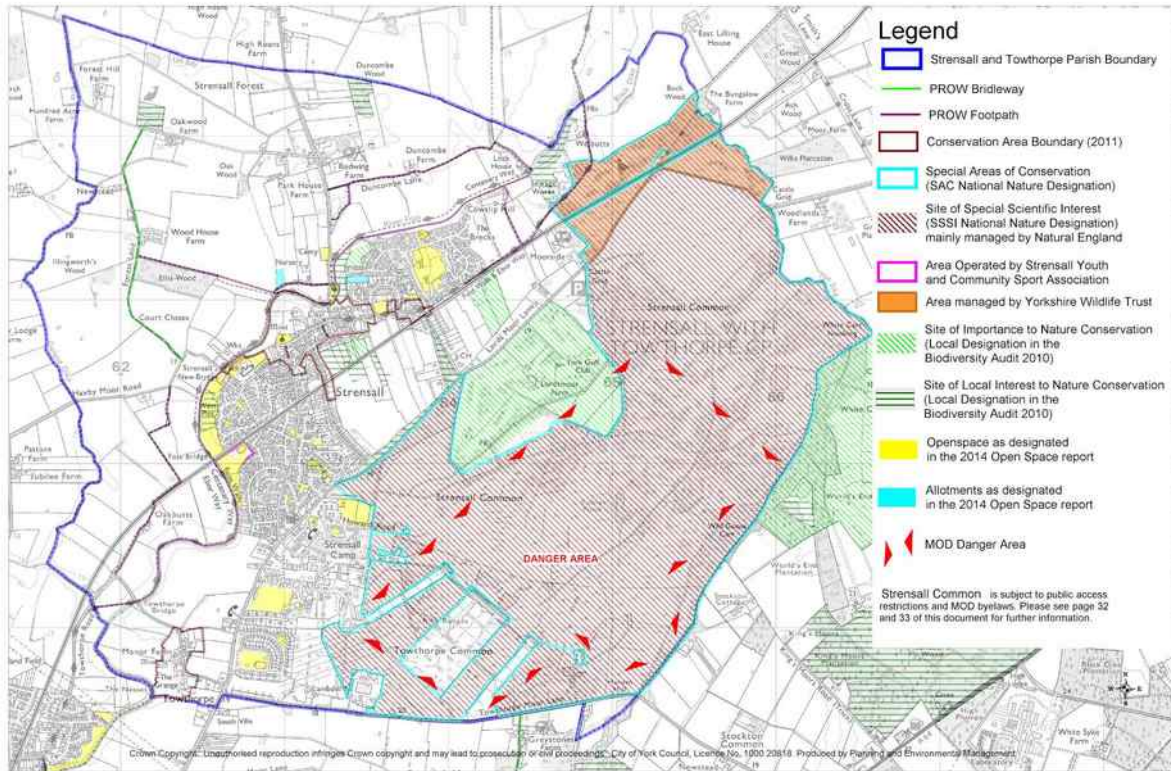
We would wish to include the following Design Guideline in a future Neighbourhood Plan.

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 B - STRENSALL WITH TOWTHORPE BOUNDARIES

City of York Council Updated Map

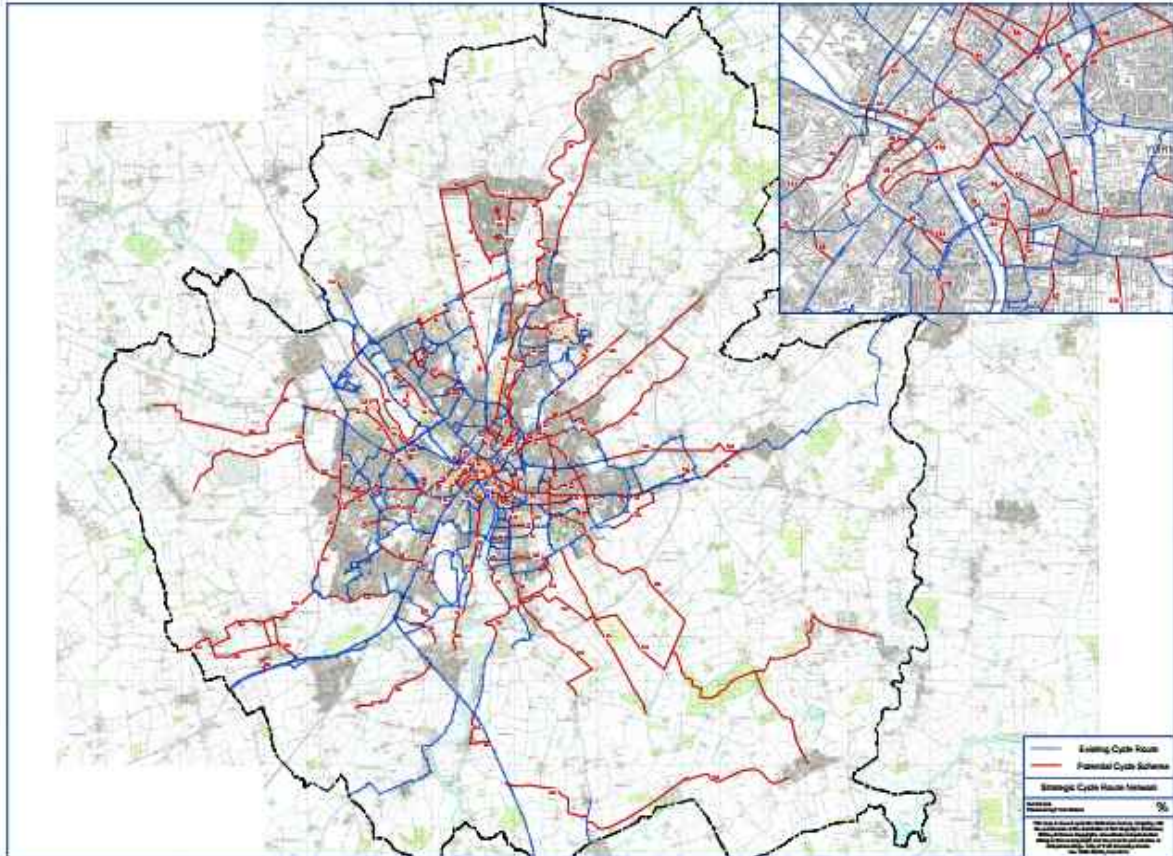


ANNEX C - LISTED BUILDINGS AND STRUCTURES

		
STRENSALL BRIDGE – SHERIFF HUTTON RD	STRENSALL NEW BRIDGE – HAXBY MOOR RD	59 THE VILLAGE
		
LOW FARMHOUSE – TOWTHORPE RD	CHURCH OF ST MARY	MANOR HOUSE
		
STATION HOUSE	3 CHURCH LANE	WAR MEMORIAL

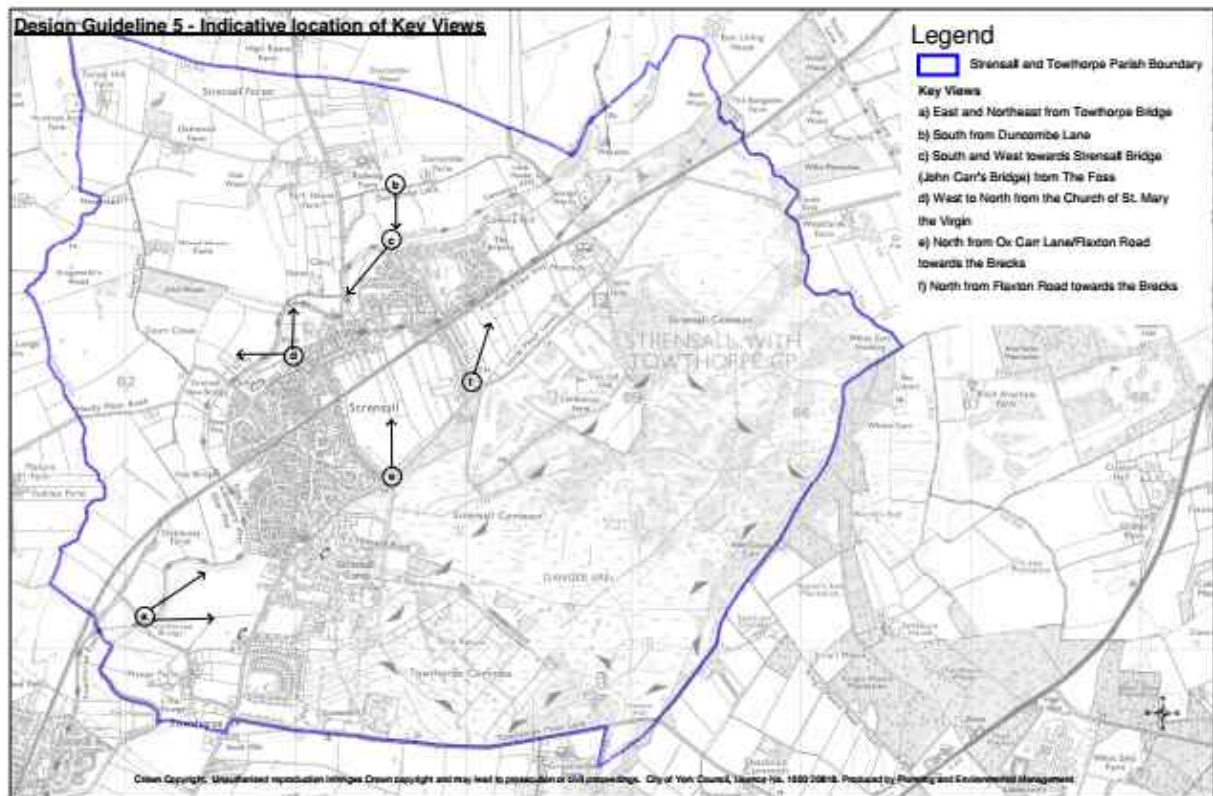
Images of all the listed buildings and structures in the Parish of Strensall with Towthorpe.
 Full descriptions and citations for each of the properties featured above can be found at:
www.english-heritage.org.uk

ANNEX D - FINAL CYCLE PRIORITISED SCHEMES MAY 2013 MAP



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:



a. East and Northeast from Towthorpe Bridge.



East from Towthorpe Bridge



North East from Towthorpe Bridge

b. South from Duncombe Lane.



South from Duncombe Lane

- c. South and West towards Strensall Bridge (John Carr's Bridge) from the Foss. The views of the bridges from the riverside pathways are valued locally. Villagers recognize the importance of retaining pathways along the length of the River Foss through the Village.



South West towards John Carr's bridge



West towards John Carr's bridge

- d. West to North from the Church of St Mary the Virgin. The White Horse at Kilburn is visible from here.



West from the Church of St Mary the Virgin



North from the Church of St Mary the Virgin



North West from the Church of St Mary The Virgin

e. North from Ox Carr Lane/Flaxton Road.



North from Ox Carr Lane /Flaxton Road towards The Village

- f. North from Flaxton Road. Sherriff Hutton Castle can be seen from breaks in the hedgerows.



North from Flaxton Road

ANNEX A



Strensall with Towthorpe Village Design Statement

January 2015

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Schedule of Responses**1. Summary of Consultation:**

The consultation ran for seven weeks from 21/07/14 to 07/09/14 in conjunction with Wheldrake Village Design Statement Consultation.

Documents were available online, at West Offices, Strensall library and Strensall Village Hall. Copies were also placed in the members group rooms.

Local Plan database letter to those registered within Strensall and Wheldrake.

Email letter and links to relevant CYC officers, all Members, Parish Councils, Planning Panels and specific consultees, including interested bodies.

York Press article 04/07/14, press release 21/07/14, press notice 21/07/14.

Ward Resident Forum 23/07/14.

Method	Number of responses
Leaflets (L)	5
Surveymonkey (L)	5
Email/ letter	<p>14</p> <p>North Yorkshire Police Highways Agency Nathaniel Lichfield & Partners/ Linden Homes Resident Environment Agency Homes & Communities Agency Cllr P Doughty Ouse and Derwent Drainage Board English Heritage Yorkshire Wildlife Trust Strensall with Towthorpe Parish Council Conservation Area Advisory Panel Sustrans</p>
CYC Officer comments	8

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

Ref	Source	Summary of written comments	Officer Response/ proposed changes to be made
LEAFLET			
1	L1 Resident	<p>I agree wholeheartedly that improvements in infrastructure should precede any more housing developments. Traffic often comes to a standstill along The Village (near the Post Office) and west End by the primary school – here it is impossible to see to the end of the parked cars when trying to drive along the road at the beginning and end of the school day.</p> <p>Cycle routes are woefully inadequate – a tiny on-road section at the Six Bells Public House. Provision of a safe cycling route out of the village MUST be a priority. The village is part of the City of York, which makes a big thing of being a “cycling city”.</p> <p>The primary school is oversubscribed & some of its pupils live 30 minutes walk away – before any more housing is approved, school places, a sensible school travel plan and parking facilities must be arranged.</p>	<p>Infrastructure/ traffic – see 21a.</p> <p>P35/36 Cycling – no change required.</p> <p>P9 School – see 27.</p>
2	L2 Resident	<p>I am not against development in the village but it has to be in the right place. Why are planning applications viewed in isolation leaving the last one to ‘pick up the tab’? Planning and development in any village should be structured and considered as a whole so the cost of updating the infrastructure is shared between developers. If Daniel Gath, David Wilson Homes and others had joined together to update the sewerage system in the village this would have alleviated a lot of problems. There appears to be no ‘joined up thinking’ with planning and this needs to be addressed. For example – there was a school near Usher Lane in Haxby which was closed and made into flats and now they will need to build another if this development goes ahead. This document is well put together and professional in its content. Maybe City Council could learn from this.</p>	<p>Infrastructure – see 21a.</p>
3	L3 Resident	<p>I write as an individual resident of Strensall in strong support of the Village Design Statement. It is an accurate description of life in the village and highlights the main issues that concern the residents. Paragraph 1 Page 8 is at the heart of our concerns. Any future developments, especially one as proposed for Brecks site or at an extremity of the village, would only add to the problems of day to day living. I am particularly concerned about:-</p> <p>a) The lack of any additional infrastructure planned for the village in terms of shops, parking, children’s play areas.</p>	<p>Infrastructure/ traffic/ facilities/ play/ school – see 21a.</p>

		<p>b) Traffic congestion on the Village main street and outside the school. At certain times of the day the village grinds to a halt. The elderly and disabled and parents with children need to park by the local shops and there is very little on street parking and no off street parking. There are already safety issues and extra houses on the Brecks site would generate more cars and more people taking children to school. There is no other way to get to the school except via West End where the corner is dangerous and parking near the school is already a major concern.</p> <p>c) Lack of additional facilities for the young. No extra play areas seem to be planned for all age groups and there is already an issue of lack of accommodation, recreational facilities and parking at the school. A new primary school might alleviate the situation but there would be serious issues related to building, future maintenance and staffing costs. In addition the village would have lost the wonderful situation where all the children in the village, attending the same school, gives a unity and stability to the population. Children who go to school together, share the same values and common ties. This should be treasured. More children of secondary school age would require extra transport and thus increase traffic flow.</p>	
4	L4 Resident	<p>The importance of a Village Design Statement cannot be underestimated, the document provides all the information required by any developer BEFORE enlargement of the village is planned.</p> <p>The consensus of the community is that Strensall and Towthorpe remain a VILLAGE and NOT converted to a so called "TOWNSHIP" which current developers wish to re-label the village. Any expansion of the village must be on BROWNFIELD SITES and not built on GREENBELT. Once the boundaries of the greenbelt have been breached the flood of development will see no end, the destruction of our green features will be lost to the detriment of physical and mental health as it sinks under tarmac, pollution of the motor car and noise of urbanisation.</p> <p>Any development MUST consider the limiting factor of narrow roads clogging up with traffic, school capacity and the ability of the existing sewerage works. At the moment the main drainage system is at full capacity and under heavy rainfall conditions it is unable to cope with the extra load. The village at present has few shops and meeting facilities and no banks but works well while we remain a village, it would be quite inadequate for a greater expansion as people would be required to go to Haxby or York for services, a journey generally done by car, which in turn puts more pressure on the surrounding road</p>	<p>Land allocations are dealt with by the Local Plan.</p> <p>Amend P11 H30 from 61 to 71. DONE p9 The Publication Draft Local Plan (September 2014) housing figures estimates H30 as delivering 71 dwellings as opposed to previous figure of 61. This is because the density policy H2 has been amended. The suggested density for rural areas villages is now 35dph (was 30 at preferred options). This is caveated in the policy to say that 'Delivering densities that support the efficient use of land requires good design that responds to its context, an appropriate mix of house types and should be informed by the local character of the area. In conservation areas the density of any proposed housing development should also have regard to any relevant guidance contained in the</p>

		system.	appraisal of the conservation area.' Infrastructure/ traffic/ school/ drainage/ facilities- see 21a.
5	L5 Resident	<p>The village of Strensall is actually no longer a village but a town with the facilities and infra-structure of a village. The proposed future housing developments will completely SWAMP the village with all the additional traffic travelling through a main street that is already overloaded and causes major problems. Along with all the additional traffic there will be major problems in accommodating all the extra pupils at the Robert Wilkinson School.</p> <p>I am particularly concerned about the proposed housing development at the Brecks Lane Estate as it will be built on GREENBELT LAND. Surely this cannot be legal.</p> <p>There is also the problem that this estate only has ONE access road. The extra traffic generated will cause major problems for the existing residents of the estate. I cannot believe that existing infrastructure of the Brecks Lane estate can cope with all these extra houses. It is also a fact that some existing properties suffer from drainage problems. Any future development in Strensall should be halted until infrastructure and utility services are improved and retailers are encouraged to open up outlets such as shops, banks, cafes etc.</p> <p>STRENSALL CANNOT COPE AT PRESENT WITH ANY FUTURE DEVELOPMENTS.</p>	<p>Infrastructure – see 21a.</p> <p>This is a site specific matter for Public Inquiry in October 2014, not the VDS.</p>
ONLINE (SURVEYMONKEY)			
6	SM1 - Resident	As I am a member of our VDS group, even though I do not now make all the meetings. I have always been impressed with all the hard work others did and still do. I think the VDS is an absolutely impressive well put together document and I thank everybody for all there hard work. I think the VDS should be approved now.	Noted. No change required.
7	SM2 - Resident	<p>Page 23, Strensall Conservation Area: The statutory definition of a conservation area is that it is “of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance”. The wording of guideline 1, on page 46, Design Guidelines, might be reworded to repeat this.</p> <p>Page 24, Allotments: “Allotments are in great demand in the Village and there are waiting lists to become an allotment holder.” It would probably be advisable to include a guideline aimed at protecting these from redevelopment, and perhaps looking for additional provision.</p> <p>Pages 16, 17, Description of eastern Village: “Trees and hedges add to the feeling of enclosure and ‘protection’.” Page 44, Modern Housing and Local Traits: “A feature of the</p>	<p>Amend P23 to include full statutory definition: <u>“special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance.”</u> DONE p20</p> <p>P46, DG1 refers to the whole village. Not all of Strensall with Towthorpe is a conservation area. No change required.</p> <p>The VDS notes the value of allotments but cannot allocate/ protect land. Allotments could be added to DG6? DONE (p44, DG5)</p>

		<p>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.” A guideline relating specifically to the retention of gardens and creation of new gardens with new development might be added, to strengthen and broaden guideline 8. Traditional boundary treatments, eg. walls, fences and hedges, could also be expected.</p> <p>Page 55, Annex D, Indicative Location of Key Views: are there no cherished views within the village itself?</p>	<p>DG20 covers the retention of gardens, DG8 covers the design of street frontages and front gardens. No change required.</p> <p>Consider adding DG for traditional boundary treatments to expand upon DG8? E.g. Dunnington DG25 <u>“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.”</u> DONE p44, DG7</p> <p>DG5/ Annex D: Review views within and from village – see 21i.</p>
8	SM3 – Resident	<p>The detailed Village Development Statement is a considered and detailed account of the village at the present time. It is essential to remember that Strensall is a VILLAGE and as such has limited facilities for daily living. The rapid and continuing extension of the housing stock in the last two decades has been extensive. This development has taken place with very little provision to the infrastructure. Further large developments without considerable and immediate improvements to the total infrastructure will have serious and harmful effects on the quality of life for all villagers. Both small groups of shops are well used but suffer from inadequate parking. There is no provision for off street parking. Traffic through the main street is increasingly chaotic and dangerous and whilst we are fortunate not to have experienced any major accidents many cars are damaged by the tight travelling conditions. Last year my car was seriously damaged twice whilst park on the main street. Any further large developments such as the proposed one off Brecks Lane will exacerbate already over stretch facilities. To extend the present estate without provision for a plausible second exit would increase the vulnerability of all services.</p>	<p>Infrastructure/ traffic/ parking – see 21a.</p>
9	SM4 - Anonymous	<p>Adoption of the Strensall Village Design Statement, which is intended to supplement local planning guidelines to help ensure any future development in our village is appropriate.</p>	<p>Noted. No change required.</p>
10	SM5– Resident	<p>Excellent piece of work by the village design group and we fully support it as important document to the future planning of our village. Probably not appropriate but in accepting this document as an early building block to planning developments guidance it would seem sensible to 'put on ice' current and future developments until final approval of VDS and the proper development of an approved Local Plan for York.</p>	<p>CYC are advising developers that pre-application discussions may take place on green belt sites within the Publication Draft Local Plan, and applications can be submitted providing they are accompanied with a planning performance agreement that</p>

		<p>Greater emphasis should be included for the wider use of Army sport facilities by the village such as happens with the wider use of school facilities at slack periods of use. Given it is the M.O.D. there would have to be some management of the facilities given the setting.</p> <p>It is not good enough to have what appears to be a vague commitment to new/improved cycle paths. This needs to be strengthened by a more positive timescale. If not cars will continue to dominate.</p>	<p>acknowledges the application will not be determined until the local plan examination has taken place. Sites in the settlement limit, could potentially be determined as with any other urban site.</p> <p>P25/ P37 note MOD partnership development of services. No change required.</p> <p>P36/7 identifies potential cycle routes. It is not appropriate for the VDS to place requirements upon developments/ prescribe timescales. No change required.</p>
ENVIRONMENT			
11	Nick Pedder Planning Adviser - Sustainable Places Environment Agency	<p>Thank you for consulting us in relation to these draft village design statements. I can confirm that we agree with the assertion that these plans will not give rise to any significant environmental impacts. As such, we have no reason to believe that an SEA would be required.</p> <p>In terms of the statements' content, it may be worth including some information on promoting the use of Sustainable Drainage Systems (SuDS). Whilst SuDS are highlighted in other areas within your local plan, their inclusion here would bolster their importance. The following statement on SuDS could be included within the design guidelines section: <u>New buildings should promote the use of SuDS. SuDS tackle surface water run-off problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. As SuDS attenuate flood peak flows, improve water quality and enhance the environment, we expect to see detailed investigations exploring their use.</u></p>	<p>Not sure whether/ where this would logically fit in the text (no flooding/ drainage section)?: <u>Sustainable Drainage Systems tackle surface water run-off problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. The inclusion of these measures in future development may protect the community infrastructure as well as protecting ecology.</u> DONE, p50</p> <p>Insert SuDS to page 47, DG12 'New houses buildings should be environmentally future-proof and must conform to current City of York sustainability policy. <u>The use of Sustainable Drainage Systems is encouraged in new development and householder projects.</u> DONE, p45 (now DG11)</p>
12	Paul Hey York Consortium of Drainage Boards	<p>The Foss Internal Drainage Board maintain a network of watercourses in and around the Strensall and Towthorpe areas. This Network represents critical drainage infrastructure in so much as the surface water for the settlements is reliant on water entering these watercourses either directly or indirectly via third party assets such as Yorkshire Water surface water sewers. Most surface water will enter the River Foss which has serious local and downstream flooding issues.</p>	<p>Add SuDS to DG12 – see 11. DONE (now DG11)</p> <p>See 29 for reference to adherence with the Strategic Flood Risk Assessment.</p>

		<p>Bone Dyke, Strensall Drain and Primrose Drain are other watercourses that have notable issues locally with Strensall Drain and Bone Dyke serving residential areas. It is evident that these watercourses are under pressure from continued development and at this time are operating at capacity. With the advent of climate change it is clear that this pressure will increase over the forthcoming years. This has the potential to inhibit development and increase the risk of flooding at various points with in the area. The Board feel there is potential within the Design Statement to emphasise the risk of flooding and the need for guidance in regard to surface water management through responsible design and local governance. Whilst the Design Statement has specifics in regard to certain aspects there is a contrasting lack of encouragement of sustainable drainage either in terms of new development or householder type projects. Any reference to adherence with the Strategic Flood Risk Assessment, Sustainable Drainage Systems, encouraging no additional surface water run-off, permeable paving and other measures that may protect the community infrastructure and be truly sustainable including the protection of ecology is absent.</p> <p>The Board would suggest the Design Statement has a number of areas where such references would be apt and would thereby ensure the document truly encompasses all issues within the broader community.</p>	
13	Sara Robin Yorkshire Wildlife Trust	<p>The Trust is supportive of the Village Design Statement and impressed by the amount of work which must have been done to produce it.</p> <p>Strensall and Towthorpe villages are close to Strensall Common and to the Yorkshire Wildlife Trust reserve at Strensall Common. The area is important for wildlife and biodiversity in the York area with Strensall Common being not only an SSSI and nationally protected but also a Special Area of Conservation (SAC) see http://jncc.defra.gov.uk/protectedsites/sacselecion/sac.asp?EUcode=UK0030284 and important internationally. The Trust is very pleased to see the information on important wildlife seen on the common and this could be expanded to include details of the SAC and the reason for its designation.</p> <p>In order to support and also connect up habitat in the area the design statement could provide further suggestions. For example native plantings in gardens and open areas and also how to incorporate wildlife in building design. The book <i>Designing for Biodiversity: A Technical Guide for New and Existing Buildings (2nd edition)</i> available from RIBA http://www.ribabookshops.com/item/designing-for-biodiversity-a-technical-guide-for-new-and-existing-buildings-2nd-edition/79859/ provides a very useful overview of what is</p>	<p>Noted.</p> <p>Add SAC info to P28. DONE, p25</p> <p>DG8 – add ‘and connect habitat areas.’ to end of first sentence? DONE p44 (now DG7)</p> <p>DG12 covers this without being too prescriptive. SuDS to be added to DG12 – see 11. DONE, p45 (now DG11)</p>

		possible and it could be referenced. Further possibilities which would support biodiversity and also help to reduce runoff and flooding would be Green Roofs and Green Walls in buildings and Sustainable Drainage Systems or SuDS, the SusDrain website is very helpful in this area http://www.susdrain.org/ .	
CHARACTER			
14	Craig Broadwith English Heritage	<p>The area covered by your Village Design Statement includes the Strensall and Towthorpe Conservation Areas and five II Listed Buildings. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>We consider that the planning and conservation team at City of York Council are best placed to assist you in the development of your Village Design Statement and, in particular, how the strategy might address the area’s heritage assets. Consequently, we do not consider that there is a need for English Heritage to be involved in the development of your plan. If you have not already done so, we would recommend that you speak to the staff in the City of York’s Conservation and Archaeology Team (http://www.york.gov.uk/info/200584/sites_and_ancient_monuments/446/sites_and_ancient_monuments/2) who look after the Historic Environment Record. They should be able to provide details of not only any designated heritage assets but also locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Village Design Statement.</p> <p>English Heritage has produced a number of documents which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:- http://www.helm.org.uk/place-and-placemaking/communities/community-planning/</p> <p>You may also find the advice in “<i>Planning for the Environment at the Neighbourhood Level</i>” useful. This has been produced by English Heritage, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from: https://publications.environmentagency.gov.uk/</p>	<p>The listed buildings are noted P42/ Annex B, and are protected by their listed building status.</p> <p>City of York’s Conservation and Archaeology team/ HER and local amenity groups have been involved in the production of the VDS.</p> <p>The inclusion of other significant buildings of local value and features of importance in the village which might be suitable for a future Local Heritage List was discussed (Officer Comment Table 02/01/14). The steering group aspired to compile this – check with group.</p> <p>Consider including: <u>‘Although none have been ‘Listed’ the following all make a positive contribution to the character of Strensall with Towthorpe and are so important in the street scene that their value should be taken into consideration as part of any development proposal...</u></p> <ol style="list-style-type: none"> <u>1.</u> <u>2.</u> <u>3...</u> <p>Not added - Parish Council may follow this up via Neighbourhood Plan, or when Local Heritage List emerges.</p>

		Gov.uk/skeleton/publications/ViewPublication.aspx?id=e8ce91c1-6f4c-4acc-9ac1-8fbb443c81be	
SUPPORT			
15	Resident	I fully agree with all the information contained in the Design Statement documents, including the Design Guidelines. I feel it is important that new development is sympathetic to & preserves / enhances the character of the villages.	Noted. No change required.
16	Coun Paul Doughty Strensall Ward Councillor City of York Council	<p>As the Consultation to the Strensall Village Design Statement draws to a close at the end of the week, I would like to offer my submission:-</p> <p>Having taken part in previous surveys and having witnessed the process taken by the VDS Working Group Members, I recommend the adoption of the Strensall Village Design Statement without hesitation.</p> <p><i>I commend the work of the Strensall VDS Working Group, who have put a lot of time and commitment into producing this excellent document and I wholly endorse its content. It will help supplement local planning guidelines, hopefully ensuring any future development in our village is appropriate, particularly in relation to preserving the greenbelt and in relation to commensurate infrastructure.</i></p> <p>Once adopted, provided it is given the weight it deserves and is adhered to, it should give greater control to our community in neighbourhood planning matters which will also benefit others in providing a workable framework to all interested parties. This should help contribute to the prevention of future planning conflict locally.</p> <p>I applaud the Working Group, not only for the content but also in it's wide-ranging work in engaging the village in it's production. It has held regular updates at Parish Council meetings and informal Resident Forums, had stalls at local events, extensive advertising on notice boards, the local library, direct leafleting to all homes in the village and an interactive website. It has been an example to us all.</p> <p>You ask for comment on the Consultation process. As already indicated, the Strensall VDS Working Group has done all it possibly can to ensure they have produced a balanced, representative document. I do feel the City Council could have responded to the process more quickly. This is not criticism of the main Officer contact at CYC who always remained professional and did what she could within the time constraints allotted to her but rather what appears to have been a feeling of low priority by the City Council generally. This said, we are where we are and I look forward to confirmation that the City Council will now adopt the document at it's earliest opportunity.</p>	Noted. No change required.

		<p><i>“All development is preceded by improvements to traffic flow, school capacity, play areas and land drainage”</i> (Page 8);</p> <p>The issue of social and physical infrastructure is not appropriate for a design statement which, in line with the Framework advice, would typically look at the scale, density, massing, height, landscape, layout, materials and access to new development. Such elements would more characteristically be covered in a Local Plan or Neighbourhood Plan or Strategic Flood Risk Assessment or the supporting evidence for these documents.</p> <p>These matters all need to be supported by robust evidence in accordance with the Framework [§158] and in the same way that it is required for Local Plans. This evidence is absent currently.</p> <p>Additionally, requiring improvements to traffic flow, school capacity, play areas and land drainage before a scheme is built raises issues of viability. Such an approach is impractical and potentially contrary to the Framework [§173]. It clearly indicates that development should not be subject to such a scale of obligations or policy burdens that a site’s ability to be developed is threatened.</p>	<p>Delete this section as its inclusion in the VDS does not guide the overall scale, density, massing, height, landscape, layout, materials and access of new development as required in the Framework. Additionally, it is unrealistic and would affect the viability of schemes in the area detrimentally.</p>	<p>or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.”</p> <p>In relation to neighbourhood planning, the NPPF includes “Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need” and “Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.” (Paras 183 and 184)</p> <p>So a VDS is not a general community plan, as that is the role of a neighbourhood plan. It seems to me that matters not related to physical design, such as the need for schools, drainage, increased highway network capacity etc, are outside the scope of a VDS. The NPPF indicates that such local concerns should be addressed through neighbourhood planning.</p> <p>In my view, local concerns such as those identified on page 8 of the draft VDS that fall outside the scope of the VDS should more clearly be identified as such in the document. I suggest that they are moved to an appendix and clearly identified as being aspirations for future development, making it clear that they do not relate specifically to design, but are matters of concern to residents and provide an indication of where local residents would want resources aimed, subject to policy considerations and when and if the opportunity arises etc.”</p>
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				<p>Separate elements that are beyond the remit of VDS (mainly: ‘What we would like to see’ P7-9 & traffic P22/38) into an annex as an informative/ background preparation for a Neighbourhood Plan, and replace with an introductory paragraph to note e.g. <u>‘Matters of concern to the community that are beyond the design remit of a VDS are included in an annex. These aspirations arose from consultation on the VDS and may form the basis of a Neighbourhood Plan moving forward.’</u></p> <p>DONE, p7 and p49 (now ANNEX A) “The City of York Council Senior Solicitor recommended to separate elements that are beyond the remit of the VDS, and therefore this information was transferred to an Annex as background information.”</p>
21b	<p><i>The request for the “building of an additional primary school in the village” (Page 9);</i></p>	<p>This inclusion in a design statement does not seem a natural place for it to be. Typically, such a request would be included in a Local or Neighbourhood Plan where a site may be identified for its provision. Moreover, the cost of providing a new school is likely to be prohibitive for all but the biggest scheme, making development unviable.</p>	<p>Delete this comment as its inclusion in the design statement does not guide the overall scale, density, massing, height, landscape, layout, materials and access of new development and could affect the viability of schemes in the area detrimentally.</p>	<p>See 27 (amend and move to annex). DONE, p50</p>
21c	<p>Bus Stops Bus stop distance concerns are raised on page 8;</p>	<p>It is not considered that the identification of bus stops distances is a matter for detailed consideration as part of the VDS. Instead, it would be part of a highways / transport infrastructure plan. It would also be subject to a detailed SEA. It is not the</p>	<p>Delete this section as its inclusion in the design statement does not guide the overall scale, density, massing, height, landscape, layout,</p>	<p>Qualification of ‘bus service is not easily accessible from many parts of the village’ was added in response to LPWG comments.</p> <p>See 21a (move from P8 to annex). DONE, p49</p>

		sort of element a reader would typically see in a design statement. Such an element would more typically be covered in Local or Neighbourhood Plans.	materials and access of new development.		
21 d		<p>Land Drainage Request for a “study on land drainage” (Page 9);</p> <p>A drainage study isn’t something normally contained within a design statement. Indeed, the Council and Environment Agency already have advice that illustrates when such a study is required.</p>	Delete this comment as its inclusion in the design statement does not guide the overall scale, density, massing, height, landscape, layout, materials and access of new development.	See 29 (amend and move to annex). DONE, p50	
21 e		<p>2. PROMOTIONAL ELEMENTS</p> <p>Footpaths The footpath running along Brecks Lane being stated as “regionally important promoted routes and bring passing trade to the village” (page 34).</p> <p>Footpath and footbridge promotion (page 35);</p>	<p>We agree with the principle of promoting the footpath, but do not believe there is any significant evidence to justify it its description as a “regionally important” route.</p> <p>Again, we support the principle of promoting the footpath along the south bank of the River Foss providing it can be made clear, safe and secure for existing and future residents. Additionally, we support the principle of the establishment of a footbridge1 at Cowslip Hill, since it will increase access in the locality.</p>	<p>We would suggest that a policy supporting the use and maintenance of the footpath would be sufficient to achieve the VDS’s purpose. However, if you wish to suggest that it is “regionally important” then some justification for this statement within the VDS would be needed to be inserted.</p> <p>Attach a plan to illustrate their exact location and include an indication if a CIL tariff / S106 obligation will be imposed to fund such works now or in the future.</p>	<p>P34 Foss Walk, Ebor Way and Centenary Way are all long distance paths. The wording “regionally important” was suggested by CYC Public Rights Of Way officer, who considers that the routes are regionally important i.e. important to York, as all 3 run through the York administrative area, are well used and bring income to the city and passing trade to the villages they go through (albeit on a small scale). Delete the word ‘important’ as the evidence is anecdotal. DONE, p32</p> <p>P35 consider plan showing location of former footbridge at Cowslip Hill/ Parish Council wishes for additional footpaths. Not added - This is an aspiration of the River Foss Society and the Parish Council. The location is shown on historic OS maps and will therefore not be added in VDS.</p> <p>It is not appropriate for a VDS to state CIL/ S106 requirements in respect of any</p>

		However, we think it would be useful to show in the VDS, its precise location.		development. No change required.	
21f		3. SPECIFIC DESIGN GUIDELINES (PAGES 46-48) 1- <i>“developments should enhance the character of our village”</i> ;	We support point one, since this is clearly in line with the design principals recommended in the Framework.	In relation to point 1, we suggest that examples of what might enhance the character of the village are given for clarity.	Examples of character are given within the supporting text of VDS as opposed to specifics within the Design Guideline. No change required.
21g		2- <i>“Further new development should be accompanied by a significant redesign of the Village to promote access to infrastructure and amenities”</i>	However, in relation to point 2, we consider that there is no apparent justification for requiring all new development to carry out <i>“a significant redesign of the village”</i> or to promote access to social infrastructure and facilities unless a development’s impact needs to be mitigated. As such, a blanket policy to new development is likely to be unjustified for all but the largest scheme that requires significant mitigation.	In relation to point 2, we consider that <i>“a significant redesign of the Village”</i> would not be required in all but the very largest scheme. As such, this point should be deleted or replaced by a policy that requires works to the village where mitigation of an impact / development is required.	Remove this design guideline for reasons outlined in 21a. This can be covered in the new appendix, but is beyond the remit of design guidance. DONE, p51
21h		4 – <i>“Every opportunity to improve, add to or enable access to the footpath network should be pursued”</i> ; and,	In relation to point 4, we support the principal of improving the footpath network. However, a plan showing the location of potential improvements would be helpful.	In relation to point 4, a plan illustrating the location of potential improvements should be included.	Consider plan P34 (see 21e) Not added - Existing PROW are shown in VDS Annex B. No definite routes for future PROW are known and therefore they will not be added to the VDS.
21i		5 – Key views being included in <i>“Annex D”</i>	In relation to views in point 5, Annex D is a new addition to the VDS and there is little explanation that justifies: (i) Why the views in and out	In relation to point 5, further work is required to justify the specific character of all views in question and why they are	The original design guideline said <i>“Views in and out of the Village are significant to the overall character of our Village and must be retained in the design of any new development.”</i> KA didn’t consider the initial wording/ retention of

		<p>of the village have been chosen?;</p> <p>(ii) Why they are “<i>significant to the overall character</i>” of the village?; and,</p> <p>(iii) Why they should be taken account of in designing a scheme in Strensall?</p> <p>Additionally, the inclusion of two views in the vicinity of my clients site seems difficult to justify since the views do not appear to be significant to the overall character of the village and there is no apparent justification in the document for them.</p>	<p>important. A visual impact may be helpful in this regard.</p> <p><u>all views</u> was deliverable, and suggested that views identified in Strensall Conservation Area Appraisal might be considered. VDS group disagreed and felt that sensitive development can blend, but agreed to identify their key views and reword. Subsequent analysis of the Annex D views identified in relation to the future sites map show:</p> <ul style="list-style-type: none"> • C and D are towards H32 The Tannery • F is towards the Brecks • E is across SF1 towards H30 <p>The views differ from those recorded in Conservation Area Appraisals (see maps below). York Central Historic Core Conservation Area Appraisal views analysis document link for info to illustrate the justification process</p> <p>e.g. Askham Bryan VDS: “<i>Key views towards the Minster, the White Horse at Kilburn, the Grange towers at Askham Richard and the south aspect from Chapel Lane contribute to the setting of the village. Any new development should respect, maintain, or provide views through to these features and the open countryside.</i>”</p> <p>This example clearly explains the significance of the view, e.g. the Minster. We can give this more thought/ what are the qualities of the identified views of etc?</p> <p>The consideration is a) the importance/ justification of the view, and b) whether these views are significant enough to “be taken into consideration in the design of any new development”, as the guideline suggests.</p>
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			<p>8/1/15 Update: CYC Senior Solicitor advised that the proposed key views have not been properly justified/robustly assessed and CYC cannot accept the importance of the views proposed and adopt the VDS on that basis. A compromise was agreed:</p> <ul style="list-style-type: none"> • Qualify the basis on which the views are considered to be key within the design guideline. Amend DG4 to read '<u>Key views in and out of the Village are significant to the overall character rural setting of our Village and must be taken into consideration in the design of any new development. The key views <u>as suggested by Villagers</u> are shown in Annex D<u>E</u>. DONE p44</u> • Accept addition to Annex E that the identified views simply contribute to the overall rural setting of the Village. • Add clarification of the origin of the identified views to Annex E introductory paragraph- <u>These key views were identified by Villagers during VDS process. DONE p55</u> • (c) is off point, retention of pathways is not a view issue – clarify: <ul style="list-style-type: none"> • c. South and West towards Strensall Bridge (John Carr's Bridge) from the Foss. <u>Theis views of the bridges from the riverside pathways are valued locally. banks of the River Foss emphasizes Villagers recognise the importance of retaining pathways along its <u>the length of the River Foss</u> through the Village. DONE p58</u>
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21j		<p>4. OPEN SPACE DESIGNATION</p> <p>map at Annex A (page 51) shows the Brecks Lane site as “designated” open space.</p> <p>The site is not designated in the ‘Open Space, Sport and Recreation Study’ (December 2008) as open space but assessed as low quality natural and semi-natural open space (In terms of its accessibility it is regarded as ‘<i>lower quartile –medium</i>’. In terms of quality it is regarded as ‘less the lower quartile’).</p> <p>It also should be recognised that the site is designated as ‘safeguarded land’ after 2011 (i.e. available for development after 2011) in the 2005 Local Plan and for housing in the emerging Local Plan. It is not allocated for open space purposes.</p> <p>The designation of the Brecks Lane site should be amended to reflect how it is designated in the current and emerging Local Plan, rather than as open space.</p>	<p>CYC Local Plan team confirmed that the site was in the 2008 open space study, but since then (due to it’s poor score) has been removed as open space and been identified as a housing site in the emerging Local Plan. The 2014 open space study will not show it as open space. Amend designation of Brecks Lane site on Annex A map.</p> <p>DONE – new map inserted to reflect 2014 Open Space Study (now Annex B)</p>
22	Local Plan Working Group	Was photo on page 8 taken whilst driving?	Crop or replace photo. Cropped and moved p50
23	JOHN A IVES, Chairman Conservation Areas Advisory Panel	<p>Generally;</p> <ul style="list-style-type: none"> • It’s curious how very different the two VDSs are – the Wheldrake one is beautifully designed and easier to access, the other one less so. Presumably there is not a common style for this type of document. • Without better maps and plans, or a detailed personal knowledge of each village, it is difficult to make specific comments. • Generally there should be policies to: <ul style="list-style-type: none"> a. Provide protection for known and suspected archaeological sites b. cover solar panels, satellite dishes and wind turbines. c. Reduce use of grey tarmac on driveways and paths in favour of more varied Surfacing d. Control through traffic control and seek a reduction e. maintain village institutions, especially pubs, shops etc (e.g. the Alice Hawthorne in Wheldrake of blessed memory!) f. make/keep off-road rights- of- way cycle friendly g. protect traditional village features, such as sign posts, milestones, telephone & post boxes h. promote screening or ‘greening’ of unsightly modern intrusions and development i. ensure Utilities are more careful with their installations, esp. Posts and wires etc. j. Preserve chimney pots and other architectural features on buildings, even if they are redundant. 	<p>Design work to follow.</p> <p>-</p> <ul style="list-style-type: none"> a. VDS cannot protect sites b. Satellite dishes DG21 Solar panels/ wind turbines DG12? c. <i>DG13 Materials – doesn’t cover surfaces</i> d. VDS cannot control/ reduce traffic e. VDS cannot protect institutions f. Rights of Way/ Cycling P34/35 g. Are there any traditional features to add (see 14)? h. DG8 Green space and planting i. <i>Utilities not covered</i> j. Chimneys DG17 – expand? <u>‘Encourage preservation of chimney pots and other architectural features on buildings, even if</u>

	<p>Strensall with Towthorpe</p> <ol style="list-style-type: none"> 1. Presumably it was particularly difficult to secure common ground to agree on as it appears to have suffered from a poor level of response, as if many residents simply treat it as an outer suburb. 2. The accompanying map coverage was very poor. For example there was no proper breakdown of the village areas by maps. The map of the Common did not distinguish in a key (though it could be inferred from the different shades of green) between the trust's land and the MoD's. 3. Although there is reference to good footpaths and cycle routes there was no map of those immediately around the village. The photograph from Carr's bridge showing the beautifully surfaced path heading north along the left (in direction of flow) bank of the Foss implies this continues a riverside way – in fact it peters out within half a mile although you can cut across to come back in by the old brickworks site. 4. The coverage of the built environment seems to lack imagination and insight (save for the Methodist chapel!) It is interesting how few listed buildings there are however no real attempt has been made to draw attention to some of the historic unlisted buildings, such as the vicarage (which is by Pritchett). 5. The reference to the private housing built in the 1880s-90s for commuters as exploiting the trains as 'railway housing' does want correction. 6. There seems a lack of historical perspective – there are references occasionally to the brickworks and tannery without indicating where they were or stressing their sites' roles in the larger of the more recent housing developments. There ought also to be some older map (say c1950) showing the former extent of the village prior to the housing explosion and a clearer statement of what natural boundaries remain to the village and the views to be safeguarded, (are those implied in the photos and map in the end?) 7. There's nothing to indicate that York envisages any target ceiling for development but at some time Strensall should be rethought of in terms of a town for the 21st century (as with Haxby. It might even get its railway station though that aspiration is not accompanied by any suggestion of where it might be and the protection of the likely site – clearly the old station site is in the wrong place nowadays 8. Thought should be given to road schemes, Strensall's worst pinch point seems to come opposite the village shop, just beyond the Sheriff Hutton road junction, and results from locals (maybe from the far flung estates) using their cars rather than walking/cycling. 	<p>they are redundant.'</p> <p>Not changed – VDS group thought it too prescriptive to demand this. DG 8/9/11/12 already ask developers to look at what is around them in the village and design accordingly.</p> <ol style="list-style-type: none"> 1. 13% of (2395 households 2011 census) = over 300 responses. 2. Map to show character areas (e.g. Wheldrake P18/19) would help illustrate the different area types (ref. Conservation Area Appraisals). Not added – VDS Group felt that this is less relevant to Strensall due to the size of the Village and the extent of new development. The three conservation areas identify the historic character areas. P29 Add key to Common map. Key will be added with next set of graphic improvements. 3. Annex A (now B) shows PROW and bridleways. Annex C (now D) shows cycle schemes. They will remain as annex's due to restricted funding available for bespoke graphic and layout work. 4. Conservation Area Appraisals provide this information – see footnote p20. Buildings of significance not added - see 14. 5. VDS Group did not change the photo title on p40 as the houses are locally thought to be railway housing. 6. Footnote p20 refers to the three Conservation Area Appraisal sources, rather than repeating info. 7. Beyond remit of VDS. Matters for Local/ Neighbourhood Plan. 8. Beyond remit of VDS. Matters for Local/ Neighbourhood Plan.
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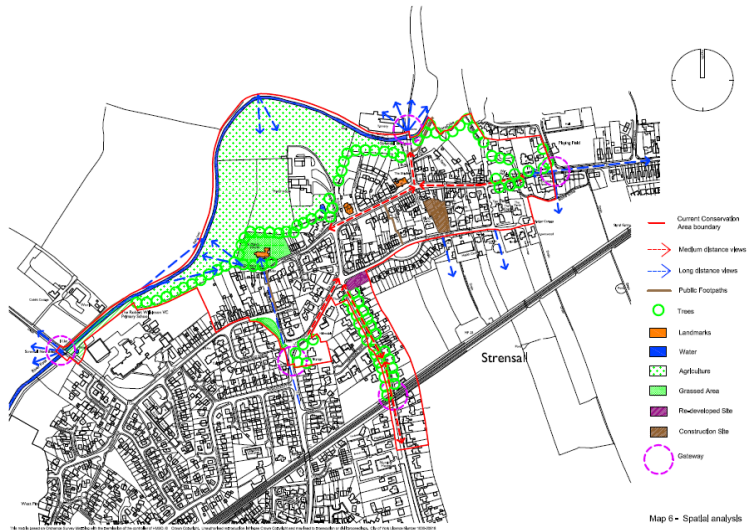
24	Rupert Douglas Sustrans Area Manager North and East Yorkshire & The Humber	Strensall / Towthorpe could well be on a new route linking York with the Howardian Hills AONB and Malton. These would all hopefully be additions to the National Cycle Network.	KA contacted Sustrans for further details on this - nothing received.
CYC OFFICER COMMENTS			
25	Anthony Dean Environmental Protection Unit	I have noted that neither design statement really considers the appropriateness of locations of any development in terms of potential impact on amenity of the end or existing uses. Whilst issues such as noise, lighting, odour, air quality and land contamination are dealt with specifically through the NPPF, it would be remiss not to mention at this stage how these matters could actually affect any future designs for the village in terms of layout and locations of new buildings. As a result I would suggest that consideration is given within both design statements of the location of any proposed new buildings in relation to existing and former uses, and how the existing and former uses may impact on the proposals in terms of noise, odour, lighting and land contamination. I would also point out the City of York Council would encourage the use of low emission and electric vehicle use, particularly for residential dwellings, through the provision of electric vehicle recharging facilities.	A VDS does not consider the location of new development, however layout is a design issue. Add new design guideline: <u>The layout of new development should consider any potential impact on the amenity of the end or existing uses (e.g. noise, odour, lighting and land contamination).</u> DONE, p46, DG 23 DG12 covers the provision of electric vehicle recharging facilities without being too prescriptive.
26	Katherine Atkinson Regeneration	P78 Not all developments require the following measures, so this cannot be enforced. P2425 Sports & Recreational Facilities: Again, the source of 'limited sports and recreational facilities' should be clarified. A note linking the Village Hall's sport activity would help to give a rounded picture of facilities in this sports and recreation section. The last sentence is incomplete.	Amend and move to new annex: <u>"Where appropriate, our villagers require encourage that all development to be is preceded by improvements to traffic flow, school capacity, play areas and land drainage."</u> DONE p49 Amend: <u>"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 general public are covered below. The Village Hall is primarily a social facility, but also provides multi-purpose space for indoor sports and a badminton hall. Those available to the Army and in the Primary School are not available to the public."</u> DONE p22

		<p>P4045 The Conservation Area Character Appraisals refer to multiple ‘character areas’, and therefore there is potentially still some ambiguity in this paragraph to some readers. Does the following wording better reflect your response in the comment table?</p>	<p>Amend: “Most of the buildings within the conservation areas retain their original features, such as sash windows and cast iron downpipes. Also, within this character <u>these conservation areas</u> 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.” DONE p43</p>
		<p>P4146 Design Guideline 7. This is dependent on the site and context.</p>	<p>Amend: “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.” DONE p44 (now DG6)</p>
27	Jake Wood School Planning Manager	<p>P89, CYC currently support both expansion of Robert Wilkinson and the building of a new school in the village, if required. We couldn’t support/ promote any specific partnership at this stage though. Academy sponsors for any new school may be from current or alternative sources.</p>	<p>Amend and move to new annex: “Spaces for more schoolchildren could be made available by the building of an additional primary school in the village. <u>It would be possible to run any new school in A partnership could be developed</u> with the existing Robert Wilkinson Primary Academy, which is already one of the largest schools in York.” DONE p50</p>
28	Dave Meigh Operation Manager – Contracts and strategy	<p>P89, Not all developments will require the provision of a play area/ some areas would be minute, so better to invest in existing areas in those instances.</p>	<p>Amend and move to new annex: “Play areas for younger children should be made available as each new residential development is built. Each new development should contribute to the provision of play areas, amenity open space and sports facilities. But there remains the need for investment in space and facilities for the youth of the village was raised by villagers.” DONE p50</p>
29	Richard Wells Senior Flood Risk Engineer	<p>P9, Flood risk can come from various sources including:</p> <ol style="list-style-type: none"> 1. Rivers 2. Surface water 3. Land drainage 4. Ground water 5. Sewers 	<p>Amend and move to new annex: “Future development sites should be subject to a study on land drainage is required <u>flood risk</u>, in line with CYC Strategic Flood Risk <u>Assessment 2013 Update</u>, so that our villagers can be sure that the flood risk within the village</p>

		6. In coastal areas the sea/estuaries	boundary is minimised.” DONE p50
30	Richard Bogg Highway Development Manager - Network Management	P1922 Landscape setting, Approaches AND P3438 Local Businesses: Paragraphs need to be clear that they are noting the villagers concerns (P1922 “significant increase of traffic/ considerable concern of congestion/ bottleneck/ grinds to a halt/ periodic delays on most days”, P3438 “On street parking is limited and is the cause of frequent delays and frustration...”). The descriptions provide useful local analysis, but the origin needs to be clearly noted (i.e. source is local experience, as opposed to detailed surveys of infrastructure and transport use).	Make clear that the information source is the questionnaire that was completed by villagers in late 2013. DONE p19 & p36
31	Vicky Japes Senior Sport & Active Leisure Officer	P2428 Add source of award, or make sentence anecdotal, e.g.	Amend: “Its Bowling Green is <u>reputed to be</u> one of the finest in North Yorkshire.” DONE p25
32	John Oxley City Archaeologist	The parish of Strensall lies east of Galtres Forest, and from the 13th to the 17th century was one of its townships. It covers an area of 2,908 acres, of which 804 are arable land upon which corn and potatoes are mainly grown	Add. Done, iteration in included p11.

Strensall Views Analysis – long and medium distance views

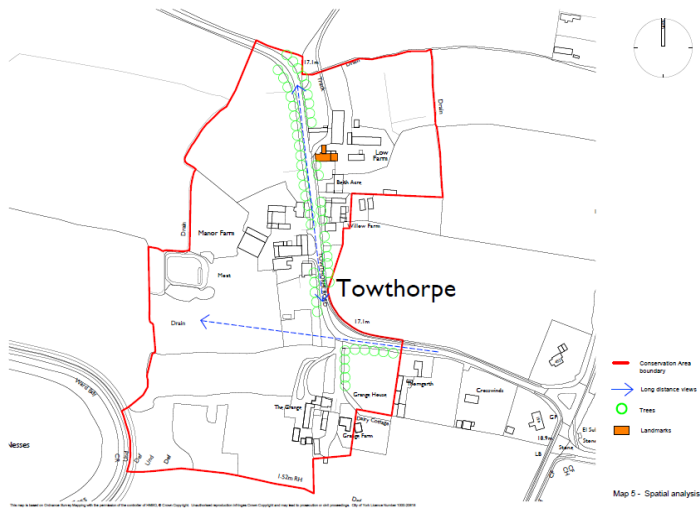
1) Strensall Conservation Area Appraisal



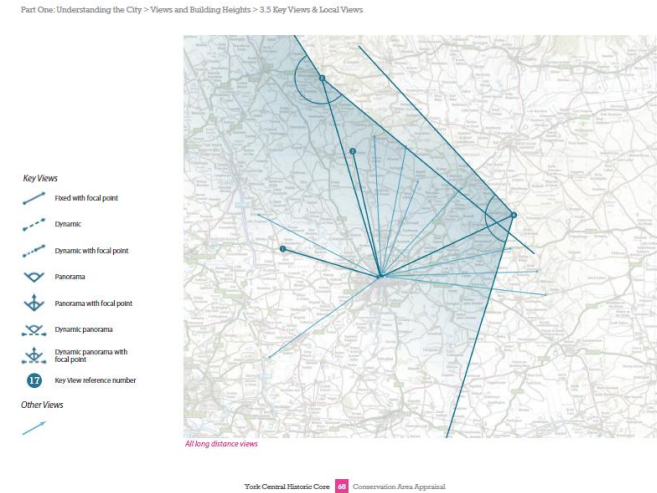
2) Strensall Railway Buildings Conservation Area Appraisal



3) Towthorpe Conservation Area Appraisal



4) York Central Historic Core Conservation Area Appraisal



3. How did you hear about this consultation?

Name	Response
L1	Letter received from CYC
L2	Saw the document in the Village Hall
L3	Outreach publications, village gossip, public meetings. It has all been very well published especially via the local Parish Council.
L5	Parish Council Notice Board
SM1	VDS group. Parish Council (Councilor). Yourselfes.
SM2	Through membership of various organisations e.g. Conservation Areas Advisory Panel, York Environment Forum, York Open Planning Forum; and direct mailing from Martin Grainger and Katherine Atkinson.
SM3	From public meetings, highlights in Outreach and downloading of the Design Statement
SM4	As a regular attendee at Parish Council meetings, I have been aware of the process. The VDS Group have however done all in their power to advertise the Consultation across the village.
SM5	Happened to pass the Post Office and at a Public Meeting.

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

Name	Response
L2	Took a long time to get to this stage.
L3	Yes, it was thorough, extensive and open to all.
L5	I do not have sufficient information to make any comments on the process.
SM4	In my earlier comments, I have praised the consultation process of the VDS Working Group who gave every opportunity for resident input. While not criticising any specific Officer who has been dealing with the VDS submission (they have been professional at all times), I do think the City Council has been slow to reach this stage.
SM5	It feels as if more should be done to ensure people are of the opportunity to participate.

5. Next steps:

Agree amendments with working group

Notify respondents of changes and committee dates

Report back to Local Plan Working Group/ Cabinet

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ANNEX C

Strensall with Towthorpe Village Design Statement

Community Impact Assessment

SECTION 1: CIA SUMMARY



Community Impact Assessment: Summary

1. Name of service, policy, function or criteria being assessed:

Strensall with Towthorpe Village Design Statement

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

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

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

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

Consultation to date:

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

3. Name and Job Title of person completing assessment:

Katherine Atkinson, Regeneration Officer, CES

4. Have any impacts been Identified?

Yes

Community of Identity affected:

Age

Disability

Summary of impact:

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

- Housing mix/ housing needs
- Accessibility - footpath networks
- Retention of open spaces and community facilities

5. Date CIA completed: 05/06/14**6. Signed off by:** Jonathan Carr, Head of Development Services and Regeneration**7. I am satisfied that this service/policy/function has been successfully impact assessed.****Name:** Jonathan Carr**Position:** Head of Development Services and Regeneration**Date:** 17/06/2014**8. Decision-making body:**

Local Plan Working Group

Cabinet

Local Plan Working Group

Cabinet

Date:

30 June 2014

1 July 2014

29 Jan 2015

3 March 2015

Decision Details:

Approved

Approved

Send the completed signed off document to ciasubmission@york.gov.uk It will be published on the intranet, as well as on the council website.

Actions arising from the Assessments will be logged on Verto and progress updates will be required

Community Impact Assessment (CIA)

Community Impact Assessment Title: Strensall with Towthorpe Village Design Statement

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

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

Community of Identity: Age

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

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

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

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

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

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

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

ANNEX D

Strensall with Towthorpe Village Design Statement

Strategic Environmental Assessment Screening Report, June 2014

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

Introduction

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

Planning Context

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

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

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

Screening

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

Previously all development plan documents (DPDs) and SPDs were subject to Sustainability Appraisal (SA). Sustainability Appraisals incorporated the requirement for SEA² but when these regulations

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

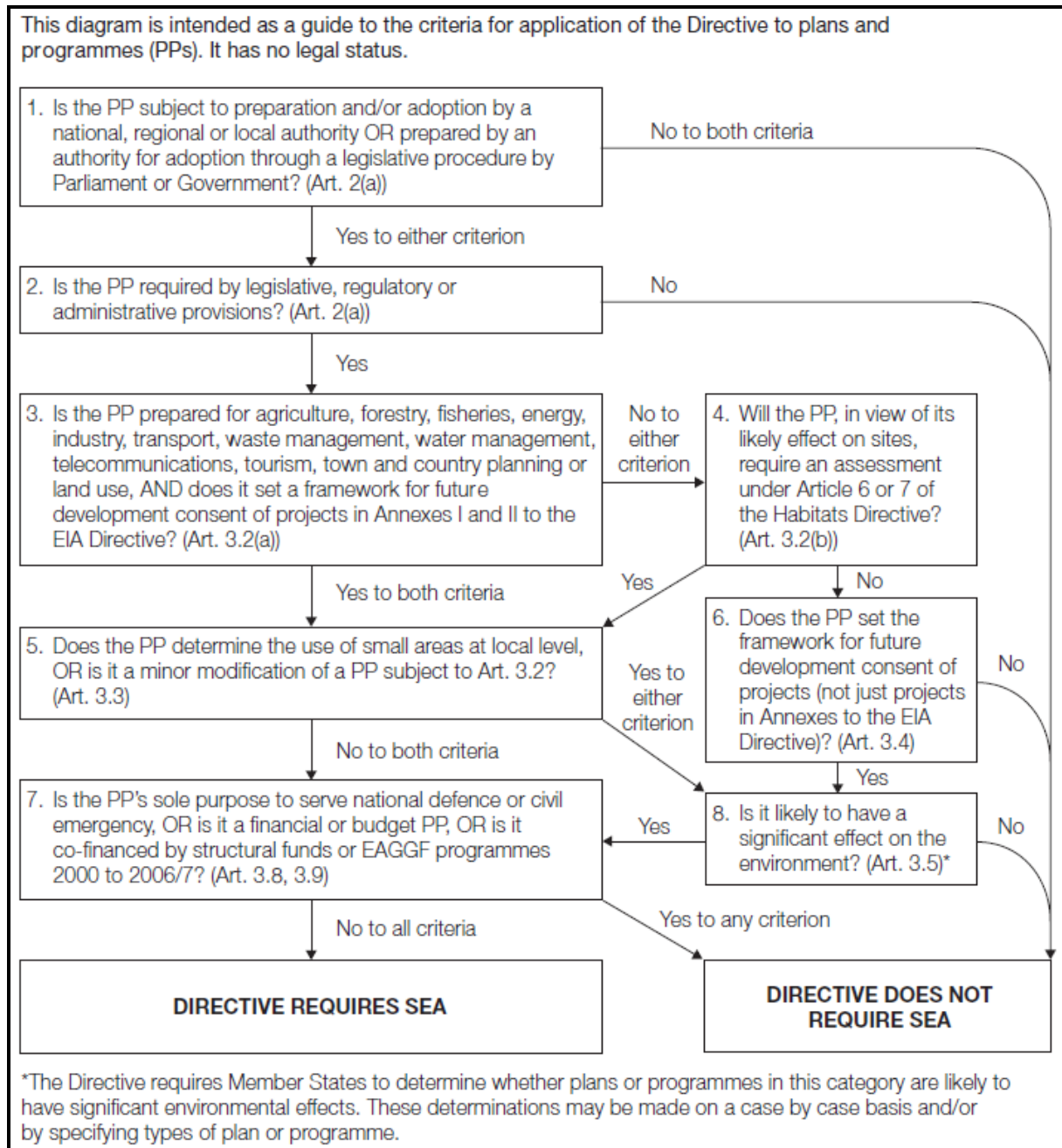
² The Town and Country Planning (Local Development) (England) Regulations 2004

were amended in 2009³, the requirement for SA for SPDs was removed. However, SPDs are still subject to the requirements set out by the SEA.

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

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

Figure 1: Establishing the need for SEA



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

Screening Assessment

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

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

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

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

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

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

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

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

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

The Council consulted the three statutory bodies For the SEA process (English Heritage, Environment Agency, and Natural England) over the content of this Screening Report. The consultation ran for seven weeks, from 21 July to 7 September 2014, alongside consultation on the draft Strensall with Towthorpe Village Design Statement. No specific comments were received on the SEA and therefore no updates are proposed. This SEA Screening report will be published alongside the approved VDS/SPD.

Contact

For further information, please contact:

Integrated Strategy Unit, City of York Council, Directorate of City and Environmental Services, West Offices, Station Rise, York, YO1 6GA, 01904 551467, integratedstrategy@york.gov.uk

ANNEX E

Strensall with Towthorpe Village Design Statement & Strategic Environmental Assessments Consultation

List of Consultees

PARISH COUNCILS & ADJOINING COUNCILS
Strensall with Towthorpe Parish Council
Haxby Parish Council
Earswick Parish Council
Stockton on the Forest Parish Council
Hambleton District Council <ul style="list-style-type: none"> • Sutton on the Forest Parish Council
Ryedale District Council <ul style="list-style-type: none"> • West Lilling Parish Council • Flaxton Parish Council
CITY OF YORK COUNCIL
Strensall Ward Councillors, Cllr P Doughty & Cllr S Wiseman
Environmental Protection Unit, Mike Southcombe
Network Management, Alistair Briggs
Transport Planning Unit, Ruth Stephenson/ Richard Bogg/ Andy Vose
Integrated Strategy, Martin Grainger
Development Management, Gareth Arnold
Landscape/ Countryside, Esther Priestley/ Dan Calvert
Conservation, Janine Riley/ Mark Barratt
Archaeology, John Oxley
Legal Services, Sandra Branigan
Public Rights of Way, Alison Newbould
Neighbourhood Management, Claire Taylor
AMENITY AND ADVISORY GROUPS
Conservation Areas Advisory Panel
River Foss Society, June Card Secretary
Strensall Local History Group, Val Jesse Secretary
York Natural Environment Panel, Barry Potter
York Natural Environment Trust
Yorkshire Wildlife Trust
York Civic Trust, Peter Brown
York Archaeological Forum, Patrick Ottaway
Yorkshire Rural Community Council
York Cycle Campaign

York Environment Forum
LOCAL INTERESTS
Ministry of Defence (Strensall Barracks)
Network Rail Infrastructure Ltd (Strensall Rail Station)
Landowner/ developer of potential Local Plan sites
Foss Internal Drainage Board
EQUALITY GROUPS
Notification will be sent to member groups via the Equalities Advisory Group:
<ul style="list-style-type: none"> • York People First • York Youth Council • Travellers Trust • Higher York • York Lesbian Gay Bisexual & Transgender Forum • York Carers Forum • York Blind and Partially Sighted Society • York Older People's Assembly • York Mental Health Forum • York Independent Living Network • York City of Sanctuary/ City of Faiths • York Racial Equality Network • York Access Group • Guide Dogs
York Disabled People's Forum
STATUTORY AND OFFICIAL BODIES
Environment Agency (SEA requirement/ Duty to Cooperate)
English Heritage (SEA requirement/ Duty to Cooperate)
Natural England (SEA requirement/ Duty to Cooperate)
Civil Aviation Authority (Duty to Cooperate)
Homes and Communities Agency (Duty to Cooperate)
Office of Rail Regulation (Duty to Cooperate)
Primary Care Trust (Duty to Cooperate)
Highways Agency (Duty to Cooperate)
Canal & Rivers Trust (Duty to Cooperate)
Coal Authority (Duty to Cooperate)
British Telecom
Northern Electric Distribution Limited
British Gas Transco
Yorkshire Water
Council for the Protection of Rural England
North Yorkshire Police
Ramblers Association
Sport England
Sustrans

British Waterways, Judy Jones Heritage Advisor
--

Council for British Archaeology, Lynne Walker

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Abbreviations

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

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Local Plan Working Group

29 January 2015

Report of the Director for City and Environmental Services

Changes to Affordable Housing National Planning Guidance

Purpose of the Report

1. The purpose of this report is to update Members on new National Planning Policy Guidance that relates to affordable housing.

Background

2. On Friday the 28th November 2014, following consultation in March 2014 on 'Planning Performance and Planning Contributions' the Government amended National Planning Policy Guidance (NPPG) to state that Section 106 planning obligations requiring a financial contribution, including those towards affordable housing, should not be sought from small scale and self build development. It is understood that Members have already been briefed in respect of the impact of the change for open space contributions.

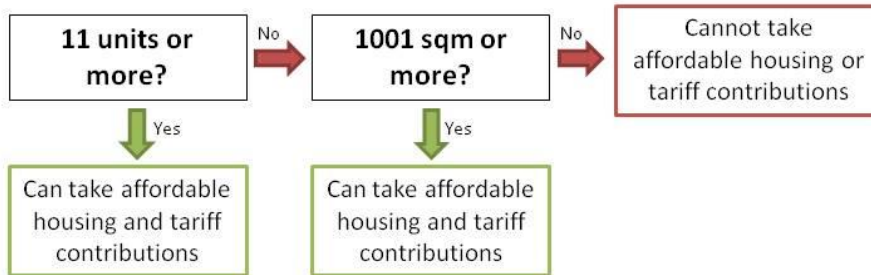
Rural Schemes 1 – 10 Units

3. Following the change to NPPG, the council can no longer seek financial contributions towards affordable housing on rural schemes of 1-10 units with a gross area of no more than 1,000sqm. Planning obligations on affordable housing and other matters can only be applied to schemes of 11 new homes or more or 1-10 new homes with a total gross floorspace of more than 1,000sqm. For example:
 - The development of 10 rural homes with a total gross floorspace of 999sqm **is exempt** from affordable housing and other planning obligations.
 - The development of 7 new rural homes with a total gross floorspace of 1,001 sqm is not exempt from affordable housing and other planning obligations. Therefore the council can still seek financial contributions to affordable housing in planning

obligations (Section 106 agreements) from small sites where the total gross floorspace is over 1,000sqm.

4. The flow chart below illustrates when affordable housing is to be provided on rural sites:

Affordable housing will be required from schemes that have 11 residential units or more, or schemes with a gross combined floorspace of more than 1000sqm.



Examples....	Can it provide AH or tariff style contributions?	Explanation:
11 unit scheme, with a total combined gross floorspace of 1,100 sqm	Yes	11 or more units are being provided.
11 unit scheme, with a total combined gross floorspace of 900 sqm	Yes	11 or more units are being provided.
10 unit scheme, with a total combined gross floorspace of 1,100 sqm	Yes	There are less than 11 units but it will provide more than 1,001sqm.
10 unit scheme, with a total combined gross floorspace of 900 sqm	No	There are less than 11 units and it will provide less than 900 sqm.

5. Appendix 1 sets out current off site contributions for rural sites between 2 and 14 homes which meet the above criteria.
6. These changes in national planning policy will not apply to Rural Exception sites, which subject to the local area demonstrating sufficient need, remain available to support the delivery of affordable homes for local people

Vacant Building Credit

7. The National Planning Policy Guidance also introduces a vacant building credit. Where redevelopment or reuse of a vacant building is proposed, affordable housing contributions will only be applicable to any increase in floorspace. However, where a vacant building has been abandoned the affordable housing relief will not apply. There is no minimum period of vacancy indicated. The traditional planning definition of abandoned if applied here would be a building that is in such a state of dilapidation it could not be converted (for example a ruined farmhouse that not been

occupied for 25 years could be considered as abandoned, but not a dwelling that had simply been vacant for 10 years and fallen into some disrepair)

8. The aim of this new provision is to help bring vacant buildings back into use, and conversion schemes requiring planning permission will benefit from the same nil-affordable housing requirement as currently benefits office-residential permitted development.

Consultation

9. The new guidance will now be translated into Local Plan policy and will be formally consulted on as part of this process later in the year.

Options

10. Option 1 - Officers request that Members note the changes of the new guidance.

Analysis of Options

11. On rural developments of between 2 and 14 homes Cabinet approved for an 18 month period from 1st March 2013 off-site financial contributions towards affordable housing in lieu of on-site provision. That interim policy change was to be extended until the Local Plan affordable housing policy superseded it. However, following this change to National Planning Policy Guidance the council will no longer seek financial contributions towards affordable housing on rural schemes of 1-10 units with a gross area of no more than 1,000sqm. As set out above planning obligations on affordable housing and other matters can only be applied to schemes of 11 new homes or more or 1-10 new homes with a total gross floorspace of more than 1,000sqm.
12. Since the introduction of the off-site financial contributions policy in March 2013, a total of £250,604 commuted payments towards affordable housing have been negotiated on 11 rural housing developments of 10 or fewer homes (Annex 2). Clearly the introduction of this new guidance will mean that such commuted sums can no longer be collected on developments receiving planning consent after 28th November 2014 and used towards the provision of affordable housing in York.

13. The vacant building credit will mean that on site affordable housing provision or a commuted payment can not be sought on such sites unless there is an increase in floorspace.

Next Steps

14. The new guidance will now be translated into Local Plan policy. This policy will be brought back to Members for consideration prior to statutory consultation later in the year

Council Plan

15. The option outlined above accords with the following priorities from the Council Plan:
 - Build strong communities
 - Create jobs and grow the economy

Implications

16. The following implications have been assessed.
 - **Financial** – The change in policy will see a reduction in commuted sums paid to the Council (in respect of affordable housing, education and open space) and therefore a reduction in the potential level of affordable housing that would otherwise be provided in the city, particularly rural areas.
 - **Human Resources (HR)** – There are no HR implications
 - **Community Impact Assessment** - The reduction in potential for affordable homes in rural villages will be likely to have impact typically on prospective younger householders leaving parental homes but being unable to afford to continue living in these communities.
 - **Legal** – The National Planning Policy Guidance is new guidance, there may be future case law that impacts on planning applications/policy direction
 - **Crime and Disorder** – There are no crime and disorder implications
 - **Information Technology (IT)** – There are no IT implications
 - **Property** – There are no property implications
 - **Other** – None

Risk Management

There are no risks associated with this report.

Recommendations

17. The Local Plan Working Group notes the changes of the new national planning policy guidance and the consequent reduction in the supply of affordable housing and Section 106 contributions.

Reason

To keep the Local Plan Working Group informed of new guidance.

Contact Details

Author:

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Assistant Director of CES
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Chief Officer Responsible for the report:

Sarah Tanburn
Interim Director of City & Environmental Services
Tel: 551330

Cabinet Member Responsible for the Report:

Cllr David Levene
Cabinet Member for Transport, Planning & Economic Development

Report



Approved

Date 21/01/2015

Specialist Implications Officer(s) N/A

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

Background Papers:

None

Annex 1: Operational Development Management Commuted Sum Payments Schedule and formula

Annex 2: Developments receiving planning consent following introduction of interim off site commuted payment in March 2013 and Rural planning consents with on-site and off-site financial contributions towards affordable housing: April 2012 – February 2013

Annex 1**Operational Development Management Commuted Sum Payments**

Off Site contributions for rural sites between 2 and 10 homes if over 1000sqm and 11 – 14 homes will be based on the following formula. Payment is not required where there is only a net gain of 1 home:

Average Property Price – Fixed RSL Price X % target

Dwelling Threshold	Average York Property price (Land Reg August 2012)	Average York Fixed RSL Price	% Target	Commuted Payment
2 – 4 homes	£180,502	£64,833	10%	£11,566.90
5 – 10 homes	£180,502	£64,833	15%	£17,350.35
11-14 homes	£180,502	£64,833	20%	£23,133.80

If the threshold it triggered, the amount payable on a site by site basis is summarised in the following table:

Site size (number of dwellings)	% Target	Off Site Financial Contribution
1	N/A	N/A
2 if over 1000sqm	10	£11,566.90
3 if over 1000sqm	10	£23,133.80 (2 x £11,566.90)
4 if over 1000sqm	10	£34,700.70 (3 x £11,566.90)
5 if over 1000sqm	15	£69,401.40 (4 x £17,350.35)
6 if over 1000sqm	15	£86,751.75 (5 x £17,350.35)
7 if over 1000sqm	15	£104,102.10 (6 x £17,350.35)
8 if over 1000sqm	15	£121,452.45 (7 x £17,350.35)
9 if over 1000sqm	15	£138,804.00 (8 x £17,350.35)
10 if over 1000sqm	15	£156,153.15 (9 x £17,350.35)

11	20	£231,338.00 (10 x £23,133.80)
12	20	£254,471.80 (11 x £23,133.80)
13	20	£277,605.60 (12 x £23,133.80)
14	20	£300,739.40 (13 x £23,133.80)

Annex 2

Developments Receiving Planning Consent following Introduction of Interim Off Site Commuted Payment in March 2013 on Sites of 10 Homes or Less.			
Development	Planning ref	Total Homes	Affordable Housing Commuted sum
Manor Farm, Towthorpe Road, York YO32	13/00034/FUL	3	£23,133.80
Algarth, Wetherby Road, Rufforth	Approved (delegated authority Apr 13) 12/00367/FUL	2	£15,427
Park Cottage, Jackson Walk, Askham Richard	13/01982/FUL	4	£34,700.70
42-44 Church Lane, Bishopthorpe,	13/02055/FUL	4	£34,700.70
Aspen House, 65 The Village, Stockton on the Forest	13/03587/FUL	2	£11,566.90
Windmill Farm, 9 York Street, Dunnington	13/01253/FUL	2	£11,566.90
Church Farm, 84 The Village, Stockton on the Forest	13/02755/FUL	2	£11,566.90
21 School Lane	14/00635/FUL	3	£23,133.80
First Farm Main Street Askham Richard	14/02280/FUL	3	£23,133.80
Holtby Piggeries	11/00585/FUL	4	£46,282.50

Algarth, Wetherby Road, Rufforth	Approved (delegated authority Apr 13) 12/00367/FUL	2	£15,427
Total		31	£250,640

Rural planning consents on sites of 10 homes or less with on-site and off-site financial contributions towards affordable housing: April 2012 – February 2013			
Development	Planning Committee Date	Total Homes	Affordable Housing Contribution and Commuted Sum (Paid or agreed only)
97 York Street Dunnington	Approved (Sep 12)	4	£46,282.50
Fox Inn, 90 The Village, Stockton On The Forest	Approved (Nov 12)	9	1 home + £46,282.50
The Green, Poppleton	Approved (delegated authority Oct 12) 12/01134/FUL	9	1 home + £61,710
Total		22	2 homes + £169,702

29th January 2015

Local Plan Working Group

Report of the Director for City and Environmental Services

City of York Local Plan – Safeguarded Land

Purpose of the Report

1. This report provides further information on the role of safeguarded land and the reasons for the draft Local Plan including such a designation for some sites. It makes reference to a legal opinion sought from John Hobson QC on how the Local Plan should address this matter. Both the instructions to Counsel and the legal opinion on the matter of the opinion are included as Annex A and Annex B to this report.

The Approach to Safeguarded Land

2. The preferred options consultation draft of the Local Plan and the subsequent publication draft that was considered by Cabinet on the 25th September 2014 included a policy and allocations of safeguarded land. This land is intended as a reserve for consideration for development at the time of a subsequent Plan review. Its purpose is to help ensure that the Green Belt as defined in the Local Plan endures beyond the Plan period.
3. There has been considerable debate about both the need for such land to be designated and the term safeguarded land. In view of this debate the Council has sought external legal advice on the merits of including safeguarded land in the Local Plan and the implications of not including such a designation. Before examining the implications of the legal advice, the report recaps on the national policy and how it has been interpreted to date in the preparation of the Plan.

National Policy and Saved RSS policy

4. The National Planning Policy Framework (NPPF) sets out the national policy position on determining the boundaries of the Green Belt and the role of safeguarded land as a tool to help ensure that Green Belt boundaries endure beyond the Plan period.
5. The NPPF sets out policy on setting Green Belt boundaries in paragraphs 83 to 85. This policy repeats in summary form the previous policy that was set out in Planning Policy Guidance Note 2 published in the mid 1990s.
6. The Local Plan that is currently in preparation will set for the first time the detailed boundaries of the green belt with the City of York Unitary Authority area. As such, the start point for setting the boundaries is the national policy and the saved policy from the now revoked Regional Spatial Strategy. That saved policy sets out the main purpose of a green belt surrounding York, which is 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.*
7. Returning to the application of the NPPF in particular the approach to defining the green belt boundaries where paragraph 83 says authorities *should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.* In helping to achieve this degree of permanence paragraph 85 provides further policy on determining boundaries including: *where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period.*

The Approach taken in the Local Plan

8. The preferred options draft Local Plan and the subsequent publication draft discussed at Local Plan working Group in September 2014 sought to apply the national and saved regional policies in setting out the extent of the Green Belt and identifying a reserve of *safeguarded land* to ensure that the Green Belt boundary is capable of enduring beyond the Plan period. To do this the Plan included policy to identify safeguarded

land and protect it from development until such time as a plan review identified the need for the land to be allocated for development.

9. This approach in the Plan was challenged in representations made to the preferred options draft. These representations stated that there is no requirement to identify safeguarded land and that the term safeguarded land is misleading as the land may be developed in the future.

Counsel's Opinion on the Matter of Safeguarded Land

10. In view of the challenges made to the Plan the Council has sought a legal opinion from Leading Counsel John Hobson QC of Landmark Chambers. The instructions to Counsel from the Council's solicitor and the subsequent opinion from Counsel are appended to this report at Annex A and B. Paragraph 8 of the instructions (Annex A) sets out a series of questions in respect of how long the Green Belt should endure and the role of safeguarded land. It is the answers to these questions that form the main body of the opinion from Counsel.
11. The opinion from Counsel is very clear on the need for the Green Belt to endure beyond the Plan period and that land not needed for development during the Plan period should be protected as safeguarded land. Any other course of actions places the Plan at risk of being found unsound at examination. Paragraph 16 of the advice states that

"In my opinion if no safeguarded land is identified in the emerging Local Plan this would give rise to a serious risk of the Plan being found unsound. There would be a failure to identify how the longer term needs of the areas could be met, and in particular a failure to indicate how those longer term needs of the area could be met, and in particular a failure to indicate how those longer term needs could be met without encroaching into the Green Belt and eroding its boundaries"

12. In respect of the period of time beyond the Plan period for which the Green Belt should be expected to endure, Counsel advises that this is a matter for planning judgement. He goes on to say that a ten year period beyond the life of the Plan, as used in the Publication Draft Local Plan, would be appropriate.

Options

13. Option 1. Continue to include safeguarded land designations in the Plan to ensure that the Green Belt will endure for a minimum of ten years beyond the end of the Plan period as advised by Counsel.
14. Option 2. Consider an alternative approach to that included as option 1 to this report. This could be to either not include safeguarded land or to consider a reduced time period for safeguarded land designations. .

Analysis of Options

15. Option 1, which is to include safeguarded land designations in the Plan, will ensure that the Green Belt will endure for a minimum of ten years beyond the end of the Plan period. This is consistent with the advice received by Counsel included as Annex B to this report.
16. Option 2, is for Members to instruct officers to consider an alternative approach to option 1, either through including no safeguarded land designations in the Plan or to include designations for a reduced time period. Officers consider that to not include safeguarded land designations in the Plan would mean that the Green Belt boundary would be very unlikely to endure beyond the plan period. This is contrary to Counsel advice and to national policy. It is considered that there is a strong likelihood of such an approach being found unsound at examination.
17. In terms of the consideration of a reduced time frame for safeguarded land designations Officers consider that York is in a unique position and that there is no precedent or basis on which to make a judgement on an alternative time period. It is considered that to do this would increase the risk of the Plan being found unsound at examination due to a reduced level of permanence. This would be contrary to the Counsel advice which concludes that a period of ten years beyond the end of the plan would be an appropriate timeframe.

Council Plan

19. The information in this report accords with the following priorities from the Council Plan
- Create jobs and grow the economy
 - Get York moving
 - Build strong communities
 - Protect the environment

Implications

20. The following implications have been assessed.
- **Financial (1)** – Work on the Local Plan is funded through the Local Plan Reserve. A review of the Local Plan reserve is being undertaken to see whether all commitments can be funded. Over the last four years, significant sums have been expended on achieving a robust evidence base, carrying out consultations, sustainability and other appraisals, policy development and financial analyses. Whilst this work remains of great value, the longer it takes to progress the Local Plan, the more will have to be redone at additional cost.
 - **Financial (2)** - managing the planning process in the absence of a Plan will lead to significant costs to the council in managing appeals and examinations
 - **Human Resources (HR)** – The production of a Local Plan and associated evidence base requires the continued implementation of a comprehensive work programme that will predominantly, although not exclusively, need to be resourced within CES.
 - **Community Impact Assessment** A Community Impact Assessment (CIA) has been carried out for the local plan to date and highlights the positive impact on the following groups: age, disability and race.
 - **Legal (1)** – The procedures which the Council is required to follow when producing a Local Plan derive from the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and

Country Planning (Local Development) (England) Regulations 2012.

The legislation states that a local planning authority must only submit a plan for examination which it considers to be sound. This is defined by the National Planning Policy Framework as being:

- **Positively Prepared:** based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
 - **Justified:** the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective:** deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with national policy:** enable the deliver of sustainable development in accordance with the policies in the Framework.
-
- **Legal (2)** The Council also has a legal duty to comply with the Statement of Community Involvement in preparing the Plan. (S19(3) 2004 Act). Planning Inspectorate guidance states that “general accordance” amounts to compliance.
 - **Legal (3)** The Council also has a legal “Duty to Co-operate” in preparing the Plan. (S33A 2004 Act).
-
- **Crime and Disorder** – The Plan addresses where applicable.
 - **Information Technology (IT)** – The Plan promotes where applicable.
 - **Property** – The Plan includes land within Council ownership.
 - **Other** – None

Risk Management

21. The main risks in producing a Local Plan for the City of York are as follows.

- The risk that the Council is unable to steer, promote or restrict development across its administrative area
- The potential damage to the Council's image and reputation if a development plan is not adopted in an appropriate timeframe.
- 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.
- Risk associated with hindering the delivery of key projects for the Council and key stakeholders.
- Financial risk associated with the Council's ability to utilize planning gain and deliver strategic infrastructure.

22. Measured in terms of impact and likelihood, the risks associated with this report have been assessed as requiring frequent monitoring.

Recommendations

23. It is recommended that Members of the Local Plan Working Group recommend Cabinet to:

Agree option 1 in this report to include safeguarded land designations in the Plan to ensure that the Green Belt will endure for a for a minimum of ten years beyond the end of the Plan period.

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

Contact Details

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Tel: 01904 551330

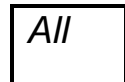
**Report
Approved**



Date 21/1/2015

Specialist Implications Officer(s) N/A

Wards Affected: *List wards or tick box to indicate all*



For further information please contact the author of the report

Annex A: Instructions to Counsel

Annex B: Advice from John Hobson QC, Landmark Chambers.

Annex A

IN THE MATTER OF THE PREPARATION OF THE YORK LOCAL PLAN

**INSTRUCTIONS TO LEADING COUNSEL
TO ADVISE IN WRITING**

Mr John Hobson QC
Landmark Chambers

Legal Services
The Council of the City of York
West Offices
Station Rise
York YO1 6GA

Ref: LCS1.2391
Tel: 01904 551040

6 January 2015

Counsel has herewith the following copy documents:-

- (A) A history of Green Belt policy in York
- (B) Government's statement on saved policy of RRS (to follow)
- (C) Saved Policy of RSS and Key Diagram showing General Extent of York Green Belt

Counsel is instructed by the Assistant Director of Governance and ICT for the Council of the City of York, which is a unitary authority.

Background to the Green Belt status in the York Administrative Area

1. The Council is in the process of preparing its Local Plan. The preferred options consultation stage was undertaken in summer 2013 and the Council's cabinet considered a publication draft of the Plan on 25th September 2014. However since then the political composition of the Council has changed to one of no overall control. This has led to a 'pause' in the Plan making process to allow further consideration of the evidence base on the scale of development and the portfolio of development sites. The Council is seeking Counsel's advice on how it should, through its Local Plan seek to determine the extent of the York Green Belt and set for the first time the detailed boundaries of the green belt that lie within the York UA in a manner which accords with national planning policy.
2. The principle of a green belt surrounding York whose primary purpose is to protect the historic setting and character of the City has been long established. There have been a number of unsuccessful attempts to define the detailed boundaries in a statutory Plan going back to the early 1990's. A history of Green Belt policy in York prepared by the Council's Planning Policy team is attached as Document A.

3. At present the principle of the green belt around York is set out in the Government's statement saving certain policies from the now otherwise revoked RSS for Yorkshire and the Humber. The Government considered the retention of the general extent of the green belt around York to be of such importance that it was the only part of the RSS that survived revocation.. The general extent of the York green belt was defined in the RSS; its precise detailed boundaries within the York UA have never been identified. It is the role of the emerging Local Plan to define precisely what land is in the green belt.

4. The general extent of the York green belt covers the whole district beyond the built up area of the city and excluding any other settlements which are inset in the green belt. The outer edge of the green belt is either at the District boundary or in the adjoining Districts' and has or is being addresses in their Local Plans. As a consequence, there are no areas of countryside within the York UA Local Plan area that are outwith the general extent of the green belt.

The application of paragraphs 82 to 92 to the proposed York green belt policy and the role of safeguarded land.

5. Paragraphs 79 to 92 of NPPF set out the Government's policy on green belt. Paragraphs 82 to 86 deal with defining the extent of the green belt, setting boundaries and the role of safeguarded land.

6. Paragraph 85 states inter alia that when defining the green belt boundary the local authority should satisfy itself that the green belt boundaries will not need to be altered at the end of the Local Plan period and that the greenbelt should not include land which it is unnecessary to keep permanently open. This paragraph also states; where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt in order to meet longer-term development needs stretching well beyond the plan period.

7. The background information shows that the circumstances of the York green belt are rather unusual and that the attempts to set a boundary have been protracted. Consequently there is a great deal of public interest focussed on scrutinising the technical work that comprises the evidence base to the emerging local plan that underpins the decisions about the York green belt.

8. Consequently Counsel is requested to advise in writing on the following matters in respect of determining the extent and boundaries of the York green belt and ensuring that the green belt endures beyond the plan period (as set out in paragraph 83 of NPPF):-
 - (i) How long beyond the Plan period should a green belt be expected to endure once it is defined in a statutory Plan?
 - (ii) In setting a green belt boundary, what are the options for the allocations to be given to land not required for development in the Plan period? What working definitions could be applied to such land?
 - (iii) How should the Council interpret the application of the 'where necessary' test in respect of identifying safeguarded land as set out in paragraph 85 of NPPF. Are the local circumstances in York amongst the circumstances envisaged in the drafting of this 'test'?
 - (iv) The most recent published draft local plan includes safeguarded land which should provide for the city's development needs for around 10 years beyond the life of the Plan. However the Council has been challenged in representations to the Plan which claim it is not necessary to identify safeguarded land (notwithstanding paragraph 85 of the NPPF).
 - (a) If the Plan addresses the objectively assessed need for housing and other development needs for the whole plan period (including an appropriate oversupply in housing land to provide flexibility) and does not identify any safeguarded land, what are the risks of the Plan being found unsound (assuming that in all other respects the Plan is sound)?
 - (b) What arguments could the Council deploy to justify not identifying any safeguarded land and has such a stance been successfully

deployed in a Plan elsewhere in the country since the introduction of the NPPF?

9. Counsel is requested to note that because of the degree of interest locally in this matter the Council intends to publish both these Instructions and the Advice that is provided pursuant to these Instructions. Counsel is requested to let his Instructing Solicitor know if he has any objection to the publication of his written Advice.

Appendix 1: History of Green Belt Policy in York

1.0 Pre 1980

- 1.1 Prior to local government reorganisation in 1974, the area around York was divided between four authorities – the East, North and West Riding County councils and York City Council. In response to a request by Government in the late 1950s, each of the County council's proposed a Green Belt for its part of the York area.
- 1.2 Over the years, the boundaries of these Green Belts were amended in response to development and other pressures.
- 1.3 In 1975, the Secretary of State decided to establish a 'sketch' Green Belt around York until such a time comprehensive proposals could be established.

2.0 The North Yorkshire Structure Plan

- 2.1 The North Yorkshire County Structure Plan was first approved by the Secretary of State in November 1980. It contained a policy (E8) which confirmed the principle of a Green Belt encircling York, defining it as 'a belt whose outer edge is about 6 miles from York City Centre'.

3.0 The Greater York Study

- 3.1 When approving the North Yorkshire Country Structure Plan in 1980, the Secretary of State decided not to endorse a specific policy framework for the Greater York area. Instead the Authorities covering Greater York defined as the area within 6 miles of the City Centre were invited to consider jointly the development needs of the area. The Authorities were North Yorkshire County council and Ryedale, Selby, Harrogate and Hambleton District Councils.
- 3.2 The exercise was completed in September 1982 with the publication of the informal policy document 'Policies for Housing and Industrial Land in the Greater York Area'.

- 3.3 The Study needed to be revisited in 1987 when the Secretary of State approved the first alteration to the Structure Plan. This provided, for the first time, housing and employment requirements for the Greater York Area as well as figures for the individual districts around York.
- 3.4 The five Greater York Authorities started preparation of a new study for the distribution of housing and employment land around Greater York. This was published in February 1990 and was entitled the 'Greater York Study: A Strategy to 2006'. It was subsequently the subject of public consultation.

4.0 The York Green Belt Local Plan and Southern Ryedale Local Plan

- 4.1 Following publication of the Greater York Study, North Yorkshire County Council took the lead and began the preparation of a local plan that would define the Green Belt around Greater York. Prior to this, some of the district authorities including Ryedale, had started preparation of comprehensive local plans for parts of the Greater York area but these had not progressed to deposit stage because of difficulties arising from the lack of an adequate strategic context.
- 4.2 The Draft York Green Belt Local Plan was published in February 1991 and the plan was placed on deposit in October 1994. It carried forward the overall strategy of the Greater York Study. This plan showed the appeal site to be excluded from the Green Belt.
- 4.3 At the same time, Ryedale District Council started preparation of a comprehensive local plan for its part of the Greater York area. The Draft Southern Ryedale Local Plan was published in January 1991 and the deposit draft in September 1991. This plan showed the appeal site to be excluded from the Green Belt.
- 4.4 A joint local plan inquiry was set up into the two local plans. The Inspector (Mr. John Sheppard) opened the inquiry on 15 September 1992 and it closed on 28 April 1993. The inspector reported in January 1994, endorsing the principle of the Green Belt and the general extent of its boundaries.

5.0 The North Yorkshire Structure Plan Alteration

- 5.1 As part of the suite of plans being produced to put into effect the 1990 Greater York Study, North Yorkshire Country Council published a third alteration to the Structure Plan in March 1992. As well as containing new housing and employment requirements it put forward a new policy for a new settlement or settlements for Greater York of about 800 to 1000 dwellings to be located beyond the Green Belt. The policy was not, however, specific about the location.
- 5.2 The third alteration was placed on deposit in July 1992 and an examination in public took place in November 1993. The panel endorsed the principle of the new settlement but recommended that the policy should establish its general location. The panel recommended that 'part of Ryedale which is well related to the A64 corridor'.

6.0 Procedures up to 1996

- 6.1 The recommendation by the panel for the local of the new settlement generated considerable political controversy, particularly in Ryedale. The County Council pressed ahead with the publication of proposed modifications to the Structure Plan Third Alteration in September 1992. In doing so it put forward two potential locations for the new settlement, one in accordance with the panel's recommendation and the other in Selby District. However both Ryedale and Selby Council's indicated that they were opposed to a new settlement in their areas (after previously supporting the principle of the settlement). As a result the County Council decided to abandon the new settlement and to delete Policy H2 from the third alteration. At the same time, the County Council recognised that the retaining the same level of housing provision for Greater York in Policy H1 would require, in the absence of a new settlement, 'further consideration' to be given to the location of development and that such consideration should fall to the new City of York Authority which was due to be established in April 1996. The County Council published further proposed modifications to this effect in April 1995. The Structure Plan Third Alteration was finally adopted, without the new settlement in October 1995.

6.2 North Yorkshire County Council and Ryedale District Council published simultaneously proposed modifications to the York Green Belt Local Plan and the Southern Ryedale Local Plan in September 1994. However, in the light of the subsequent decision to abandon the new settlement through the Structure Plan, the two authorities decided they could not proceed to adopt the two local plans as the proposed greenbelt boundaries would not be able to accommodate the full extent of development envisaged by the third alteration Structure Plan. The matter was therefore left to the new City of York Authority.

7.0 Other Local Plans

- 7.1 Some of the other authorities around York began to progress local plans.
- 7.2 The former York City Council published a consultation draft of City of York Local Plan in February 1994. It showed a Green Belt for the small parts of the old city which were open land, primarily but not exclusively the green wedges and strays. The Local Plan was placed on deposit in September 1995.
- 7.3 Selby District Council published a consultation draft of its district wide local plan in June 1995. This contained Green Belt boundaries for the area within Greater York.
- 7.4 Hambleton District Council published a consultation draft of its district wide local plan in April 1993 which included Green Belt boundaries for its part of the Greater York area. The local plan was placed on deposit in March 1995.
- 7.5 None of these plans progressed to the next stage, so far as land within the Greater York area is concerned, before local government reorganisation took place in April 1996.

8.0 The City of York Local Plan

- 8.1 The City of York Local Plan was placed on deposit in May 1998. It identified the appeal site as within the settlement boundaries for York and outside of the Green Belt. A very tight Green Belt was put forward on the basis that the Green Belt would

not be permanent and there would be a need for an early review in light of new information on development requirements after 2006. The deposit draft Green Belt was based upon the recommendations of the York Green Belt Local Plan Inspector. The Council, however, made alterations to the recommended Green Belt (generally additions rather than exclusions) where it considered appropriate.

- 8.2 The Council subsequently published two sets of proposed changes, one in March 1998 and one in August 1999. Neither set of changes had significance for the general extent of the Green Belt.
- 8.3 The local plan inquiry opened in November 1999. At its opening, the Council asked the Inspector for a provisional finding on whether he considered the Green Belt was in accordance with national policy. After hearing evidence from objectors and the Authority, the Inspector indicated that the proposed Green Belt did not have the permanence required by Planning Policy Guidance 2: Green Belts and as such needed strategic amendments. After receiving the Inspector's provisional finding, the Council decided to adjourn the local plan inquiry and to establish a more permanent Green Belt.
- 8.4 The Council published its third set of changes in February 2003. This proposed significant areas of safeguarded land, particularly on the western site of the city. The third set of changes was subsequently subject to consultation.
- 8.5 After a change in the political control of the Council, the Authority approved the local plan fourth set of changes for development control purposes. This withdrew most of the safeguarded land proposals made by the third set of changes. The safeguarded land designated at Strensall remained. The Development control Local Plan (2005) shows the appeal site as land reserved for possible future development post 2011, to be brought forward with a review of the plan.
- 8.6 The Council decided not to proceed with the fourth set of changes and did not undertake any public consultation on them. It does however use these changes as the basis for development management decisions.

9.0 The City of York Local Development Framework

- 9.1 Following changes to the planning system through the Planning and Compulsory Purchase Act (2004) the Council began preparing a Local Development Framework to replace the City of York Local Plan Incorporating the 4th Set of Changes. The formal designation of the Green Belt was then left to the Council's Local Development Framework through an Allocations Development Plan Document which would sit alongside a Core Strategy. Alongside progress on preparing a Core Strategy, consultation on an Issues and Options Allocations DPD was undertaken in March 2008. This document shows the appeal site to be outside of the Green Belt and within the draft settlement limit for Strensall.
- 9.2 A City of York Core Strategy was submitted to the Secretary of State in February 2012, just before the new National Planning Policy Framework was issued. In May 2012 Members approved a community stadium and retail scheme at Monks Cross. The Inspector wrote to the Council indicating that following the decision on the Community Stadium a radical review of the Core Strategy would be required. The Inspector was concerned that such likely changes would result in a substantially different set of strategic policies and direction for York from those submitted. Accordingly, the Council wrote to the Inspector to inform him of the decision to reluctantly recommend to Council the withdrawal of the document. This course of action was approved by Council in July 2012.

10.0 Saved Policies of The North Yorkshire Structure Plan

- 10.1 The 2004 Planning Act enabled structure plan policies to be saved for three years from September 2004 or from when they were adopted, whichever is later. This meant the policies from the North Yorkshire Structure Plan Third Alteration (1995) were saved until September 2007. There was also scope to save certain policies to ensure there were policy voids.
- 10.2 The Yorkshire and Humber Regional Assembly decided that it was necessary to save Policy E8 from the Structure Plan beyond the three year period and the Secretary of State agreed this. Policy E8 remained saved until the RSS was adopted

in 2008. All other policies in the North Yorkshire Structure Plan expired in September 2007.

11.0 The Yorkshire and Humber Plan Regional Spatial Strategy

- 11.1 The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (the RSS) was adopted in 2008 and at that time became a part of the development plan for each local authority in the Yorkshire and Humber Region. Policy YH9C refers only to the inner boundary of the Green Belt around York, but RSS Policy Y1C1 deals with both the inner and outer boundaries. It states that plans should, in the case of the City of York LDF 'define the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and the inner boundary in line with Policy YH9C'. Figure 6.2 of the RSS is a diagrammatic representation, without scale or detail, of the York sub-area. It includes shading around York which the key describes as 'general extent of Green Belt', but which cannot be accurately related to any local features.
- 11.2 The Localism Act (2011) allowed the Government to fulfil a longstanding promise to revoke RSS's. The environmental assessment process for the RSS abolition highlighted that York does not currently have a local plan in place and indicated that revocation of the York Green Belt policies before an adopted local plan was in place could lead to a significant negative effect upon the special character and setting of York. As such, the Government concluded that the York Green Belt policies that are part of the regional strategy should be retained. The Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013 was laid in Parliament on the 29th January 2013, which took effect on 22nd February 2013. This means that for York, the development plan will continue to include the RSS Green Belt policies and RSS key diagram insofar as it illustrates the RSS York Green Belt policies and the general extent of the Green Belt around the City of York as it relates to these policies. All other RSS policies have been revoked and do not form part of York's development plan.

12.0 Emerging Local Plan

- 12.1 In October 2012 City of York Council Members instructed officers to commence the appropriate steps to produce a local plan that is fully compliant with the National Planning Policy Framework and other relevant statutes.
- 12.2 Using existing evidence base work and consultation undertaken as part of the Local Development Framework process as a starting point a Local Plan Preferred Options document was consulted on in June 2013. This plan shows the appeal site to be outside of the Green Belt and within the draft settlement limits for Strensall. The appeal site is identified as a proposed housing allocation (site reference H27).
- 12.3 The emerging Local Plan is currently at publication draft stage but has not yet been subject to public consultation. The publication draft local plan contains the package of sites required to meet the objectively assessed housing need in the district and includes the appeal site in that package of sites.

Ministerial statement on revocation of RSS – extract from Hansard

Revocation of the Yorkshire and Humber Regional Strategy

The Secretary of State for Communities and Local Government (Mr Eric Pickles): I have today laid in Parliament an order to revoke the last Administration's regional strategy for Yorkshire and Humber. This follows an assessment as outlined in the written ministerial statement of 25 July 2012, *Official Report*, House of Lords, columns WS66-68.

The revocation of the regional strategy for Yorkshire and Humber and its flawed top-down targets heralds another important step for localism. It delivers a decentralised planning system where local councils and local people can own the planning agenda for their communities and so shape and deliver development where they live. Such engagement is the key to creating a planning system that works with, not against, local communities.

The City of York does not currently have a local plan in place with defined green belt boundaries. The environmental assessment process indicated that revocation of the York green belt policies before an adopted local plan was in place could lead to a significant negative effect upon the special character and setting of York. Following careful consideration of the consultation responses received, we have concluded that the best solution would be to retain the York green belt policies. This approach expresses the importance that the coalition Government place upon the green belt and our recognition of its invaluable role in protecting our treasured environmental and cultural heritage.

Once the order takes effect, development plans across the former Government office region, with the exception of York, will comprise the relevant local plan, and where they exist, neighbourhood plans. In York, the development plan will continue to include the regional strategy's green belt policies.

The reasons for the decision to retain the York green belt policies, and to revoke all other parts of the regional strategy, are set out in a post-adoption statement, which has been placed in the Library of the House and is available online at: www.gov.uk/government/consultations/strategic-environmental-assessment-about-revoking-the-yorkshire-and-the-humber-regional-strategy-environmental-report

The order is laid under the negative resolution procedure and will take effect on 22 February. Further announcements on the other regional strategies will be made in due course.

**EXPLANATORY MEMORANDUM TO
THE REGIONAL STRATEGY FOR YORKSHIRE & HUMBER (PARTIAL
REVOCATION) ORDER 2013**

2013 No. 117

1. This explanatory memorandum has been prepared by the Department for Communities and Local Government and is laid before Parliament by Command of Her Majesty.

This memorandum contains information for the Joint Committee on Statutory Instruments.

2. **Purpose of the instruments**

- 2.1 This Order revokes the Regional Strategy for Yorkshire and Humber, **except for policies which relate to the Green Belt around the City of York.**

3. **Matters of special interest to the Joint Committee on Statutory Instruments**

- 3.1 None.

4. **Legislative Context**

- 4.1 The Localism Act 2011 provides for the removal of the regional planning tier in a two-stage process. The first stage, to remove Part 5 of the Local Democracy, Economic Development and Construction Act 2009, which contains the regional planning framework, including Leaders' Boards, took effect when the Localism Act received Royal Assent on 15 November 2011. This prevents further strategies being created. The Act also provides the Secretary of State with an enabling power to revoke or partially revoke by order the existing regional strategies outside London, constituting the second stage of the process.
- 4.2 This instrument relates to the second stage of the process in respect of the Yorkshire and Humber region by partially revoking the Regional Strategy for Yorkshire and Humber, which comprises the Yorkshire and Humber Plan Regional Spatial Strategy to 2026 (published in May 2008) and the Regional Economic Strategy for Yorkshire & Humber 2006-2015 (published in 2006). It is made under the powers in section 109 of the Localism Act 2011.

5. **Territorial Extent and Application**

- 5.1 This instrument applies to England only.

6. European Convention on Human Rights

- 6.1 As the instrument is subject to negative resolution procedure and does not amend primary legislation, no statement is required.

7. Policy background

- What is being done and why

7.1 The Coalition Government commenced a planning reform programme, which included measures to decentralise the planning system so that powers are passed down to local councils and the local communities that they represent. The Coalition Agreement makes clear the Government's wish to promote decentralisation and democratic engagement and to end the era of top-down government by giving new powers to local councils, communities, neighbourhoods and individuals.

7.2 The removal of the regional planning tier is an integral part of decentralisation and was a clear commitment in the Coalition Agreement, which stated that:

“We will rapidly abolish Regional Spatial Strategies and return decision-making powers on housing and planning to local councils”.

7.3 Currently, regional strategies provide the statutory regional framework for development and investment across a region, including setting targets for housing delivery that apply to constituent local councils. Since their creation by the Planning and Compulsory Purchase Act 2004, regional strategies, sitting alongside local plans prepared by local councils and any saved county structure plan policies, form the statutory development plan for an area. This means that they set the framework for local plan-making and local councils in the region must ensure that their local plan is in general conformity with the regional strategy at the time their local plan is submitted for examination. It is also important because planning applications should be determined in accordance with the development plan (which includes the regional strategy for the local planning authority's region) unless material considerations indicate otherwise.

7.4 The abolition of the Regional Strategy for Yorkshire and Humber would enable a locally led planning system comprising local and neighbourhood plans and giving local councils responsibility for strategic planning in the region. To support a locally-led approach to strategic planning, section 33A of the Planning & Compulsory Purchase Act 2004 (inserted by section 110 of the Localism Act 2011) introduces a statutory duty to co-operate. The duty requires local

councils and other public bodies to work together constructively, actively and on an ongoing basis when planning for cross-boundary matters in their local and marine plans.

- 7.5 The abolition of regional strategies makes the local plan the keystone of the planning system. In the absence of regional strategies, the statutory development plan comprises any saved county structure plan or local plan policies and adopted development plan documents. The statutory development plan may in future include any adopted neighbourhood plans that are prepared under the powers inserted into Part III of the Town and Country Planning Act 1990 by the Localism Act 2011.
- 7.6 This Order fulfils part of the Coalition Agreement commitment for this region by revoking the Regional Strategy for Yorkshire and Humber, except for policies which relate to the Green Belt around the City of York.

8. Consultation outcome

- 8.1 Regional strategies are plans for the purpose of the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, known as the Strategic Environmental Assessment (SEA) Directive. In accordance with the Directive, the Secretary of State carried out two consultations on the environmental impacts of the revocation of the Regional Strategy for Yorkshire and Humber. The consultations ran from 20 October 2011 until 20 January 2012 and again from 28 September 2012 until 26 November 2012. The second consultation considered reasonable alternatives to revocation, including partial revocation.
- 8.2 The statutory consultees on this proposal included English Heritage, Environment Agency and Natural England and their equivalent bodies in the Devolved Administrations. The environmental reports were published for consultation on the Department's website and the Department also emailed organisations including local authorities, parish councils, non-governmental organisations and professional bodies which have expressed an interest in the proposal to revoke regional strategies, to inform them that the environmental reports were out for consultation.
- 8.3 The Secretary of State received 48 combined responses specifically on the proposed revocation of the Regional Strategy for Yorkshire and Humber in response to the two consultations which took place on:

20 October 2011 until 20 January 2012

28 September 2012 until 26 November 2012

- 9 from statutory consultation bodies
- 7 from local planning authorities and public agencies
- 3 parish councils
- 9 from NGOs and local pressure groups
- 5 industry representative bodies
- 9 developers and planning consultants
- 6 individuals and MPs

8.4 Of these 48 responses, 19% were statutory consultation bodies (the three English statutory consultation bodies and their equivalent bodies in the Devolved Administrations), 15% from local planning authorities and public agencies, 6% from parish councils, 19% from non-governmental organisations and local pressure groups, 10% from industry representative bodies, 19% from developers and planning consultants and 13% from individuals and MPs.

8.5 The responses to the two environmental reports on the environmental impact of the proposed revocation of the Regional Strategy for Yorkshire and Humber identified the following issues to be of strategic significance:

- Imbalance between water demand and supply
- Flooding, coastal erosion and climate change, CO₂ emissions and renewable energy
- Historical reductions in biodiversity and natural and semi-natural habitats
- Erosion of historic assets including landscapes
- Air quality, especially on main transport routes
- Pressures on landscape character
- Waste and mineral management
- Scale and distribution of housing development
- Issues associated with planning around the boundaries of the Yorkshire and Humber's two National Parks
- Strategic planning for the accommodation needs of Travelling Show people and Gypsy and Travellers communities
- Need to revoke regional strategies rapidly so to deliver the localism agenda
- The importance of policies in the Yorkshire and Humber Plan Regional Spatial Strategy to 2026 relating to the Green Belt around the City of York

8.6 The Secretary of State has taken into account the assessment of the environmental considerations in the Environmental Report and opinions expressed in response to consultation on the report. Taking account of these considerations, the Secretary of State has decided to retain the following parts of the Yorkshire and Humber Plan Regional Spatial Strategy to 2026:

- policy YH9: Green belts - title and first sentence of part C;

- policy Y1: York sub area policy - title, opening line and paragraphs 1 and 2 of part C; and
- the Key Diagram, insofar as it illustrates the retained policies and the general extent of the Green Belt around the City of York.

At present there is no adopted local plan for the City of York which gives effect to these policies. In the short to medium term, revocation of these policies would effectively remove the statutory basis for the York Green Belt, its general extent and purpose to prevent harm to the historic character of the City. The longer the period between revocation and the adoption of local plans which give effect to the Green Belt policies set out above, the greater the opportunity for the cumulative effects of development on the Green Belt to have a significant negative effect on the special character and setting of York. A number of consultees expressed similar concerns.

- 8.7 With the above exception, the assessment found that there are no policies in the Regional Strategy for Yorkshire and Humber, where the act of revocation will cause a significant negative effect whilst retaining the same policy will maintain significant environmental benefit. The Secretary of State has therefore decided to partially revoke the Regional Strategy for Yorkshire and Humber, retaining the Green Belt policies set out above.
- 8.8 A Post Adoption Statement summarising how environmental considerations have been integrated into the plan to partially revoke, including the reasons for partial revocation, in light of other reasonable alternatives, and information on monitoring has been prepared. Details of the consultation and representations received, and the Department's response to them are also set out in the Post Adoption Statement which will be available on the Department's website shortly:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>.

9. Guidance

- 9.1 The legislation relates to the partial revocation of the Regional Strategy for Yorkshire and Humber and does not make new provision for which guidance is necessary. The abolition of regional strategies forms part of a new, localised approach to strategic planning, which is set out in the National Planning Policy Framework.

10. Impact

- 10.1 The Government believes that the impact of this policy will fall upon local councils. The abolition of the Regional Strategy for Yorkshire

and Humber (with the exception of the York Green Belt policies set out above) places the responsibility for strategic planning upon local councils. As such, the impact of the legislation is likely to be felt by local planning authorities and other public bodies prescribed under regulations¹. The role of businesses, charities and voluntary bodies in the plan-making process is unaltered by this legislation.

- 10.2 As discussed, the impact on the public sector is likely to be felt by local planning authorities and other public bodies prescribed under the regulations as subject to the duty to co-operate. Local councils in the region are now responsible for planning for cross-boundary, strategic matters in local plans through the duty to co-operate. This means that they will need to take leadership by actively co-operating with other authorities when planning for strategic matters. While this gives local councils new responsibilities, these responsibilities respond to new freedoms for councils. The new responsibilities for local councils should in practice reflect work that they already undertake to work with other councils and public bodies when preparing their local plans. Similarly, other public bodies prescribed under the duty to co-operate will also be required to engage with local planning authorities in the plan-making process and again, this reflects work they already undertake. While there may be costs incurred by these bodies it is considered that this will be offset by a shift in the balance of engagement activity towards the start of the plan preparation/review process rather than at the end.
- 10.3 The Department has further assessed the impacts of the revocation of the Regional Strategy for Yorkshire and Humber and reasonable alternatives to revocation, including partial revocation, through the Strategic Environmental Assessment process. A Post Adoption Statement, covering that process, will be published on the Departmental website shortly.
- 10.4 In accordance with section 149 of the Equality Act 2010, the equality impacts of the partial revocation of the Regional Strategy for Yorkshire and Humber have also been examined by an Equality Statement assessing the potential impacts of abolition on groups with protected characteristics, as defined under the Equality Act 2010, in particular Gypsies and Travellers. Due to the mitigation within the planning system, provided by planning policy and legislation alongside the local plan preparation and examination process, the Equality Statement concludes that there would be no adverse impacts on those with protected characteristics.

¹ Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012/767, as amended by the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012/2613.

11. Regulating small business

11.1 The legislation does not apply to small business.

12. Monitoring & review

12.1 The Post Adoption Statement on the environmental assessment process conducted on the Regional Strategy for Yorkshire and the Humber sets out onward monitoring procedures for:

- i. significant effects identified in the assessment that may give rise to irreversible damage, and where appropriate, relevant mitigating measures that can be taken; and
- ii. uncertain effects where monitoring would enable preventative or mitigating measures to be undertaken.

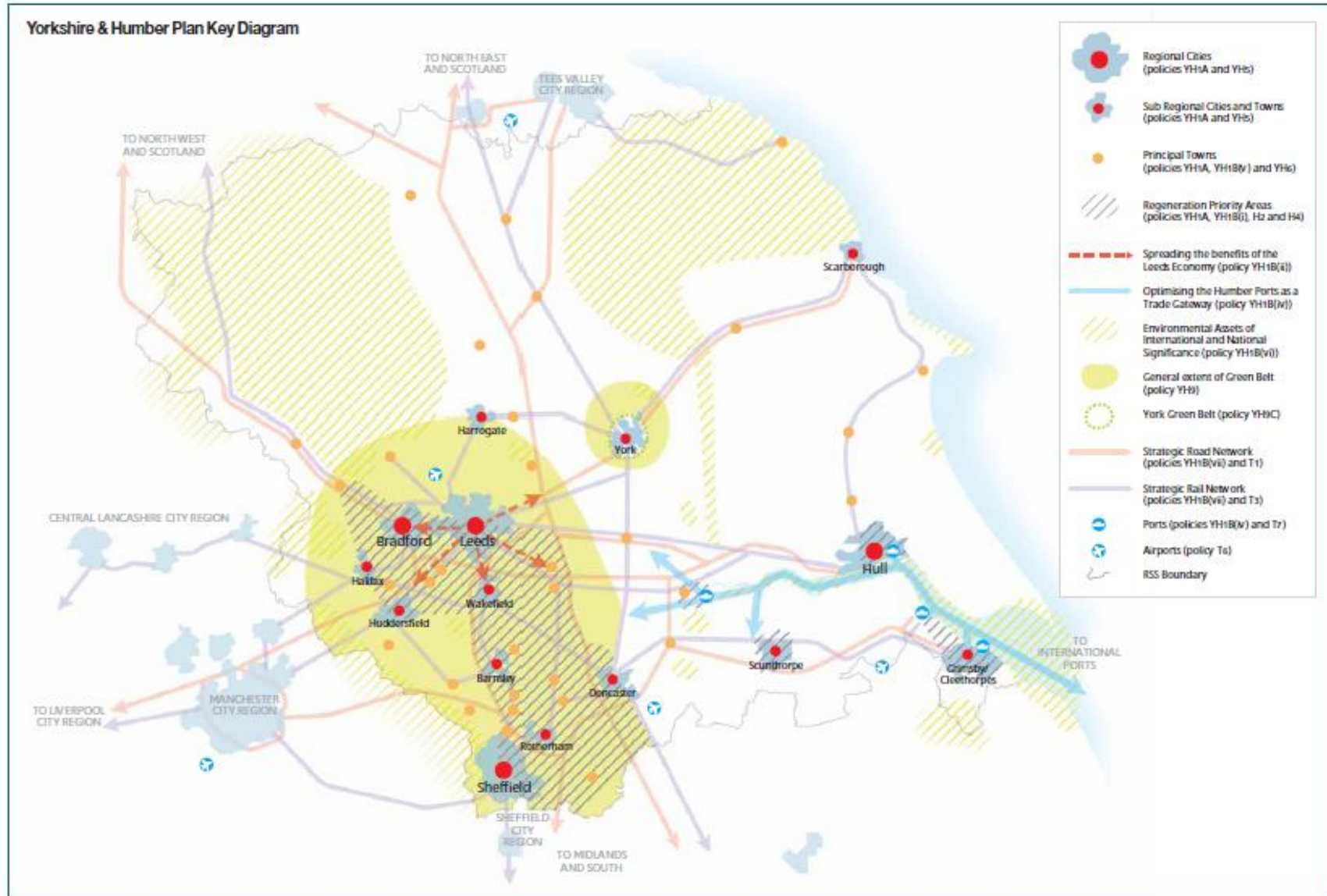
12.2 Further details on the monitoring proposed is set out in section 6 of the Post Adoption Statement, which will be available on the Departmental website shortly.

12.3. Data will be available from the Planning Inspectorate on the submission, examination and adoption of development plan documents. This will enable any review of the success of a localised approach to strategic planning, including the effectiveness of the duty to co-operate, to take place.

13. Contact

13.1 Sharmila Meadows at the Department for Communities & Local Government. Tel: 0303 4441673 or email: Sharmila.Meadows@communities.gsi.gov.uk can answer any queries regarding the instrument.

Appendix 2: Yorkshire and Humber Plan Regional Spatial Strategy Key Diagram



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Annex B

THE COUNCIL OF THE CITY OF YORK

**IN THE MATTER OF THE PREPARATION OF
THE YORK LOCAL PLAN**

ADVICE

1. I am asked to advise the Council as to the approach which should be adopted in relation to the determination of the Green Belt boundary in the preparation of the York Local Plan.
2. The background to this advice can be stated briefly. The principle of a Green Belt around the City of York has been long established. Its general extent was identified in the Regional Strategy for Yorkshire and Humber (RSS). The RSS included the following York Green Belt policies:

POLICY YH9: Green belts

C The detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the special character and setting of the historic city.

POLICY Y1: York sub area policy

Plans, strategies, investment decisions and programmes for the York sub area should:
C Environment

1. In the City of York LDF, define the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and the inner boundary in line with policy YH9C.
2. Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

The RSS Key Diagram illustrated the RSS York Green Belt policies and the general extent of the Green Belt around the City of York.

3. When the RSS was revoked in February 2013 the Green Belt policies and Key Diagram were expressly excluded from the revocation. They continue in force and, as the Ministerial statement on the revocation explains: “in York, the development plan will continue to include the regional strategy’s green belt policies”.
4. Although the general extent of the Green Belt has thus been identified, the detailed boundaries remain undefined. Attempts have been made to achieve definition of the boundaries in various studies and plans since at least the early 1980s, but none have reached a successful conclusion. It is now part of the function of the emerging Local Plan to set the detailed boundaries for the first time. In doing so it is important to ensure that the approach adopted by the Council accords with relevant national policy.
5. National policy in this respect is to be found in the National Planning Policy Framework (NPPF) published in March 2012.
6. Paragraph 79 of the NPPF emphasises the importance of Green Belts and provides that

“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

Paragraph 80 sets out five purposes which the Green Belt serves:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The importance of permanence is further emphasised in paragraph 83, which provides:

“Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.”

7. In the light of this policy advice I am asked to consider how long beyond the Plan period should a Green Belt endure once it is defined in a statutory plan. In my opinion there is no finite period for a Plan to endure. The land which is designated as Green Belt should be expected to remain open and undeveloped indefinitely.
8. In deciding which land should be designated and what the boundaries should be, the Council should consider the extent to which the land identified serves one or more of the five Green Belt purposes set out in paragraph 80. The 4th bullet point is likely to be of particular relevance to York, namely the preservation of the setting and special character of the historic City.
9. In accordance with paragraph 84 of the NPPF authorities are also required, when drawing up Green Belt boundaries to take account of the need to promote sustainable patterns of development. This requires consideration of the development needs of the area, which should be objectively assessed. As paragraph 85 makes clear this involves consideration of the development needs which are to be met during the Plan period, and also the longer term development needs, “stretching well beyond the Plan

period”. Quite how far beyond is a matter of planning judgment, but in my opinion a 10 year horizon beyond the life of the Plan as mentioned in my Instructions would be appropriate.

10. Once the need for development, both within the Plan period and beyond, is ascertained, a further judgment is required as to the extent to which the objectively assessed needs should be met. In deciding this further question it is legitimate to consider the effect of meeting the needs in full in relation to the impact that would have on the Green Belt and whether it would still be capable of fulfilling its purpose. As Ouseley J held in *South Northamptonshire Council v Secretary of State for Communities and Local Government* [2014] EWHC 573 (Admin) at paragraph 31:

“The question is not whether the Green Belt constrains the assessment, but whether the Green Belt constrains meeting the needs assessed. Once the Local Plan is adopted, it is the constrained needs in the Plan which are to be met”.

11. With regard to those needs which are to be met in the Plan period allocations should be made and the land required for development should be excluded from the Green Belt.
12. Looking beyond the Plan period there are three potential options in respect of land which is required to meet the longer term development needs of the area: it can be left unallocated; it can remain in the Green Belt; or it can be designated as safeguarded land in accordance with NPPF paragraph 85. Of these three potential options in my opinion the first two are entirely inappropriate. If the land is simply left unallocated it may be difficult to resist proposals for development which is not in accordance with the ascertained needs. If it is left within the Green Belt in the emerging Plan that would be contrary to the overriding requirement of permanence, because it known

that the land will be required to be released to meet future development needs, if not in this Plan's period then at least in the next.

13. The proper course, in my view, is to identify land as safeguarded land to meet the future requirement for development. As the notes in the Planning Encyclopaedia to the now superseded PPG 2 explain, safeguarded land is required in order to strike the balance between preservation of the Green Belt and the need for further expansion. Consequently if land is required to meet the longer term needs it should be excluded from the Green Belt and protected from pressure for development contrary to the longer term needs by including it as safeguarded land. However it is important that any such land will be genuinely available and capable of development when it is needed: *Prowting Projects Ltd v Wychavon DC & Secretary of State for the Environment, Transport and the Regions* (CO/798/98). In the context of land included as safeguarded for employment use, paragraph 22 of the NPPF should be borne in mind, which cautions against long term protection of sites for employment use where there is no reasonable prospect of the site being used for that purpose; see also *DB Schenker Rail (UK) Ltd and another v Leeds City Council* [2013] EWHC 2865 (Admin).

14. The “where necessary” test adumbrated in the third bullet point of NPPF paragraph 85 therefore applies where longer term needs for development have been identified. So those needs can in due course be met, land should be safeguarded for the purpose of that development and, by identifying such land, the Green Belt can be protected from encroachment thus ensuring its boundaries remain permanent.

15. From the information provided with my Instructions it appears to me that the situation in York is within the circumstances contemplated by this test.
16. In my opinion if no safeguarded land is identified in the emerging Local Plan this would give rise to a serious risk of the Plan being found unsound. There would be a failure to identify how the longer term needs of the area could be met, and in particular a failure to indicate how those longer term needs could be met without encroaching into the Green Belt and eroding its boundaries.
17. The only argument which it seems to me the Council could deploy to avoid this danger is to be able to demonstrate that there is sufficient land outside the Green Belt boundary which will be suitable for meeting the need for further development, and which is likely to be available when those needs arise. The important point is to be able to demonstrate that the Green Belt boundary will not be affected. I assume many authorities have adopted Local Plans without including safeguarded land. It would have been appropriate for them to do so in accordance with their local circumstances. However I am unaware of a situation comparable to the circumstances in York.
18. I do not consider there is any additional general advice I can usefully add at this stage. However my Instructing Solicitor should not hesitate to get in touch if I can be of any further assistance.

JOHN HOBSON QC

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16th January 2015

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