

4.0 DRAFT NEIGHBOURHOOD PLAN POLICIES

4.1 CAR PARKING

- 4.1.1 Across the neighbourhood plan area there are a variety of pressures on car parking, which affect the quality of life for residents and visitors, and also the appearance of the Strensall Conservation Area. It is therefore important to protect existing public parking provision and also ensure new development provides sufficient parking to avoid problems arising in the future.

POLICY CP1: SAFEGUARDING EXISTING CAR PARKING

Current parking provision provided in association with land uses under Use Class A1, A2, B1, D1, D2 (places of employment, schools, shops, public houses, churches, public services, doctors and dentists) is expected to be retained as part of any development proposal.

Development leading to the loss of existing parking spaces will not be allowed, unless alternative car parking is provided within the same locality.

POLICY CP2: INCREASED PUBLIC CAR PARKING

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

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

CP2-1 The redevelopment of the Queen Elizabeth Barracks

CP2-2 The Village area

These areas are shown on the Proposals Map.

4.2 COMMUNITY FACILITIES AND OPEN SPACE

- 4.2.1 The NPPF makes clear that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Through an audit of all the community facilities across Strensall and Towthorpe it was found that there were a limited number of facilities and that they were all considered to be of importance to the community. This is because the community assets provide a range of social and sport activities that contribute to the well-being of the community in accordance with the NPPF. For this reason it is considered appropriate for the neighbourhood plan to protect these important facilities.
- 4.2.2 In addition, the need to protect community facilities was supported by the community, with community centres, sports facilities and open spaces highlighted in particular.
- 4.2.3 The Plan identifies the key facilities as local community facilities on the Proposals Map. It is expected that during the Plan period these will be protected for the benefit of the community. Where a proposal comes forward which would result in their loss it will be necessary for the applicant to demonstrate that every effort has been made to secure their continued use, which must include marketing of the facility to see whether an alternative provider might be secured in the same location.

- 4.2.4 Alternatively, it may be acceptable to move the community asset as long as doing so will be beneficial in terms of securing an appropriate facility that will be an improvement in terms of quantity and quality.
- 4.2.5 If it is being argued that the existing community is financially unviable then evidence of alternative funding sources that have been explored should be evidenced, as well as alternative means of continuing to provide an equivalent facility.
- 4.2.6 A number of local facilities are considered to be community assets. To date, the Strensall Explore Library has been designated as an asset of local community value. An application is to be made for St Wilfrid’s Church shortly. The Parish Council also intend to assess further facilities in the future in order to retain local assets important to supporting the viability of the community.

POLICY CF1: PROTECTION OF COMMUNITY FACILITIES AND SERVICES

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

TABLE D: LIST OF COMMUNITY FACILITIES AND SERVICES			
REFERENCE NUMBER	USE CLASS ORDER	BUILDING	CURRENT USE
CF1-1	D1 Non-residential institutions	Explore Library	Library study and lending facility
CF1-2	D1 Non-residential institutions	St Wilfrid’s Church	Religious Services
CF1-3	D2 Assembly and Leisure	Durlston Drive Community & Sports Centre	Community and Sports facility
CF1-4	D2 Assembly and Leisure	Strensall and Towthorpe Village Hall	Community and Sports Facility
CF1-5	D2 Assembly and Leisure	Strensall Methodist Hall	Community and Religious facility
CF1-6	D2 Assembly and Leisure	Spearehead Hall	Community and Religious facility
CF1-7	D2 Assembly and Leisure	Robert Wilkinson Primary Academy	Education and Community Facility
CF1-8	A4 Drinking Establishments	Six Bells Public House	Drinking and Community Facility
CF1-9	A4 Drinking Establishments	The Half Moon Public House	Drinking and Community Facility
CF1-10	A4 Drinking Establishments	The Ship Inn	Drinking and Community Facility

Community facilities are defined as buildings or land within Use Class D1 non-residential institutions and D2 assembly and leisure, and also A4 drinking establishments.

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Development will only be allowed in special circumstances and where it can be demonstrated that:

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

POLICY CF2: DESIGNATION OF ASSETS OF COMMUNITY VALUE

The Parish Council will seek to secure the designation of property or land that is considered to be important to the community under the Localism Act (2011). Currently, the Parish Council intends to seek the designation of St Wilfrid's Church as an Asset of Community Value. The site is identified on the Proposals Map. The Parish Council will review the situation and seek designation of other Assets in the future.

POLICY CF3: LOCAL GREEN SPACE

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

TABLE E: LIST OF LOCAL GREEN SPACE SITES

Site ID	Site Name	Size (HA)
CF3-1	Land opposite the Tannery	0.481
CF3-2	The Heath	3.712
CF3-3	Land between River Foss and Westpit Lane	4.879
CF3-4	Ash Walk NSN	0.613
CF3-5	Lakeside Gardens NSN	0.372
CF3-6	Howard Road NSN	1.176
CF3-7	Bowling Green off Northfields	0.209
CF3-8	Playing Field adjacent Railway Track/ River Foss	1.878
CF3-9	The Robert Wilkinson Primary School	1.418
CF3-10	Howard Road Playing Field	1.050
CF3-11	Sports Ground	3.079
CF3-12	Tennis Courts	0.102
CF3-13	Strensall Park Playing Field	1.504
CF3-14	AGS at Northfields/The Village	0.516
CF3-15	Land off Hallard Way	0.195
CF3-16	AGS between Pasture Close	0.078
CF3-17	Land between York Road and Knapton Close	0.100

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CF3-18	Off Chaldon Close NSN	1.107
CF3-19	Westpit Lane AGS	0.209
CF3-20	Lynwood Close AGS	0.094
CF3-21	York Road AGS	0.187
CF3-22	Hollis Crescent AGS	0.131
CF3-23	Strensall Park AGS	0.193
CF3-24	AGS off Littlethorpe Close	0.269
CF3-25	Land to south of Village Hall	0.069
CF3-26	Land off Littlethorpe Close	0.007
CF3-27	Howard Road Play Area	0.203
CF3-28	Hollis Crescent Play Area	0.028
CF3-29	Play area in Strensall Park AGS	0.064
CF3-30	Northfields	0.040
CF3-31	Children's Play Area Off Pasture Close	0.138
CF3-32	Allotment Gardens by Terrington Close	0.519
CF3-33	Strensall New Lane Allotments	0.525
CF3-34	Burial Ground, Strensall	0.392
CF3-35	St Mary The Virgin, Church Lane, Strensall	0.511
CF3-36	St Wilfrid's Garrison Church, St Wilfrid's Road, Strensall	0.204

4.3 DESIGN AND HERITAGE

- 4.3.1 The NPPF attaches great importance to the design of the built environment, while cautioning against overly prescriptive local design policies. The Plan therefore contains policies which aim to enhance the local distinctiveness of Strensall and Towthorpe, whilst also taking due account of the Strensall Conservation Areas and opportunities to secure improvements to the built environment.
- 4.3.2 Housing concerns included open space and parking standards, the style of new building and accessibility to services, while access, parking and landscaping issues were also raised.
- 4.3.3 The Parish Council adopted a Village Design Statement in 2015, which is considered to be largely up to date. The neighbourhood plan area has, however, provided an opportunity to review the Village Design Guide and bring the relevant policies and proposals into the neighbourhood plan to provide more weight to the guidance in decision making. Woodhall Planning and Conservation were therefore instructed to undertake a Character Appraisal of the parish area.
- 4.3.4 The Character Appraisal identifies the various different building styles and periods that give Strensall and Towthorpe, and the surrounding area its distinct local character. The Character Appraisal identified 21 different character areas, which all have different key features that are considered to be worth retaining and also incorporating into new developments in order to reinforce the distinctiveness of the local character. The Character Appraisal also identified threats to the local character and where there are opportunities for improvements.
- 4.3.5 Consequently, the Plan includes a series of policies that are intended to give material weight to the Village Design Statement and also provide detailed locally distinct guidance on design matters to help shape future development. In particular, a number of detailed policies have been drafted that address various character areas where it is considered there is likely to be pressure for new development during the Plan period. The intention is to provide a planning policy framework within the Neighbourhood Plan to ensure any development integrates with existing development and respects the local character of the village.

POLICY DH1: PROMOTION OF LOCAL DISTINCTIVENESS

To promote local distinctiveness, the following design principles are expected to be taken into account in the determination of planning applications. These are based on the adopted Village Design Statement, which has previously been prepared on behalf of the Parish Council.

1. Strensall with Towthorpe is situated in a rural setting. All development should enhance the character of the Neighbourhood Plan area. An assessment of the Neighbourhood Plan area found there to be 21 character areas. Any development within the character areas are expected to follow the identified key characteristics of the particular character area.
2. All development must give careful thought to the impact of increased traffic into the Conservation Areas in terms of the visual impact of highways design and satisfying highways standards.
3. The existing network of footpaths must be retained and improved. The design of footways, cut-throughs and snickets leading to the centre of Strensall Village must be a key aspect of any development. Development will be expected to improve, add to or enable access to the footpath network to promote walking and accessibility.
4. Key views in and out of Strensall Village and Towthorpe Hamlet are significant to the rural setting of the community and must be taken into consideration in the design of any development. The key views valued by the community are shown on Figure 1 that accompanies the Character Appraisal prepared by Woodhall Planning and Conservation.
5. The range and location of open spaces together with their features make them vitally important to the character of neighbourhood plan area. In particular, allotments areas are to be carefully managed and developers are encouraged to set aside space for allotments in new developments.
6. Wherever possible, developers are to create a variety of new properties harmonious to the character of the neighbourhood plan area using a mix of building styles and sizes.
7. Inclusion of green space with native broadleaved tree planting, provision of grass verges and front gardens will all help to maintain and enhance the visual and physical character of the neighbourhood plan area and connect habitat areas and are therefore expected to be incorporated into development proposals. 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. 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. Development should avoid large areas of unbroken walling and roof elevations.

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9. The height and pitch of roofs should be compatible with, and sympathetic to surrounding property. A variety of roof heights should be considered within larger development sites. Roofing should generally use traditional materials (clay pantiles or blue slate) and extensions or alterations must be sympathetic to the original host building.
10. New developments should incorporate off road parking wherever possible.
11. New buildings should be environmentally future-proof and must conform to current City of York Council's sustainability policy. The use of Sustainable Drainage Systems is encouraged in new development and householder projects.
12. Developments 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 neighbourhood plan area.
13. A mix of affordable housing and private homes should be provided in accordance with the City of York Council's policy, but with particular understanding of the local need found within the Parish.
14. Extensions and alterations are expected to be sympathetic in style and any building materials should complement the 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 that contribute to the rural charm of the neighbourhood plan area should be retained. 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. Development should be designed in such a way as to prevent crime and meet the security requirements laid down by the Police "Secured by Design" scheme.

22. Any advertising or signage should be kept to a minimum and be appropriate to the environment of the neighbourhood plan area. 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.

POLICY DH2: GENERAL DESIGN PRINCIPLES

In addition to the matters set out in the previous policy, all new development is expected to adhere to the following design principles.

Scale and massing	<p>All new development is expected to respond to the scale of its surrounding context. For example it would not be appropriate for three storey houses to be erected immediately adjacent to an existing area of bungalows.</p> <p>Developments within the Strensall Village, Strensall Railway Buildings and Towthorpe Conservation Areas shall respect its character and appearance and have regard to the character appraisals prepared by the City of York Council in 2011.</p>
Layout	<p>All new development is expected to be located at the back edge of the pavement or be set behind front gardens. Where appropriate front gardens should be open in character or have a suitable boundary treatment that reflects the character of the immediate area.</p> <p>In some circumstances it would be appropriate to incorporate grass verges adjacent to the highways.</p>
Boundary treatments	<p>Where appropriate, the front boundary should be defined a low red brick wall, metal railings, timber fence or hedge. If brick walls are proposed these should have a robust coping.</p>
Roof form	<p>Within the Conservation Areas new buildings up to a 7 metre span, should be designed with a minimum roof pitch of 40 degrees. Elsewhere, the roof pitch will be expected to reflect the form of the immediate surroundings.</p>
Materials	<p>Within the Conservation Areas, all new developments will be expected to use a traditional smooth red brick or a red clamp brick as the primary facing material. The bricks should be laid on a narrow bed with a buff coloured mortar in order to correctly express the jointing between courses. Care should be taken to avoid the batching of brickwork.</p> <p>The use of render is also considered appropriate where the surrounding context has rendered facades.</p>

In some instances it may be appropriate to add decorative detailing to the facades, particularly gable ends, to avoid large areas of un-broken walling. Care should be taken in order to avoid a too elaborate quantity and mix of details within a proposal.

All new development in the Conservation Areas must use natural slate, natural red clay pantiles or natural red clay plain tiles as the primary roof material.

Materials to be used within new development outside the Conservation Areas must reflect the brick utilized in the immediate vicinity of the site and a similar roofing material to ensure development is integrated.

Chimneys

If chimneys are to be provided they must be of a substantial size (similar to a multi-flue chimney) and will be expected to be located on gable ends or party walls. Chimneys should have a decorative cornice and pots.

Openings

All new openings are expected to be vertically proportioned. If glazing bars are proposed these should be of a slender proportion and designed to retain the overall verticality of the opening.

In general, substantial depth (at least a one brick deep) to the reveals within openings will be expected.

The provision of single storey ground floor canted bay windows with suitable decorative details will be encouraged where appropriate.

Where appropriate to the character of the immediate vicinity the use of double pitched canopies above the entrance principal door will be encouraged.

Fascias and rain water goods

The rainwater goods and fascias to new buildings are expected to be either black or a dark colour. Within the Conservation Areas metal rainwater goods and fascias will be encouraged.

Spaces

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

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

Within larger new developments (over 10 units) the provision of open space within the site layout will be expected. This could take the form of pockets of landscaping or a central green area with housing laid out around the open spaces.

POLICY DH3: GENERAL SHOPFRONT DESIGN

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

Where a shopfront of architectural merit survives it should be retained and maintained. Where a shopfront has been insensitively altered it would be appropriate for it to be restored to its original appearance, especially within the Strensall and Towthorpe Conservation Areas. Historic photographs can provide evidence of previous appearance and should be used to help with the design of appropriate shopfronts.

POLICY DH4: SHOPFRONT SIGNAGE

Signage should be located within the fascia and be suitably proportioned to match the principal building elevation. There is a strong preference for signage to consist of painted lettering or be applied directly on the fascia board. Corporate signage should be tailored to suit the individual building.

If lighting is required this should be fitted externally and the use of internal box lighting is not acceptable.

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

4.4 DEVELOPMENT GUIDANCE

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

4.4.2 The emerging City of York Local Plan intends to allocate the land at Towthorpe Lines for business and employment redevelopment after the Ministry of Defence announced its closure. The community is concerned as to how the redevelopment will impact on the Village, especially in relation to traffic and school capacity. The neighbourhood plan therefore includes a policy to make clear the community's priorities for the redevelopment of the site, and how the impacts of development should be mitigated or compensated in order to reduce the potential for harm and secure appropriate benefits.

POLICY DG1: STRENSALL PARK

In relation to Strensall Park, there is a uniformity of character with the use of several house types. The integrity of the overall design has been maintained since construction due to the housing stock remaining in single ownership. Whilst the houses have been over-rendered, lost original doors/window frames and entrance canopies there is a consistency to the interventions. It has therefore not suffered from a level attrition typically found elsewhere across the country.

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

Scale, massing and layout	Two storeys in height with a pitched roof. Flanking walls incorporated with mono-pitched flat roof garage. Building set in generous gardens set behind a low brick wall with metal entrance gates. Houses laid out around a narrow highway, with grass verges and trees. Large grassed area with mature trees provides a focal point to the estate and is a key feature.
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Roof form	Pitched roof to house parallel to road. Mono-pitched garage roof hidden by small parapet.
Materials	Originally constructed in red brick, but recently over-rendered and painted white. Clay pantile covered roof to house. Upvc doors and window frames.
Chimneys	Located along ridge line and at the gable ends.
Openings	Large square opening at ground floor with vertical proportioned elements. Remaining openings are generally vertical in proportion.
Boundary treatment	Low brick boundary walls and gate piers with stone coping detail. Metal gates at driveway and footpath entrances.
Spaces	Generous individual gardens and large central open green spaces with mature trees.

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

POLICY DG2: ALEXANDRA ROAD

The integrity of the street has been maintained since construction due to the housing stock remaining in single ownership. Whilst the houses have lost original doors/window frames and entrance canopies, and in some instances they have been re-roofed, there is a consistency to the interventions. It has therefore not suffered from a level attrition typically found elsewhere across the country.

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

Scale, massing and layout	Two storey semi-detached houses set in generous gardens. Houses on south side of the street have the principal facade to the south (rear).
Roof form	Pitched roof parallel to street or hipped roof. Mono-pitched garage roof hidden by small parapet.
Materials	Glazed red brick or red brick. Roof covered in modern concrete tiles or pantiles. Upvc doors and window frames.
Chimneys	Multiple flues located on ridge line or located centrally within roof slope.
Openings	Large square opening at ground floor with vertical proportioned elements. Remaining openings are generally vertical in proportion.
Boundary treatment	Variety of post and wire fencing and hedges.
Spaces	Generous gardens with mature trees.

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

POLICY DG3: HOWARD ROAD

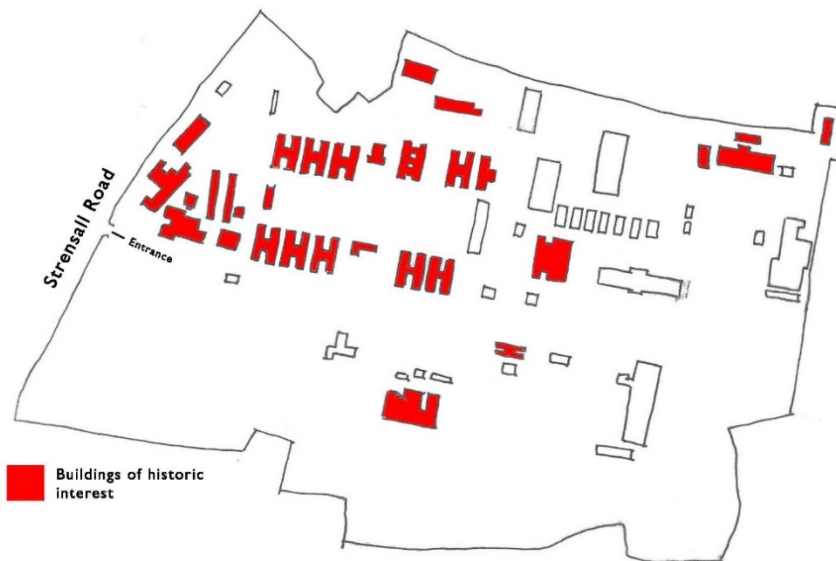
The site is currently grassland located between the SSSI of Strensall Common and a MoD housing estate that includes a children's play area and football pitch. The land is owned by the MoD.

Consultations held in August 2016 with the Defence Infrastructure Organisation agreed that the site was ideal for the erection of social/affordable housing. It is within the York Green Belt, but the NPPF sets out under paragraph 89 how affordable housing is an exception to Green Belt policy where local need can be identified.

On this basis, the extent of the land identified on the Proposals Map is allocated for affordable housing, subject to local need within the Parish being demonstrated.

POLICY DG4: QUEEN ELIZABETH BARRACKS

This area contains the operational Army Barracks set behind a wire fence that includes a variety of historic and modern buildings laid out around parade grounds. The buildings of historic interest are indicated on the plan below.



Development will be expected to respect the existing layout and retain buildings identified to be of local historic interest in order to preserve the historic interest of the site.

The character of The Barracks is outlined in the description below:

Scale and massing Single and two storey buildings.

Layout	Laid out around parade grounds with axial highway layouts.
Roof form	Pitched or hipped roofs.
Materials	Variety of red brick, slate or tiled covered roofs. Also examples of modern composite corrugated roof material.
Chimneys	Generally located on ridge line.
Openings	Vertically proportioned openings.
Spaces	Hard surfaced former parade grounds and lawned areas with mature trees.

The redevelopment of the Queen Elizabeth Barracks is expected to respect the existing character and layout, as described above, in order to preserve the heritage interest of the site for future generations.

POLICY DG5: DEVELOPMENT BRIEF FOR THE REDEVELOPMENT OF THE QUEEN ELIZABETH BARRACKS

Preparation of a Masterplan or submission of any planning application for the redevelopment of the Queen Elizabeth Barracks is expected to take account of the following matters:

- Any proposal is expected to be limited to the Barracks and not extend beyond its current limits. In particular, any proposal must not extend into the Green Belt.
- Any proposal is expected to secure a mixed use scheme to include residential, retail, open space, community facilities and employment development.
- A local centre offering a variety of different sized retail units is expected to be provided. The intention being to encourage the siting of facilities such as a coffee shop, shops, cafe, public house, convenience store, and / or dentists to locate to the centre. An appropriate level of convenient parking is to be provided to serve the local centre in accordance with Policy CP2 and City of York's Car Parking Standards.
- Retention of Hurst Hall for use as a community centre by the community.
- Retention of the sports facilities within or adjacent to the 'wire', and provision of appropriate changing facilities for use by the community.
- A primary school is expected to be provided as part of the development.
- Undertake an assessment of the impact of the proposal on Strensall Common SAC (protected under the 1884 Commons Act) and the designated SSSI with a view to protecting the significance of the designations and enhancing their qualities that afford the protection.
- A surface water drainage strategy must demonstrate how the proposal will not detrimentally affect the Strensall Common and the SSSI.
- A foul water strategy must be provided to assess the current capacity of the relevant treatment plants and development will be expected to deliver any additional capacity required to accommodate development.

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- An extension of the existing bus route, along with new bus stops, is expected to be provided through the Barracks in order to encourage new residents to use the local bus services.
- A Travel Plan is to be developed to encourage new residents to use sustainable modes of transport for all types of trip.
- Provision of affordable housing for those with local connections (please see Appendix Two for local connections criteria) and specialist housing for injured military personnel.
- A mixture of housing types, including a good proportion of one or two bed units to support first time buyers and those wishing to downsize.
- Consider a centralised heating system.

Development will only be supported if the proposal is demonstrated to take account of the matters set out within this policy, and no significant harm will be caused to the wider village.

5.0 COMMUNITY ACTIONS

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

CA1 HIGHWAYS IMPROVEMENTS

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

- A64 / Towthorpe Moor Lane junction improvement (Hazelbush junction)
- Strensall Road / Towthorpe Moor Lane / Towthorpe Road junction improvement
- Cycle path development from Strensall to New Earswick (along the A1237)
- Provision of pedestrian crossings, especially on York Road

6.0 COMMUNITY INFRASTRUCTURE LEVY

- 6.1 There are a number of matters within Strensall and Towthorpe, which can be funded from money received from development. We would like to understand how the money received might be prioritised given the number of matters that need to be addressed.
- 6.2 The Community Infrastructure Levy (CIL) was introduced in 2008 by the Government with the intention of standardising charges made on new residential and commercial development to pay towards infrastructure improvements to accommodate development.
- 6.3 The idea of CIL is that local planning authorities identify new infrastructure considered necessary to accommodate development across the district and cost the works to provide the new infrastructure. This might include the need for funds to pay for a new classroom or school, road improvements or additional capacity to deal with sewage and surface water drainage. Developers then pay a standard charge per sq. metre of floor area based on a charging schedule in which the costs of the necessary infrastructure are set out.
- 6.4 The Community Infrastructure Levy (Amendment) Regulations 2013 makes clear that 15%, or up to a maximum of £100 per new house, of any CIL collected by a local planning authority must be paid to the Parish Council in the area in which development takes place; where a neighbourhood plan has been prepared, the amount to be paid to the Parish Council, which receives development after adoption of the neighbourhood plan, increases to 25% of the levy revenues.
- 6.5 The Parish Council has the ability to spend the money on things other than infrastructure, as long as it supports development. This means Strensall with Towthorpe Parish Council is free to spend the money on projects that will directly benefit the neighbourhood area, as long as the money supports growth of the settlements. The Parish Council is also able to work with other identified charging authorities to pool funds to spend on infrastructure or development related matters.
- 6.6 Suggestions are divided into strategic matters that would be included in City of York Council's CIL charging schedule and non-strategic matters on which the Parish Council might spend monies received from CIL. Through the current consultation, the Parish Council would like to understand priorities for improvements to infrastructure and what community priorities exist for improvements to the village.
- 6.7 City of York CIL Matters**
- 6.7.1 The following infrastructure requirements are those which the Parish Council would like to see added to the City of York CIL Charging Schedule and Regulation 123 List when it is prepared by the City of York Council. Items appear in the list because they are 'strategic' in nature (i.e. of district wide interest) and are essential infrastructure. To include:
- Improvements to cycle paths in relation to upgrading existing routes and creating new routes to extend the existing network.
 - Highways improvements listed under Community Actions.
 - Upgrading of the flood defences along the River Foss in order to protect existing houses.
 - Upgrade the water treatment plant at Walbutts to provide additional capacity.

6.8 Parish Council CIL Matters

- 6.8.1 These are monies received by the Parish Council as a result of development and what CIL might be spent on. The matters that the Parish Council can spend monies on do not need to be essential infrastructure but simply need to help to accommodate development or rectify specific issues caused by historic development.