

Annex 2 - Skelton Village Design Statement – responses to consultation comments (10.10.08)

Organisation	Comment	Response	Action
Skelton Village Trust	MEDIAEVAL/MEDIEVAL - We use the former spelling. Suggested the latter is the accepted modern spelling.	The dictionary allows both.	No change
	PAGE 4, RIGHT HAND COLUMN PARA 2 - advised that the last developments in Skelton were in fact The Wheelhouse and Pasture Close.	Agreed	Reword paragraph: “This was followed by several smaller developments, such as The Meadows, The Vale and The Dell, by the building on the old Grange Estate of some 240 houses around the new Fairfields Drive and Burtree Avenue, by The Wheelhouse and Pasture Close, and on Church Lane, bringing the present day population to over 1,600.”
National Grid	We would wish to see the reference in Design Guideline 10 to “all cabling routed underground” removed. Alternatively, you suggest the following wording may be included “Wherever practical, overhead electricity and telephone cabling in the Conservation Area should be installed underground and every opportunity taken to re-route existing services”, in which case National Grid would suggest that reference to “overhead electricity” is removed.	Noted	Change Design Guideline 10c to read “Wherever practical cabling should be installed underground and every opportunity taken to re-route existing services”.
Natural England	<p>General Comments</p> <p>Natural England supports the creation of Village Design Statements (VDS) as these will contribute to and encourage locally distinctive and valued housing and other built development. We believe that it is fundamental to sustainable development and the quality of life that local needs are met locally. All new development should be well designed to fit and enhance its context. It should be locally distinctive, environmentally efficient in its use of resources, and valued by the community as a beneficial addition to the environment.</p> <p>Natural England believes that all development should be of a high quality design not only in terms of aesthetics but also in ways in which it incorporates the full range of sustainable development objectives, i.e., economic, social and environmental. So, development should be good enough to approve, not bad enough to refuse. Village Design Statements, therefore, have an important role to play in providing guidance to developers and others to help ensure that local needs are met locally by development that is locally distinctive and is valued by the community.</p>	Noted	No action

	<p>Need for a 'vision'? It is difficult to be critical of this type of document as this is very much "the villagers' own document" and includes a range of information not all of which is relevant to the planning process. However, it could be argued that the document would benefit from the inclusion of 'Vision' that sets out a brief summary of what the VDS is trying to achieve. Such a vision should be a locally relevant, identifiable and attainable expression of what the villagers want to achieve for the village of Skelton. This would then shape the various aspects of the Statement.</p>	Disagreed. The vision is already stated on the first page in "The Purpose of this Statement" and again in the conclusion.	No change.
	<p>The Village Setting This section sets out how the village fits in the local landscape. However, it is not clear to what extent this has been informed by or linked any existing landscape character assessments. The use of such assessments and historic landscape characterisation can help to underpin this aspect of the Statement and contribute to the sense of place that the Statement is trying to achieve. Landscape Character Assessment provides a sound basis for guiding, informing and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating change as planning proposals are developed.</p>	Source Landscape Character Assessment.	Add 'The Countryside Agency produced a Countryside Character Map for England which identifies broad areas of different Countryside Character. Skelton lies within CCA28 Vale of York – the Vale of York character area which is low lying, generally flat or gently undulating.'
	<p>Skelton's Green and Open Spaces We are pleased to see the importance placed on the value of open space in the village. Green spaces within settlements are best treated as linked networks of spaces and corridors which provide for natural habitats, recreation, historic, economic and social benefits. Therefore we would wish to emphasise the importance of creating a network of public open space to integrate open space provision within the village and connect with the land and other features surrounding the village. This also links to design guideline 8(3).</p>	This is covered by Guideline 8.3, but accept further clarity of numbering would be helpful.	Split Design Guideline 8 to two guidelines and renumber accordingly.
	<p>Infrastructure and Environment There is no reference in this section to rights of way in and around the village. Design Guideline 11 could include reference to the need to safeguard any existing network of rights of way for the impact of future development.</p>	Noted. The only definitive Right of Way intrudes very slightly into the village proper.	Add to Design Guideline 11 : "f) Existing Rights of Way should be protected and/or enhanced in any future development."
Conservation	The panel commends this document and congratulated the	Accepted	Relocate Design Guideline 3 into "The Natural Environment"

Area Advisory Panel	group on its production. It was suggested that Design Guideline 3 on page 7 should be more accurately located on the section that deals with flooding.		section and renumber accordingly.
Sport England	Sport England welcome recognition of the importance of open space and its protection and enhancement as fundamental to the character of the village.	Noted	No action
	<p>It is noted that the quality of open space and the provision of a play area were raised as key issues in the consultation exercise. However, these issues do not appear to have been translated into the document.</p> <p>To assist with this, reference to the evidence base of the emerging York Core Strategy (in particular the 2007 Open Space, Sport and Recreation Study) would be helpful in informing whether the current level of provision is adequate to meet the needs of the village. If this study is not fine-grained enough, a village scale study would be helpful.</p>	The determination of sports needs is not within the remit of the Village Design Statement.	No action
Environment Agency	The Agency has no comment to make.	Noted	No action
Yorkshire Water	No comments	Noted	No action
CYC Highways 1	1. Page 9 Access to the A19 from the west The statement " the same considerations should apply....." should be amended to make it clear that any new developments to the west of the A19 should be provided with a safe means of access from the trunk road.	This is already dealt with under "The A19" and in Design Guideline 11c.	No action
	2. Page 9 Car Parking The paragraph beginning " the present problems should not be augmented by" needs amendment so that it is clear that any new development should be provided with adequate off- street parking facilities rather than relying on existing carriageway space.	Agreed	Change "depends" to "impacts". Change "All permission for building extensions should wherever possible be subject to satisfactory provision for off-road parking" to "All development should, wherever possible, provide satisfactory provision for off-road parking".
Yorkshire Rural Community Council	The document looks to have some good support and involvement from the local community.	Noted	No action
Yorkshire Wildlife Trust	The flora and fauna records for the village are very old, YWT would recommend carrying out new surveys of all the habitats within the village including any streams, ponds, woodlands, grasslands and the village's open and green spaces. In addition, the North & East Yorkshire Ecological	Noted. Most actions are not within the remit of the VDS. Other issues are already incorporated	Add "and are integral to its unique and much appreciated character" to Design Guideline 3, so it reads, "The immediate proximity of the surrounding fields, the rich and varied flora, the abundant natural bird and mammal life and these graceful, mature trees together unite with the many green open spaces

	<p>Data Centre (info@neyedc.co.uk); the region's ecological records centre, could be contacted regarding species records for the area. Valid, recent records of protected species within the village would really lend support to the villagers and sympathetic planners in terms of preventing developments which are likely to have a large impact upon the village.</p> <p>The Trust would recommend the village's open and green spaces be managed for biodiversity, with the aid of local volunteer groups and local school groups. Such management could include: clearance of non-native species, planting of native species which will benefit animals such as butterflies, creating refugia for animals including insects and amphibians, and conducting simple species surveys to help maintain an on-going record for the village.</p> <p>The natural environments and open and green spaces of the village are integral to its unique and much appreciated character. It is important to preserve these aspects and protect those natural features within and around the village which the inhabitants enjoy, such as the trees, streams and ponds.</p>	<p>into Design Guideline 3. However, some enhancement of the section would be advisable.</p>	<p>to create in many residential parts of Skelton a rural atmosphere not otherwise found in an increasingly urbanised Greater York area, and are integral to its unique and much appreciated character".</p>
CPRE	<p>It is a well constructed document however, the plans referred to in the text are not included. Hence it is difficult to understand. Plans included should show layout of village with notable buildings and other features, i.e. extent of Green Belt, marked. There is also mention of a Dept. of Environment Map and Green Spaces.</p>	Noted	The final document will include the information requested.
City Development Forward Planning Team	<p>Key Issue 1:</p> <p>With regard to the paragraph of text above guideline 4 starting "The Green Belt has been formally considered...", there are a couple of issues which should be addressed. The draft Local Plan was approved not adopted. The 2005 plan doesn't specifically refer to the Skelton green belt boundary. Also we are currently reviewing the extent of the green belt through the LDF process so it is suggested that this paragraph should be 'softened' in terms of it's wording around the green belt boundary.</p> <p>With regard to Guideline 4, this is too strongly worded. It will be the LDF that decides the green belt boundary and therefore it is suggested that the guideline should read: "All</p>	Agreed	<p>Amend paragraph to read</p> <p>"The Green Belt has been formally considered in the City of York Development Control Local Plan incorporating the 4th Set of Changes (2005), and the boundary reflects the 1994 Inspectors Report from the Local Plan Inquiry which stated that <i>"the open land around Skelton fulfils a legitimate and important Green Belt function, should remain open, and should therefore remain within the Green Belt."</i> The principles of retaining openness and the character and setting of villages remain important, particularly to the people of Skelton. Commercial premises on the west side of the A19 occupied by a chilled food factory are excluded from the Green Belt as an</p>

	proposed development will be required to satisfy green belt restrictions outlined in current planning policy documents". This ensures that developers follow the most up to date guidance available to them.		Existing Employment Area." Change wording of Design Guideline 4 to read "All proposed development will be required to satisfy green belt restrictions outlined in current planning policy documents".
	Key Issue 2: With reference to guideline 6, the VDS is not a suitable document to be allocating uses for individual sites. It should be judged by planning officers what use is suitable on the site. It is suggested that the guideline read; "In order to retain the existing character and setting of the village, careful consideration should be given to the type and scale of new development in specific locations within Skelton". The Council is currently undertaking assessments on the suitable location for new housing and employment developments.	Accepted	Change Design Guideline 6 to read "Developers of land to the west of the A19 should consider methods of integration with the existing village".
	General Issues: For ease of reference, it is advised that page and paragraph numbers are added to the document.	Noted	Page numbers will be added.
	Under the picture of St Giles Church, viewed from Church Lane the box of text should read approved rather than adopted, i.e. "The Village Design Statement was approved as an Interim Planning Statement to the..."	Accepted	Change wording from "adopted" to "approved".
	In the same box of text reference to the draft Local Plan should read; "...to the City of York's draft Local Plan (incorporating the 4th set of changes) by the planning committee. An extra sentence could be added here to say that the VDS will be a material consideration in determining all planning applications in the Skelton area.	Accepted	Change wording from "including" to "incorporating". Add a further sentence, "When the VDS is approved it will be an Interim Planning Statement, linked to the approved Local Plan. However, once the Local Development Framework Core strategy is adopted Interim Planning Statements can be converted into Supplementary Planning Documents which carry more weight."
	Under paragraph 2 of the section where it says, " <u>How has it been produced</u> ", text should be added to say what has happened since the consultation in early 2008 (specific date needed) i.e. that changes were made to produce the final document, ahead of it being approved.	Accepted	Update with details of consultation since the exhibition, and add a reference to the appendices.
	Under the section " <u>Who will use it?</u> ", text could be added saying the document will also be used by the City of York Council as well as developers etc.	Accepted	Insert "and the local planning authority" after developers on second line.
	Under the same section " <u>Who will use it?</u> " the second sentence of the second paragraph should be clarified as it	Accepted	Change second sentence to "The role of the individual property owner is as crucial as that of the large-scale

	is unclear what is meant.		developer in maintaining the character of the village”.
	Under the same section " <u>Who will use it?</u> " the third paragraph should be deleted as this has now been said earlier within the document, although this information could be expanded to say that the document will be linked to the LDF once the Core Strategy is adopted.	Agreed	Remove the last sentence from the paragraph.
	<u>Design Guideline 1:</u> Agree.	Noted	No action
	<u>Design Guideline 2:</u> Could add here where further information can be found i.e. City of York Council's Strategic Flood Risk Assessment (SFRA).	Noted	No action
	<u>Design Guideline 3:</u> Wording could be cut down but agree with the principle of the guideline.	Noted	No action
	<u>Design Guideline 5:</u> Agree with the comment regarding housing mix however it is unclear what is meant by mutual proximity. It is suggested that sentence ends after the word “housing” or further clarity is provided.	Noted	No action
	<u>Design Guideline 7:</u> <ul style="list-style-type: none"> • A & B are in general conformity with national guidance. • C - Agree • D - Agree • E – Agree 	All noted	No action
	<u>Design Guideline 8:</u> <ul style="list-style-type: none"> • A - Agree • B - Agree • C - Can't say this, say that guidelines set out by CYC should be followed. Not all developers are able to provide open space on-site. 	Noted Noted Accepted	No action No action Rearrange wording, bringing “where appropriate” to start of sentence.
	<u>Design Guideline 9:</u> <ul style="list-style-type: none"> • A - Consideration should be given if an applicant requires a green / brown roof. Would this not be encouraged? • B - No definition of what is meant by eco-friendly. Say instead that they should follow the guidance of the Council's Interim Planning Statement (IPS) on Sustainable Design and Construction. 	Noted Agreed	No action Reword as “New houses should be eco-friendly, in accordance with the local planning authority’s current sustainability policy, and of well-designed domestic architecture. If of contemporary building style they should be respectful of their setting.”
	<u>Design Guideline 10:</u> <ul style="list-style-type: none"> • A - Agree 	Noted	No action

	<ul style="list-style-type: none"> • B - Agree • C - This should refer to cabling to “new” developments only. • D - Agree • E - Agree • F - The Council isn’t able to ensure that all proposals will be discussed with residents and representative bodies. • G – Agree 	<p>Noted Disagree</p> <p>Noted Noted Accepted</p> <p>Noted</p>	<p>No action No action</p> <p>No action No action Insert “neighbouring” before “residents” to reflect current procedures followed.</p> <p>No action</p>
	<p><u>Design Guideline 11:</u> These should be numbered for ease of reference.</p> <ul style="list-style-type: none"> • A – The word “increase” should read “increased” instead. • B - Agree • C - Consider changing word egress to exit to ensure clarity to all readers. • D - Agree • E - Agree 	<p>Noted Superseded by Highways comment</p> <p>Noted Agreed</p> <p>Noted Noted</p>	<p>No action See response to Highways comments</p> <p>No action Change “egress” to “exit”.</p> <p>No action No action</p>
Kyle & Upper Ouse Internal Drainage Board	<p>The Board would appreciate the opportunity to comment on the Statement as it effects land drainage and would be grateful if you could forward us a hard copy for me to raise at the next Board meeting scheduled for 27th October 2008. <i>(Subsequent discussion should result in comments by 13th October. A verbal update will be given at Committee.)</i></p>	Noted	Await any comments
BT Openreach	<p>With regard to Design Guideline 9C: “All cabling should be routed underground”. Openreach will be bound only by the terms and conditions of existing legislation with regard to Openreach, such as the Communications Act 2003 and the Openreach licence.</p>	Noted	Amended in accordance with National Grid comments.
CYC Highways 2	<p>Church Lane access to A19: I think it would be more appropriate to describe Church Lane as a “effectively a single width carriageway with wide grass verges which enters The Green with a sharp 90 degree bend”.</p> <p>The only reason sight lines to the north of the junction with the A19 are currently restricted is because of growth of vegetation and I do not therefore believe this should be drawn attention to in the document as a reason for discouraging development.</p>	<p>Disagreed, but suggest compromise</p> <p>Disagreed, but suggest compromise</p>	<p>Change wording to “The lane is effectively a single width carriageway. It enters The Green by a 90 degree bend.”</p> <p>Change wording to “At times at the junction with the A19 sight lines to the north can be restricted by vegetation”.</p>

	<p>The bullet point describing Church Lane as being “unsuitable for further expansion” is considered to be somewhat extreme and should, I think be moderated to something along the lines of “...Church Lane, as a result of its restricted carriageway width, is unsuitable for handling any significant increase in vehicle movements arising from development proposals”.</p>	<p>Disagreed, but suggest compromise</p>	<p>Change wording to “Church Lane, as a result of its restricted carriageway width, is therefore unsuitable for handling any significant increase in vehicle movements”.</p>
	<p>St. Giles Road access to the A19: I would suggest amending the second sentence to: “These roads and this junction are relatively well used at peak periods by local traffic and drivers avoiding congestion on the York Outer Ring Road”</p> <p>The second paragraph could be moderated to read: “On street parking is often found fronting the row of cottages near the surgery which can restrict two-way flow in this area. Between this point and the A19 junction are two 90 degree bends which have the effect of limiting vehicle speeds.”</p>	<p>Disagreed, but suggest compromise</p> <p>Disagreed, but suggest compromise</p>	<p>Amend to “These roads and this junction are relatively well used, both by local traffic (including buses and large service vehicles) and by drivers avoiding congestion, at peak periods.” Paragraph amended to show it reflects the village view.</p>
	<p>Fairfield /Brecksfield access to the A19: The final bullet point should be amended to something like: “In the light of the levels of congestion to be found in the vicinity of the School, any development proposals which resulted in increased traffic levels along this section of Brecksfield should be discouraged.”</p>	<p>Agreed</p>	<p>Change wording to “Any development proposals which resulted in increased traffic levels along this section of Fairfields/Brecksfield should be discouraged”.</p>
	<p>Design Guideline 11 Paragraph A needs toning down somewhat – I would suggest: “Localised traffic congestion can be found at certain times in the areas of St. Giles Road / The Village and the northern section of Brecksfield. Any new development in the village should seek to avoid adding to these difficulties in terms of its associated traffic generation.”</p>	<p>Agreed</p>	<p>Amend point A to read “Localised traffic congestion, causing potential difficulties for drivers and pedestrians, is found in the areas of St. Giles Road/The Village and the northern section of Brecksfield. Any new development in the village should avoid adding to these difficulties.</p>