



# Strenall with Towthorpe Parish Council



## STRENSALL WITH TOWTHORPE

### DRAFT NEIGHBOURHOOD PLAN UP TO 2033



**CONSULTATION STARTS ON 1<sup>ST</sup> JUNE AND ENDS ON 15<sup>TH</sup> JULY 2018**

**PLEASE COMPLETE THE SEPARATE QUESTIONNAIRE DELIVERED  
WITH THE JUNE EDITION OF OUTREACH  
AND RETURN RESPONSES TO ONE OF THE NAMED DROP OFF POINTS**

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TO COMPLETE THE QUESTIONNAIRE ON LINE**

## CONTENTS

- 1.0 INTRODUCTION
  - 1.1 Village Design Statement
  - 1.2 Neighbourhood Plan
  - 1.3 Initial Progress of Steering Group
  - 1.4 Designation of Neighbourhood Plan Area
  - 1.5 Consultation with the Community
  - 1.6 Preferred Sites Consultation
  - 1.7 Ministry of Defence Announcement
- 2.0 HISTORY OF STRENSALL WITH TOWTHORPE
  - 2.1 The History of the Village
  - 2.2 The Layout of the Village
  - 2.3 Demographic Profile
  - 2.4 Open Space and Green Infrastructure
- 3.0 KEY ISSUES OF CONCERN TO RESIDENTS
  - 3.1 A Survey of the Village
  - 3.2 Housing Development and Infrastructure
  - 3.3 Traffic and Transport
  - 3.4 Cycle Paths
  - 3.5 Floods, Drains and Sewage
  - 3.6 Services and Facilities
  - 3.7 What is needed in the Village
  - 3.8 Ecology and Nature Conservation
  - 3.9 Green Belt
- 4.0 DRAFT NEIGHBOURHOOD PLAN POLICIES
  - 4.1 Car Parking
  - 4.2 Community Facilities and Open Space
  - 4.3 Design and Heritage
  - 4.4 Development Guidance
- 5.0 COMMUNITY ACTION
- 6.0 COMMUNITY INFRASTRUCTURE LEVY
  - 6.1 City of York CIL Matters
  - 6.2 Parish Council CIL Matters

## APPENDICES

Appendix One: Local Green Space Designation

Appendix Two: Local Connections Criteria for Affordable Housing

## 1.0 INTRODUCTION

### 1.1 Village Design Statement (VDS)

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

### 1.2 Neighbourhood Plan (NP)

- 1.2.1 It was recognised by the Parish Council that although Local Authority Planning Officers would refer to the Village Design Statement as a Supplementary Planning Document, it does not carry the same legal weight as a Neighbourhood Plan. The 2011 Localism Act had given communities the opportunity to compile such a plan to ensure the way they wished the community to be developed to be incorporated in the planning process.
- 1.2.2 The following is an extract from the Plain English Guide to the Localism Act which explains Neighbourhood Plans:
- “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Act introduces a right for communities to draw up a neighbourhood plan. Neighbourhood planning will allow communities, both residents, employees and business, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go - and what they should look like. These plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they want to see new homes and businesses, making it easier and quicker for development to go ahead. Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force. Local planning authorities will be required to provide technical advice and support as neighbourhoods draw up their proposals. The Government is funding sources of help and advice for communities. This will help people take advantage of the opportunity to exercise influence over decisions that make a big difference to their lives.”*
- 1.2.3 At the Annual Parish Meeting held in April 2015, a presentation on the need for a neighbourhood plan was given by Rebecca Harrison, Development Officer at the Planning and Environmental Management Department at City of York Council, A request was made to the members of the community present but at that time no-one came forward to assist with the compilation of a neighbourhood plan.
- 1.2.4 At the July 2015 meeting of Strensall with Towthorpe Parish Council, the process to start to introduce a neighbourhood plan was agreed and four Councillors volunteered to be involved. An inaugural meeting of the steering group was arranged to take place on 25th August 2015.

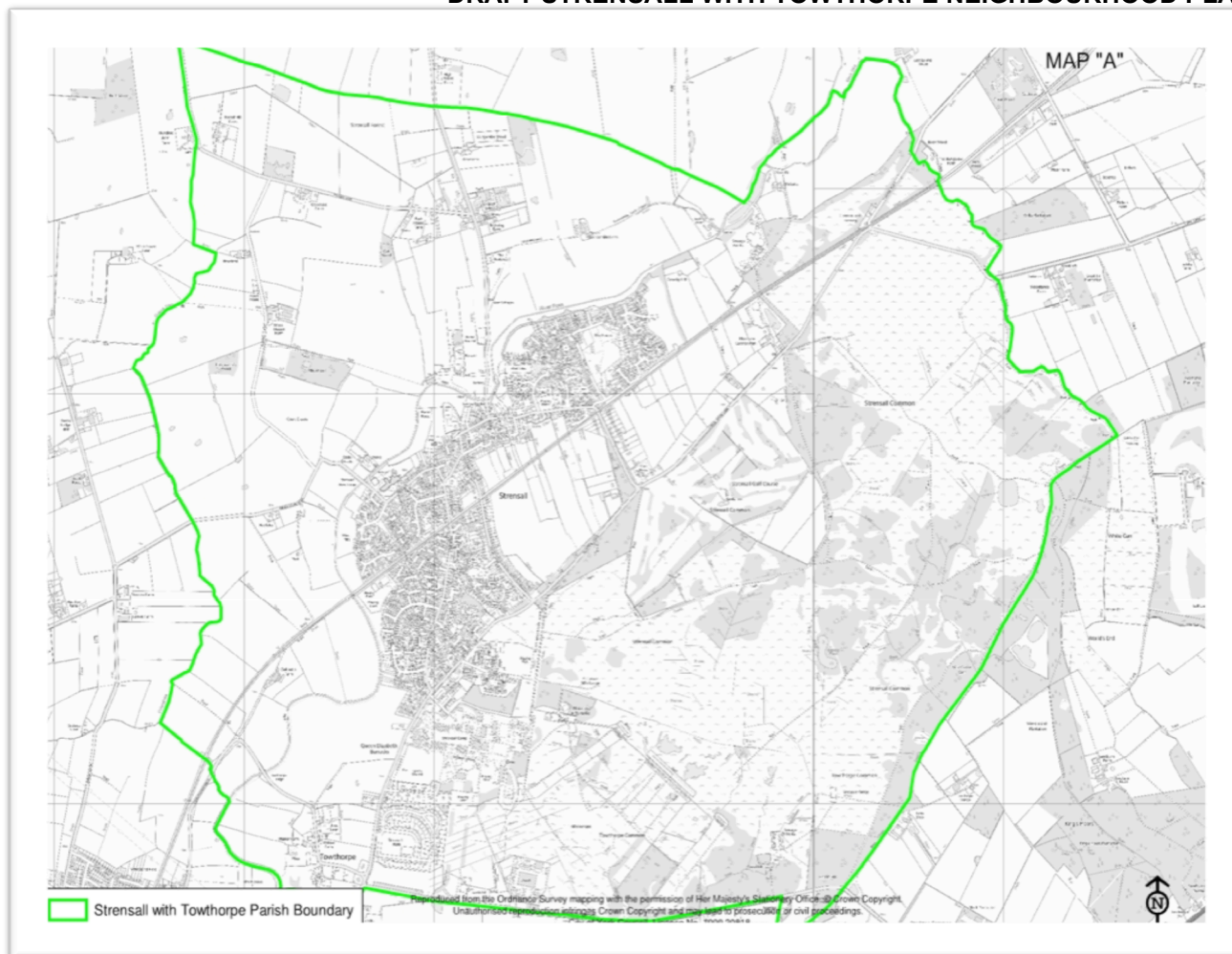
**1.3 Initial Progress of Steering Group**

- 1.3.1 At the inaugural meeting of the steering group, held on 25th August 2015, it was agreed that the area to be designated for the neighbourhood plan for Strensall with Towthorpe should be the entire Parish. The content of a letter of application to designate the Parish of Strensall with Towthorpe was agreed and, along with a map of the area, was submitted to City of York Council.
- 1.3.2 The area contained within the Parish boundary comprises of the Hamlet of Towthorpe and the Village of Strensall. Strensall is a linear settlement which has grown substantially since the 1970's. It also includes a large area of Ministry of Defence owned (MoD) land in which the Queen Elizabeth II Barracks and Towthorpe Lines are located. The land was acquired by the Government and is the subject of the 1884 Strensall Common Act. Strensall Common itself is classified as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).
- 1.3.3 It was also agreed that enquires would be made to engage a planning consultant to assist and advise on the preparation of the plan.
- 1.3.4 It was decided that a web site would be set up with the domain name [www.plan4strensall.co.uk](http://www.plan4strensall.co.uk) which Geoffrey Harvey-Walker volunteered to arrange.
- 1.3.5 Funding was also discussed to boost the amounts agreed in the precept.
- 1.3.6 It was agreed that future meetings would be held monthly. The evening of the 4th Tuesday of each month was chosen as this meant the meeting would follow the Parish Council's Planning Committee meeting.

**1.4 Designation of Neighbourhood Plan Area**

- 1.4.1 The area to be covered by the neighbourhood plan was submitted to City of York Council in early September 2015, however, the consultation notices were not advertised until 9th November 2015 with the consultation period running from 16th November 2015 for 4 weeks.
- 1.4.2 At the Executive Member session of City of York council held on 6th January 2016, the application to designate the whole of Strensall with Towthorpe Parish as the neighbourhood plan Area was approved. Map 'A' shows the extent of the plan area.
- 1.4.3 The announcement in November 2016 by HM Government that MoD Sites, including Queen Elizabeth Barracks and Towthorpe Lines, were to be sold for development. City of York Council included these sites in the City of York Council's emerging Local Plan. After consultation with Stockton on the Forest Parish Council a revised application was made, in April 2017, to amend the designated area to include the whole of Towthorpe Moor Lane and the area of the junction of this highway with the A64. The reason being that an alternate route to the A64 would reduce the traffic using Strensall Road, which is already heavily congested.





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

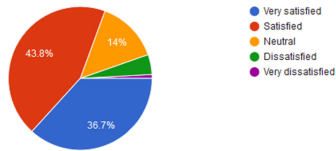
## **1.5 Consultation with the Community**

- 1.5.1 At the January 2016 neighbourhood planning meeting it was agreed that a questionnaire would be hand-delivered to every residential and business property in the Parish. The content was drafted and was agreed at the February 2016 meeting. A return date for the questionnaires was agreed as 6th April 2016.
- 1.5.2 The data from these responses was analysed and is shown in the following pages.

# Strensall with Towthorpe Neighbourhood Plan Residents Questionnaire Results

## Question 01

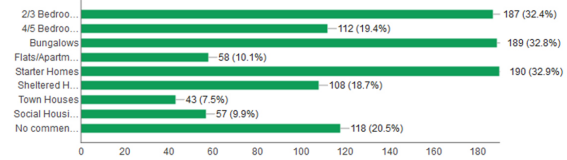
How satisfied are you with Strensall as a place to live? (577 responses)



Issues of particular concern: (205 responses)

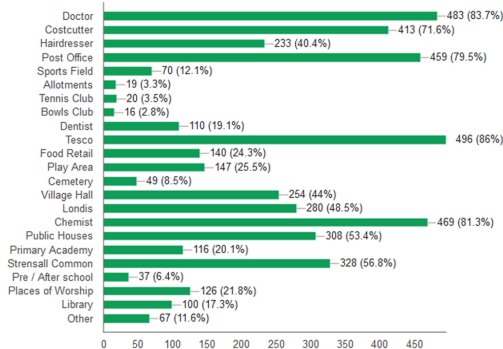
## Question 06

If more housing was to be built, what type of housing developments would you like to see in Strensall/Towthorpe? (577 responses)



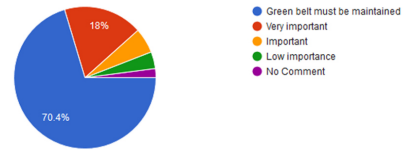
## Question 02

Which services and facilities do you use in the village? (577 responses)



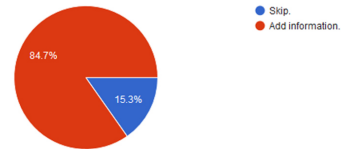
## Question 07

Strensall and Towthorpe are surrounded by green belt land. How important do you believe it is to maintain this feature? (577 responses)



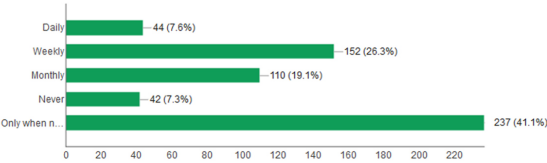
## Optional section

What would you like to do? (577 responses)



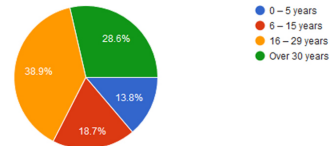
## Question 03

How often do you use the Number 5 bus service? (577 responses)



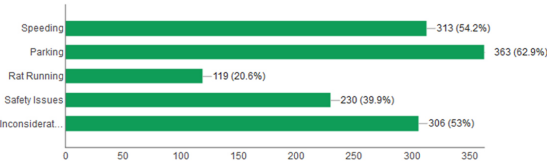
## Optional section

How long have you lived in Strensall or Towthorpe? (486 responses)



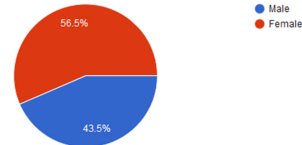
## Question 04

Do you have concerns about traffic? (577 responses)

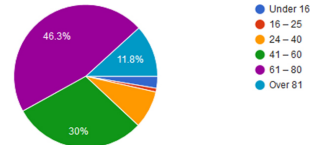


Comments (213 responses)

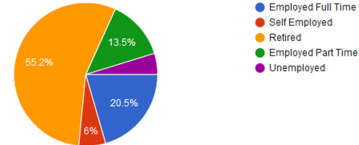
I am (478 responses)



Age Group (484 responses)

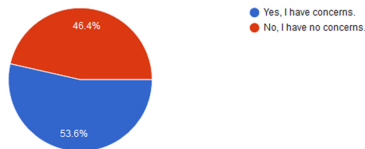


Employment (482 responses)



## Question 05

If you walk or cycle around the village do you have any concerns? (577 responses)



If yes, please state your concerns: (213 responses)

# Strensall with Towthorpe Neighbourhood Plan Businesses Questionnaire Results

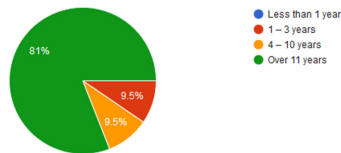
## Question 01

What is the name of your business? (21 responses)

York Golf Club
York Golf Club
Milewood Healthcare Ltd.,
Strensall Services
J M Suddes Services Ltd
Battle Flatts Vets
Strensall and Towthorpe Village Hall
Robert Wilkinson Primary Academy
Ebor Academy Trust
Richard Fisher and Associates (Strensall Dental Practice)
Jon Matthew
HAVERING CONSULTANCY SERVICES LIMITED
Strensall Garage
ANDREW OSGUTHORPE BUILDER LTD
S B Process Solutions
Trailer repair and motor services
Strensall Library
York Pullman Bus Co Ltd
Not Stated
Computer Troubleshooters
Boots

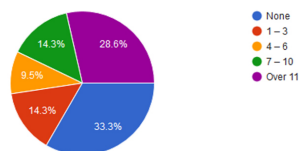
## Question 02

How long have you operated this business? (21 responses)

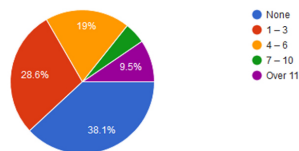


## Question 03

How many employees work for you full time? (21 responses)

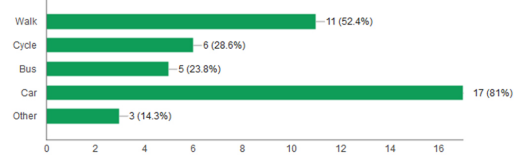


How many employees work for you part time? (21 responses)



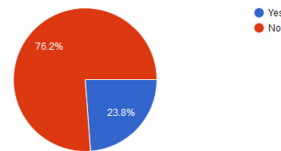
## Question 04

How do you and your employees travel to work? (21 responses)

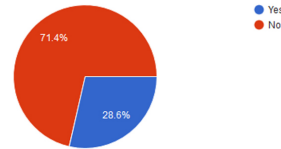


## Question 05

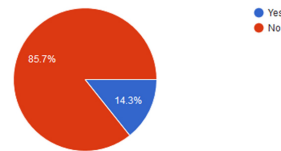
Does your business encounter difficulties with parking vehicles for staff? (21 responses)



Does your business encounter difficulties with parking vehicles for customers? (21 responses)

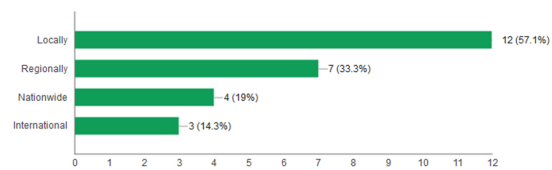


Does your business encounter difficulties with parking vehicles for deliveries? (21 responses)



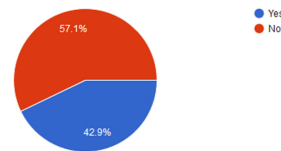
## Question 06

In which area is most of your business conducted? (21 responses)



## Question 07

Do you have any comments you wish the Neighborhood Plan Steering Group to consider? (21 responses)



Comments... (8 responses)

**1.6 City of York Council Local Plan: Preferred Sites Consultation - July 2016**

- 1.6.1 An 8 week consultation period ending on 12th September 2016 was arranged by City of York Council to progress their Local Development Plan. No sites were identified in the Strensall with Towthorpe Parish within this document. However, the Parish Council met with local representatives of the Defence Infrastructure Organisation and the Range Officer. They all agreed that there was capacity (circa 2 hectares) in the former married quarters area between Border Road and Howard Road for the construction of affordable/social housing. The larger individual sites are identified on Table A and Map B.

Map Identity Number	Site Dimensions (Imperial)	Site Dimensions (Metric)	Acres	Hectares
2 & 3	60 x 30	55 x 27	0.37	0.15
4 & 1	56 x 28	48 x 26	0.31	0.12
5	30 x 70	27 x 64	0.43	0.17
9 (Church rear boundary to lighting column)	80 x 40	73 x 37	0.67	0.27
17 & 18	140 x 80	128 x 73	2.31	0.93

*Table A: Area of identified MoD sites (excluding garages)*

**1.7 Ministry of Defence Announcement**

- 1.7.1 On 7th November 2016, the MoD announced that several sites were to be sold for housing development, the Queen Elizabeth Barracks, Towthorpe Lines and Imphal Barracks at Fulford were identified as sites for disposal. This announcement resulted in the City of York Council deciding to delay the submission of the Local Plan by six months to allow negotiations with the MoD and to also decide whether to include the sites as available for development at this stage.

Summary of Actions Post Announcement

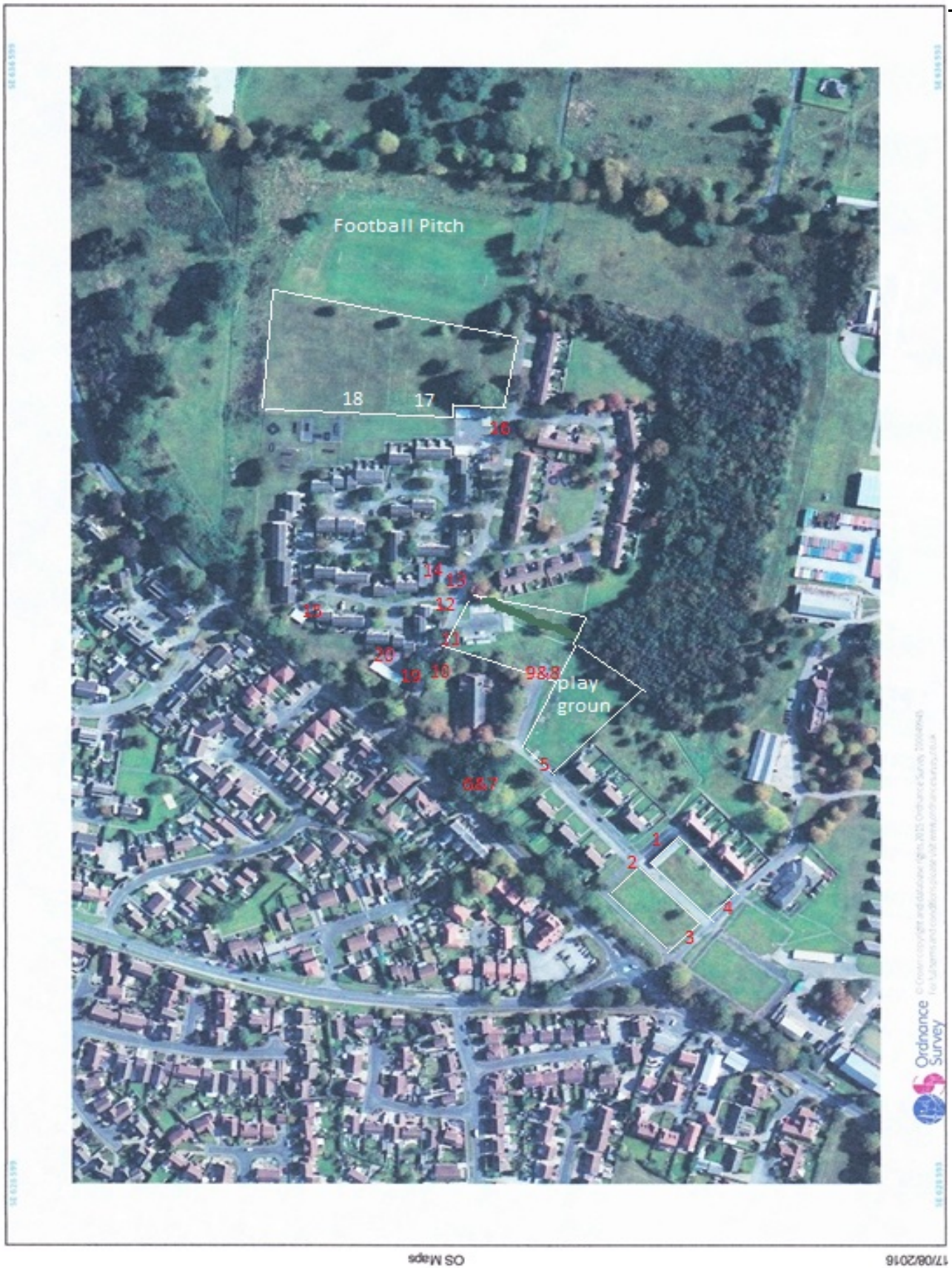
- 1.7.2 Members of the Parish Council / Steering Group met with the City of York Council's Local Plan Working Group to work together to resolve this latest delay to the submission of the Local Plan and the neighbourhood plan.
- 1.7.3 In addition, members of the Steering Group and the Community were invited to a conducted tour of Queen Elizabeth Barracks, by Major Anton Rogers, on 15th February 2017.
- 1.7.4 Meetings took place at City of York Council's West Offices on 23rd January 2017 and 8th March 2017. At both meetings, the concerns of the group were made known to the City of York Council Officers. At the later meeting, the group were advised that a joint meeting of the Council with the MoD and other organisations was arranged for 31st March 2017 they were informed that some of the points raised would be answered after this meeting. The group members suggested that a similar visit to the Queen Elizabeth II Barracks site would be beneficial to City of York Council Officers. Despite several attempts at arranging a further meeting with the City of York Council

## **DRAFT STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN**

Officers were unwilling to meet until the next stage of the Local Plan was released for public consultation. City of York Council Officers suggested the detail of the neighbourhood plan be put on hold until they were able to release further information.

- 1.7.5 The Neighbourhood Plan Steering Group decided that the Designated area be amended, following the Ministry of Defence announcement and there were consultations held with Neighbouring Parishes, to include the whole of Towthorpe Moor Lane. A revised application was forwarded to City of York Council in April 2017, but no action was taken immediately due to the May General Election.
- 1.7.6 The Local Plan Working Group held a public meeting on Monday 10th July 2017. At this meeting, it was decided to recommend the following to the City of York Council Executive meeting on Thursday 13th July 2017:
- The Queen Elizabeth Barracks site be included in the Local Plan for residential development of 623 properties. A new primary school was also required along with the need for other facilities. The site was identified as 30 Ha of which 12 Ha would be public open space. See Map 'C'.
  - Towthorpe Lines would be included as an employment site.
  - Revised housing need figures, contained in the emerging City of York Council's emerging Local Plan, based on those supplied by the Office of National Statistics and Department of Communities and Local Government were to be 867 per annum through the plan period. A suggestion by the City of York Council's consultants, G L Hearn, to boost the figures by a further 10% to 953 dwellings per annum was rejected. This was on the basis that it represented a significant step change in past delivery.
- 1.7.7 The LPWG report was approved at the Executive meeting on Thursday 13th July 2017.
- 1.7.8 Now that the proposed content for the sites to be included in the Local Plan had been agreed. A further meeting with City of York Council was to take place on Monday 24th July 2017.
- 1.7.9 Following the 24th July 2017 meeting with City of York Council where a number of points were clarified in respect of both the emerging Local Plan and the Neighbourhood Plan, the Steering Group was advised that there would be a further delay to the arrangements necessary to amend the Neighbourhood Plan Designated Area. This was due to the necessity of City of York Council Officer time to deal with Local Plan issues. A consultation period was arranged to commence on 28th March 2018 and close on 11th May 2018.

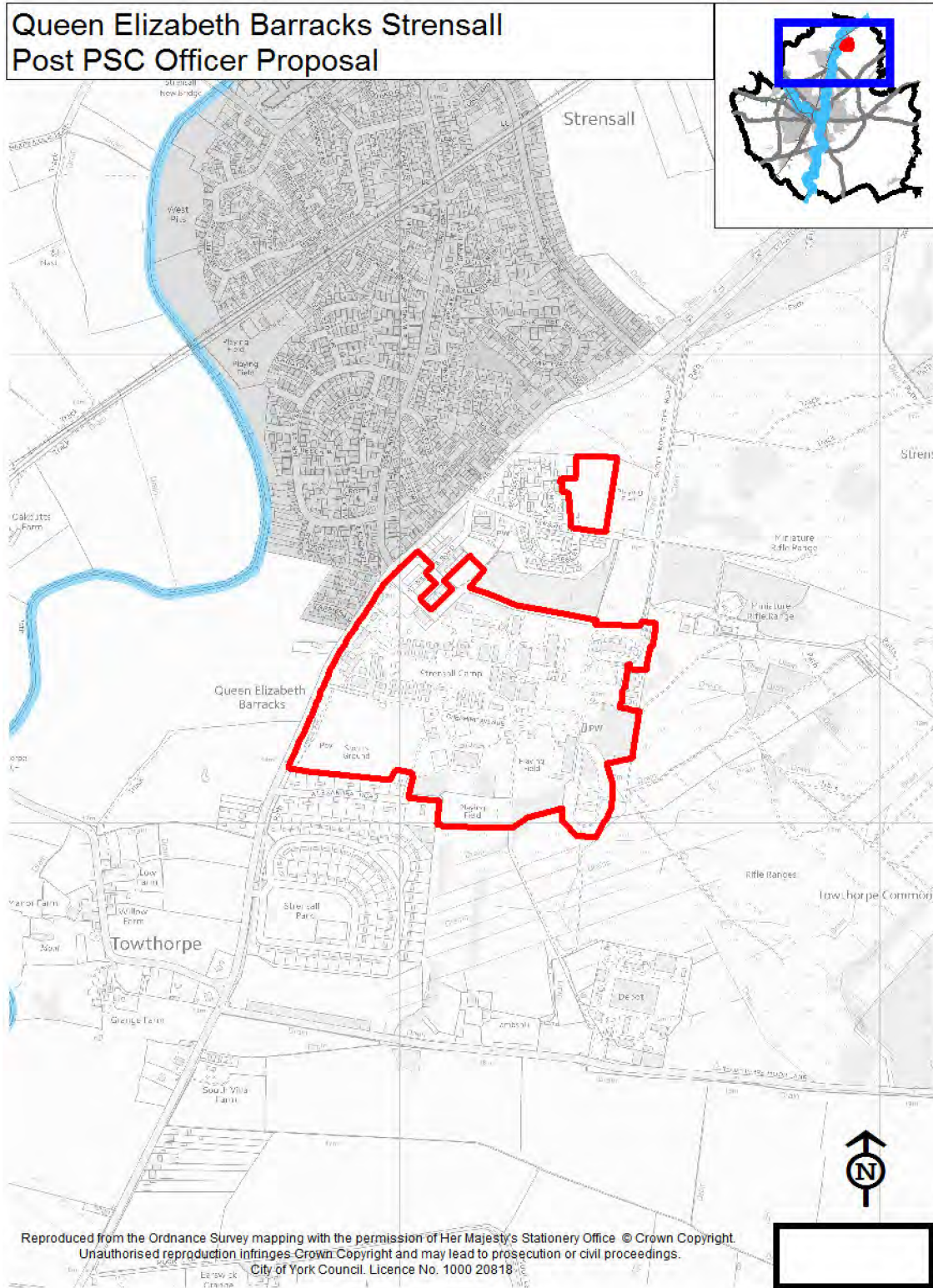




Map B: Plan of the Ministry of Defence Sites



Annex 3: Officers Assessment of Housing Sites following PSC



Map C: City of York Officer Assessed Sites agreed by LPWG July 2017

## 2.0 HISTORY OF STRENSALL WITH TOWTHORPE

### 2.1 The History of the Village

- 2.1.1 The village of Strensall was included in the Domesday Book of 1086. The name was probably derived from Anglo Saxon and is a combination of 'Streana', a personal name, and 'halch', the word for a corner or nook of land. Prehistoric and Roman remains have been found in the area which suggests it may have been a convenient crossing point of the River Foss.
- 2.1.2 It is possible that the village was the site of the Synod of Whitby in 664 AD as there are two main accounts of the Synod. The Life of Wilfred, written by Stephen of Ripon in around 710 AD along with Bede's Ecclesiastical history of 731 AD, both refer to the Synod being held at a Monastery of Hilda in a place called Streanaeshalch.
- 2.1.3 Although there is no archaeological evidence for an Anglo Saxon monastery in Strensall, it could be argued that no-one looked very hard and it is entirely possible that such a feature is waiting to be excavated.
- 2.1.4 At this period, the Parish of Strensall lay to the east of the Forest of Galtres, a heavily wooded area stretching north of York beyond Easingwold. From the 13th to 17th Centuries, it was one of the townships within the forest covering an area of 2908 acres of arable land growing mainly corn and potatoes. Throughout the 13<sup>th</sup> Century, the Prebendaries developed a hunting preserve on the edge of the Royal Forest. Hall Farm, formerly known as Strensall Hall, occupied a moated site which would appear to have been the administrative centre of the village.
- 2.1.5 A pattern of enclosures and curved field boundaries survive to the south east of the village and Southfields Road which preserve the alignment of, and in some cases, earthworks of the ridge and furrow that formed one of the medieval open fields associated with Strensall.
- 2.1.6 Towthorpe is a small hamlet which survived as a peaceful cluster of 19<sup>th</sup> Century (or earlier) brick farmhouses and farm buildings and is set in the countryside on the south western side of Strensall

### 2.2 The Layout of the Village

- 2.2.1 The original layout of the village was traditional with an attractive and informal mixture of 18<sup>th</sup> and 19<sup>th</sup> Century houses and cottages; these were built using traditional materials and positioned at slightly varying distances and angles to the street frontage with small front gardens enclosed by walls, railing or hedges. The more traditional areas of the village demonstrate a sense of continuity of character and are preserved as part of the Strensall Village Conservation Area.
- 2.2.2 The village is over one mile in length from one end to the other and it has three railway crossings, which means there is no true 'heart of the village'. The Village Hall and the open space in front of it provides a focal point for village activity, including community events such as the Carnival and Village Show.



- 2.2.3 Towthorpe has seen some development over recent years, all carefully designed to preserve the features of the original buildings. Some have been renovated sympathetically to preserve the original features and retain the hamlet landscape.
- 2.2.4 In recent years, there has been further development in Strensall, the derelict Tannery Site now houses 53 new families, Bonneycroft and The Laurels are small developments where Bonneycroft was a derelict market garden and The Laurels was a large bungalow within a large plot. It is felt that saturation point is being reached as the old and inadequate infrastructure has been overloaded. This is in relation to the Victorian sewage system and historic street patterns within the heart of Strensall Village.
- 2.2.5 Apart from three mini supermarkets, one of which houses a Post Office, the facilities include a Doctor's Surgery, a Dental Practice, a prestigious Academy for children from 5-11, a Veterinary Practice, three Public Houses, a Golf Club, a Community Library, several Hairdressing Salons, a Chemist, Vehicle Repair Shops, a Petrol Station, Butchers and a Spa. Sports facilities include football, netball and tennis at the Sports Association in Durlston Drive, many indoor activities are held at the Village Hall. There is a weekly community café run at the Methodist Chapel and a thriving Kidz Kafe at Hurst Hall.
- 2.2.6 Now, the Church Hall at St Mary's has been rebuilt and completed in June 2017. It provides an excellent facility for Sunday School, Church group meetings and many other activities, including a morning café to start on Wednesdays from 14<sup>th</sup> March 2018.
- 2.2.7 There are several designated footpaths and structured walks around the village. The name Strensall Common is confusing to many people as it is, in fact, not common land as the name suggests, but in the ownership of the MoD and the general public are only allowed access to certain areas at particular times. Where there is public access, the areas are well used and serviced by public car parks.
- 2.2.8 There are several areas of major concern to the residents: the lack of a safe pedestrian crossing on the busy York Road, the number of heavy vehicles passing through the village and the number of parked vehicles making visibility difficult on the main street. The shortage of public car parking is also a major concern, the residents of outlying villages park their cars and take the bus into York from Strensall because they do not have an adequate bus service from their own villages.

## **2.3 Demographic Profile**

- 2.3.1 At the time the 2011 Census was published, the population of the Parish was 6,047. There were 2,394 dwellings in the Parish, where most of which are detached (1,229), and the majority of the remaining dwelling stock consisted of 820 semi-detached and 269 terraced houses. The rest of the housing stock is provided by a mix of flats, specialist or shared accommodation.
- 2.3.2 As at 10 February 2018, since publication of the Census data, the housing stock has increased by 90 dwellings, comprising 53 new dwellings at The Tannery development; six dwellings (net) at The Laurels; six dwellings (net) at Bonneycroft; two dwellings at Whitewalls, two dwellings (net) at Sevenoaks and two dwellings at Magson's Joinery. Seven dwellings have also been provided at

## DRAFT STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN

Towthorpe Hamlet converted from outbuildings. The remaining new dwellings are single dwellings on small plots. This increases the total dwelling stock of the Parish to 2,484 as at 10 February 2018. There are also two approved planning applications for dwellings where work has not started.

- 2.3.3 The 2011 Census identifies how there are a greater number of residents aged 15 and under (21%) in comparison to the York District average of 16%. There are also a greater number of residents aged 65 and over (21%) in comparison to the District average of 17%. This data shows how there are a greater proportion of younger people and older people in the Parish in comparison to the District average. The average mean age of residents in the Parish at the time of the 2011 Census was 39, broadly in-line with the York District average of 39.5.
- 2.3.4 In terms of tenure, 76% of properties in the Parish are owned, in comparison to a District average of 66%. 17.9% of housing in the District is privately rented, in comparison to 13.7% of properties in the Parish. 0.3% of properties in the Parish are classed as shared ownership (part owned and part rented), which is less than the District average of 0.8%, and 6.9% of properties in the Parish are social rented, which is significantly less than the District average of 14%. This indicates that there is a potential shortage of affordable housing stock in the Parish.

## 2.4 Open Space and Green Infrastructure

- 2.4.1 The City of York Local Plan identifies the number and nature of open space within the Ward of Strensall. Table B below sets out the current open space profile of the Ward and whether national open space standards are met.

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

### 3.0 KEY ISSUES OF CONCERN TO RESIDENTS

#### 3.1 A Survey of the Village

- 3.1.1 In the spring of 2016, as a follow-up to the VDS, the Neighbourhood Planning Steering Group distributed two questionnaires, one to all households and the other to all businesses in Strensall with Towthorpe. After analysis of these, it became clear that there were several key issues that were of particular concern to many respondents. Most of these key issues are linked to some extent by a common theme, the lack of adequate infrastructure, so this appears, partly in different forms, under more than one heading.

#### 3.2 Housing Development and Infrastructure

- 3.2.1 There was a large body of opinion that the village was already suffering from over-development and lack of supporting infrastructure, including adequate roads, primary school places, shops and amenities, public transport and drains.
- 3.2.2 There was strong opposition to building on greenbelt land, and a fear that further large scale development would lead to ever-increasing urbanisation. At the same time, there was concern about the lack of truly affordable properties to buy or rent, so young people might have to reluctantly leave the village while older people wanting to downsize could be stranded in over-large or unsuitable property.

#### 3.3 Traffic and Transport

- 3.3.1 Different types of traffic problems often interact with each other, so it is difficult to quantify specific areas and problems. The main subjects commented on were lack of parking space, the effect of on-street parking on traffic congestion, speeding, the high volume of traffic at peak periods (especially noticeable at the times of the school run), the number of large vehicles trying to pass on narrow roads, and concerns about road safety, especially in view of the absence of pedestrian crossings.
- 3.3.2 Particular problem areas for congestion that are of concern have been identified to be: The Village, particularly near Tesco, West End, and especially the area around the primary school, York Road, Moor Lane, and Ox Carr Lane/ Flaxton Road.

#### 3.4 Cycle Paths

- 3.4.1 Comments were made on the lack of cycle paths to and from the ring road between Strensall and York, and linking Strensall and Towthorpe. A survey was carried out by City of York Council to convert the footpaths between The Six Bells mini roundabout and the A1237 at Earswick funded by Ward Committee money. Nothing has happened since as the survey costed the conversion as c£1m. The proposal is however included in the publication draft (February 2018) of the emerging Local Plan.
- 3.4.2 In relation to public transport, there was general concern about public transport and fear of losing the one bus service the villagers can access (5/5A). There is no direct service to access the retail outlets at Monks Cross, the Vangarde Centre, Clifton Moor/Tesco, Haxby, Wigginton, or the Designer Outlet at Fulford - you have to get a bus into York and out again to get to these destinations. Suggestions were made that the no.20 bus could link Clifton Moor, Haxby, Strensall

and Monks Cross, it was also suggested that the decommissioned railway station at Strensall could be brought back into use. Such measures could also reduce the volume of traffic on the road network.

- 3.4.3 In addition, it was felt that a bank and more small shops were needed along with a variety of places where people could meet and socialise as well as having a snack or meal, for example, a café, coffee or tea shop, restaurant or a mother's meet-up group. There were also fears that the public library was under threat of closure. Other areas of concern were a shortage of facilities for sporting activities and to meet a need for more activities for older children and young people.

### **3.5 Floods, Drains and Sewage**

- 3.5.1 Respondents expressed concerns about the inadequacy of systems to cope with drainage, sewage and flooding, there were fears that further development would greatly increase pressure on these already overloaded systems.

### **3.6 Services and Facilities**

- 3.6.1 Many respondents felt that as the Village had grown, the services and facilities had decreased. Quite a few small shops have closed over the years and have not been replaced. The February 2016 closure of the Post Office in the Village, and its replacement by a small facility within the Londis convenience store on the very edge of the Village, has been felt to be a loss not only in terms of accessibility, but also because the previous Post Office was a place that functioned as a social space.
- 3.6.2 The Tannery, which closed many years ago, had been a good employer of local people. The garden nursery, in the same area, (Peterson's) also closed a few years ago. It did not employ locals but was a popular and useful business for gardeners.
- 3.6.3 The family firm, Magson's joiners shop and business, closed in 2012, which employed the family and two joiners, and has now been converted into two residential properties.
- 3.6.4 The Telephone Box was decommissioned in 2015 as a public telephone. It has, however, been purchased by the Parish Council and is kept as a landmark and feature within the Conservation Area, and has been given a new lease of life housing the defibrillator.

### **3.7 What is needed in the Village**

- 3.7.1 The small industrial area down New Lane close to the old garden nursery, could be expanded to provide more employment.
- 3.7.2 The proposed closing of Queen Elizabeth Barracks could provide a lot of the things on the people's wish list from the village questionnaire. Another light industrial site could bring in more local employment at Towthorpe Lines.
- 3.7.3 A small retail centre with a much needed car park. This could contain a much requested 'cafe cum meeting centre' which could be sited close to the main road so as to attract customers from the many cyclists passing by. The coffee culture is very much part of this ever-growing popular pastime.

- 3.7.4 Along with a cafe, there could be more diverse shops, including a 'Deli cum Local Fresh Food Outlet'. A gift shop, selling greeting cards and quality small gifts. If all these shops (plus others) were close together along with a car park, they could all help each other with attracting business. All of this would also help to provide local employment.
- 3.7.5 Something that is needed in the village is a hub and meeting place for young people. A form of Youth Centre, would give the younger generation somewhere to gather and something to do.
- 3.7.6 With the proposed closing of the MoD sites over time the centre of the village could relocate to that part of the village as it provides the desired land to fulfil the wishes of the village questionnaire. This could also be the area for the much-needed affordable housing. Taking pressure away from the centre of the village, which is considered to be extremely congested.

### **3.8 Ecology and Nature Conservation**

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

#### Site of Special Scientific Interest (SSSI)

- 3.8.2 Strensall Military Training Area (Strensall and Towthorpe Common) was designated a Site of Special Scientific Interest (SSSI) in 1965. Both Strensall Military Training Area and the adjacent Yorkshire Wildlife Trust Reserve are important for wildlife and biodiversity in the York area. The area of Strensall and Towthorpe Common is not only a SSSI and nationally protected but also a Special Area of Conservation (SAC).
- 3.8.3 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, great crested newts, flowers and ferns. The heathland is used by a tenant farmer whose sheep and cattle graze the site throughout the year by arrangement with Natural England.
- 3.8.4 The Ministry of Defence are planning to vacate Queen Elizabeth Barracks, and the military personnel are expected to leave by 2021. The management and stewardship of Strensall Common is clearly in some doubt at this moment in time.
- 3.8.5 It is important that new managers/owners of the Strensall Common are found as soon as possible, and with the change of ownership, it would seem likely that a new Environmental Impact Assessment (EIA) under the Planning Practice Guidelines will be necessary. It is understood that the 1884 Strensall Common Act will need to be repealed or amended to allow the management to change.

#### The Strensall Common Yorkshire Wildlife Trust Reserve

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

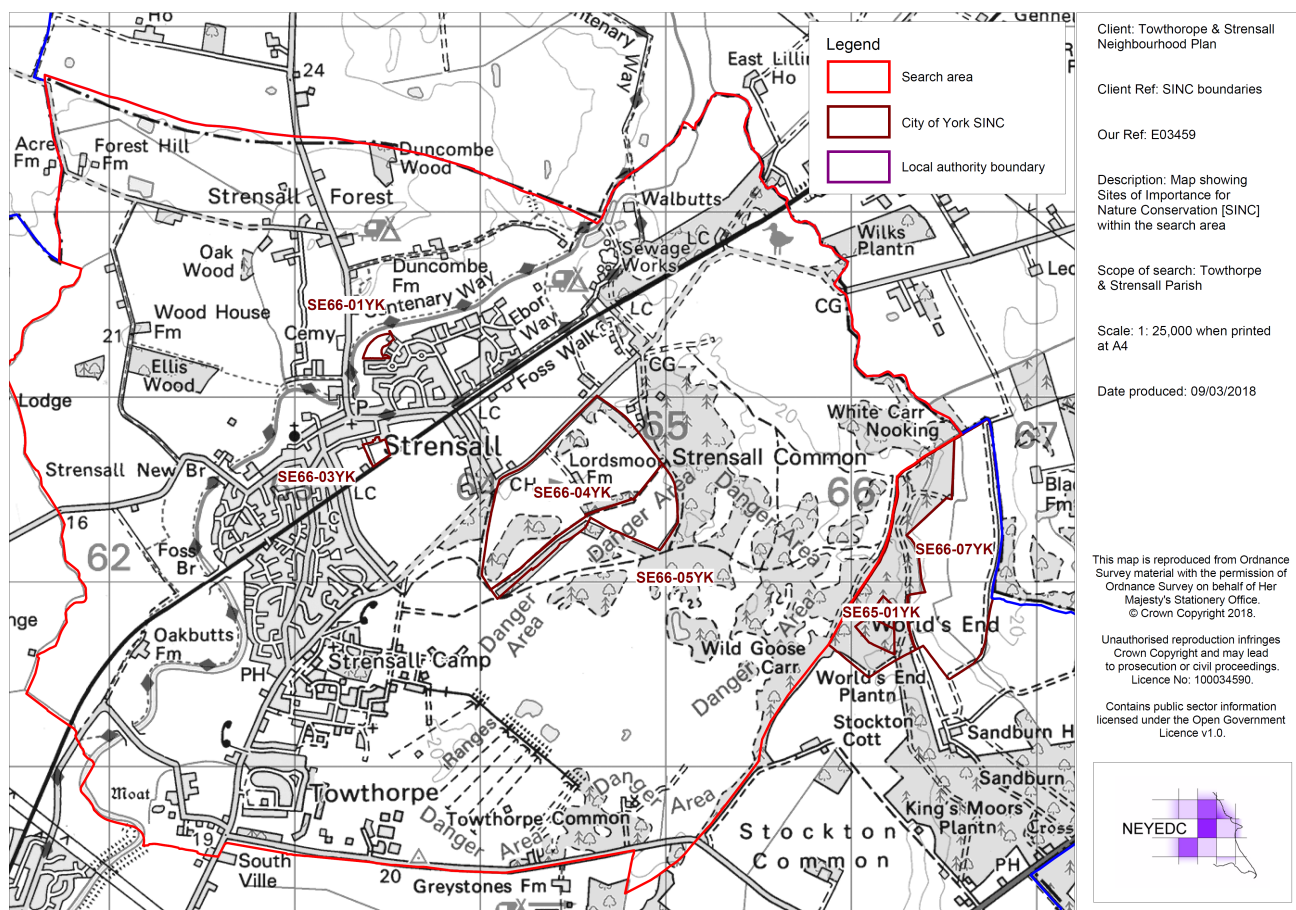
woodland. As the area is owned by the Yorkshire Wildlife Trust (YWT), it is separate from the Military Training Area and therefore unlikely to be included in any new Environmental Impact Assessment (EIA).

Sites of Importance to Nature Conservation (SINC) Sites

- 3.8.7 SINC sites form a vital component of the biodiversity of the area, alongside Strensall Common and to the west, lies World's End which it is an important Nature Conservation (SINC) designation with a mosaic of fen meadow acidic grassland, heathland and pond habitats. The combined area of Strensall common and Strensall Golf course has been surveyed by the Freshwater Habitat Trust who have identified some twenty ponds, which are important habitats for aquatic species. It is important that these are protected under the Law.
- 3.8.8 The sites are particularly well known for dragonflies and butterflies; scrub removal has been carried out in certain area to prevent shading which maintains the diversity of marginal aquatic flora allowing a greater number of dragonfly species to breed. Also breeding are five common species of damselfly, including two species of Red-Eyed Damselfly (*Eythromma Nagas* and *Erythromma Viridulum*), making the site the most northerly in the UK for the species. There is also a strong colony of Gatekeeper butterflies; which is at the mostly northern end of its distribution in Mid-Yorkshire. The common also supports the Dark Bordered Beauty Moth, it is a small rare moth found in small colonies only at Strensall common and at Newham Bog, Northumberland, England, and two sites in Scotland. It can be seen in July and August in damp conditions at sites such as lightly wooded heathland.
- 3.8.9 Map D shows the extent and location of the designated SINC, which are listed in Table C below.

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

## DRAFT STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN



Map D: SINC sites across the Parish area

### 3.9 Green Belt

- 3.9.1 Strensall with Towthorpe are both villages surrounded by open countryside to the north of York. As such, they are located within the general extent of the Green Belt. The York Green Belt aims to protect the historic character to the setting of the City.
- 3.9.2 Green Belt policy is a national planning policy tool intended to preserve the character of the open countryside, as set out in the National Planning Policy Framework. The National Planning Policy Framework states that the general extent of Green Belt across the England has now been defined and how local planning authorities should define detailed boundaries. If a review of existing Green Belt boundaries is required then the National Planning Policy Framework makes clear the responsibility sits with the local planning authority to undertake a review through the Local Plan process. As such, the National Planning Policy Framework provides no opportunities for neighbourhood plans to review Green Belt boundaries or even settlement boundaries, as the responsibility sits firmly with the local planning authority.
- 3.9.3 The general extent of the Green Belt was first approved in 1980 and subsequently the outer boundary has been defined in a number of Local Plans for neighbouring local authority areas, including Harrogate, Hambleton and Ryedale. The inner boundary of the Green Belt falls within the City of York Council administration area, but it is yet to be defined as City of York Council has

## **DRAFT STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN**

not yet adopted a Local Plan. In 2005 the Local Plan process was halted in order for a Green Belt assessment to be undertaken and since then various attempts to progress a Local Plan through to adoption have stalled. Currently, City of York Council is in the process of submitting the draft Local Plan to the Secretary of State for examination, which will see an Inspector determine whether the inner Green Belt boundaries are appropriately defined. This process will define the Green Belt boundary, and settlement limits for Strensall and Towthorpe up to 2038.

- 3.9.4 Draft versions of the City of York Local Plan included land to be excluded from the Green Belt and either allocated for development or else safeguarded for future development. However, the latest version of the Local Plan has seen proposed housing allocations adjacent to Strensall deleted, along with safeguarded land. Consequently, the latest draft version of the Local Plan Proposals Map shows the Green Belt boundary tightly drawn around the villages, which thereby protects the open character of the surrounding land from inappropriate development.
- 3.9.5 The community has to date shown support for the Green Belt boundary to be drawn tightly around Strensall with Towthorpe in order to protect the open character of the surrounding land. As such, the Parish Council support City of York Council's approach to the defining of the Green Belt boundary around the villages and that there are no proposals for development adjacent to the existing settlement boundary.



## 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:

<b>TABLE D: LIST OF COMMUNITY FACILITIES AND SERVICES</b>			
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.

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**

<b>Site ID</b>	<b>Site Name</b>	<b>Size (HA)</b>
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

## DRAFT STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN

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.

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	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.
Roof form	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.
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>



	<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.</p> <p>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.</p> <p>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.</p>
Chimneys	<p>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.</p>
Openings	<p>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.</p> <p>In general, substantial depth (at least a one brick deep) to the reveals within openings will be expected.</p> <p>The provision of single storey ground floor canted bay windows with suitable decorative details will be encouraged where appropriate.</p> <p>Where appropriate to the character of the immediate vicinity the use of double pitched canopies above the entrance principal door will be encouraged.</p>
Fascias and rain water goods	<p>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.</p>
Spaces	<p>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.</p> <p>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.</p> <p>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.</p>



**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.

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.

## **DRAFT STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN**

- 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.

## APPENDIX ONE: LOCAL GREEN SPACE DESIGNATION

- A1.1 Paragraph 77 of the National Planning Policy Framework (NPPF) sets out the criteria for the designation of local green space within Local Plans and neighbourhood plans. The NPPF makes clear the Local Green Space designation will not be appropriate for most green areas or open space and that the designation should only be used:
- where the green space is in reasonably close proximity to the community it serves;
  - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - where the green area concerned is local in character and is not an extensive tract of land.
- A1.2 The National Planning Policy Guidance provides further explanation on situations where it is appropriate to designate local green space. The guidance makes clear that large expanses of land, particularly on the edge of settlements, should not be designated and that it is unlikely to be appropriate to designate land which is covered by national or international designations. The guidance does, however, suggest it is appropriate to designate playing fields, allotments or urban spaces.
- A1.3 Through consultation and discussions an initial list of sites was identified for potential designation. The list has then been considered in light of the criteria of Paragraph 77 in order to identify whether the sites initially identified were appropriate for designation. A number of sites have not been carried forward for designation because they were considered to be either too big, or else they were not locally significant either in terms of use or historic significance. The table below sets out the full list and the assessment, which resulted in the final list included under Policy GD7 of this Plan.

TABLE F ASSESSMENT OF SITES TO BE DESIGNATED LOCAL GREEN SPACE					
Site ID	Site Name	Proximity to the Community	Local Community Value / Local Significance	Size (HA)	Reason
1	Land opposite the Tannery	adjacent	Natural and semi natural	0.481	Richness in wildlife
2	The Heath	within	Natural and semi natural	3.712	Recreational Value
3	Land between River Foss and Westpit Lane	adjacent	Natural and semi natural	4.879	Recreational Value
4	Ash Walk NSN	within	Natural and semi natural	0.613	Richness in wildlife
5	Lakeside Gardens NSN	adjacent	Natural and semi natural	0.372	Tranquillity & richness in wildlife
6	Howard Road NSN	within	Natural and semi natural	1.176	Recreational Value & proximity to SSSI
7	Bowling Green off	within	Outdoor Sports	0.209	Recreational

**TABLE F ASSESSMENT OF SITES TO BE DESIGNATED LOCAL GREEN SPACE**

	Northfields		Facility		Value
8	Playing Field adjacent Railway Track/ River Foss	adjacent	Outdoor Sports Facility	1.878	Recreational Value
9	The Robert Wilkinson Primary School	adjacent	Outdoor Sports Facility	1.418	Recreational Value
10	Howard Road Playing Field	adjacent	Outdoor Sports Facility	1.050	Recreational Value
11	Sports Ground	adjacent	Outdoor Sports Facility	3.079	Recreational Value
12	Tennis Courts	adjacent	Outdoor Sports Facility	0.102	Recreational Value
13	Strensall Park Playing Field	within	Outdoor Sports Facility	1.504	Recreational Value
14	AGS at Northfields/The Village	within	Amenity Greenspace	0.516	Recreational Value
15	Land off Hallard Way	within	Amenity Greenspace	0.195	Recreational Value
16	AGS between Pasture Close	within	Amenity Greenspace	0.078	Recreational Value
17	Land between York Road and Knapton Close	within	Amenity Greenspace	0.100	Recreational Value
18	Off Chaldon Close NSN	adjacent	Amenity Greenspace	1.107	Recreational Value
19	Westpit Lane AGS	within	Amenity Greenspace	0.209	Tranquillity & richness in wildlife
20	Lynwood Close AGS	within	Amenity Greenspace	0.094	Recreational Value
21	York Road AGS	within	Amenity Greenspace	0.187	Recreational Value
22	Hollis Crescent AGS	within	Amenity Greenspace	0.131	Recreational Value
23	Strensall Park AGS	within	Amenity Greenspace	0.193	Recreational Value
24	AGS off Littlethorpe Close	within	Amenity Greenspace	0.269	Recreational Value
25	Land to south of Village Hall	within	Children's Play Area	0.069	Recreational Value
26	Land off Littlethorpe Close	within	Children's Play Area	0.007	Recreational Value
27	Howard Road Play Area	within	Children's Play Area	0.203	Recreational Value
28	Hollis Crescent Play Area	within	Children's Play Area	0.028	Recreational Value
29	Play area in Strensall	within	Children's Play Area	0.064	Recreational

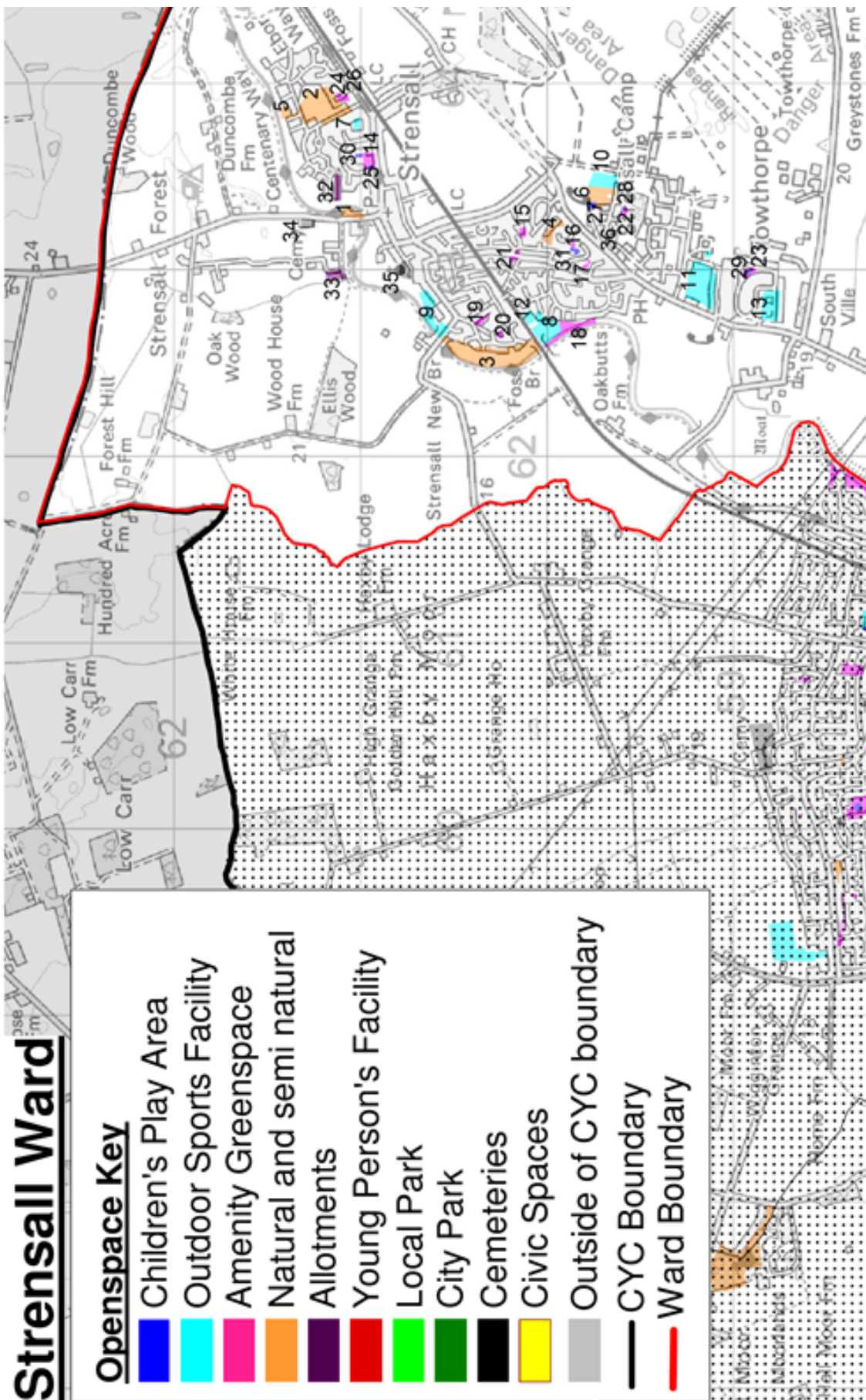
**TABLE F ASSESSMENT OF SITES TO BE DESIGNATED LOCAL GREEN SPACE**

	Park AGS				Value
30	Northfields	within	Children's Play Area	0.040	Recreational Value
31	Children's Play Area Off Pasture Close	adjacent	Children's Play Area	0.138	Recreational Value
32	Allotment Gardens by Terrington Close	adjacent	Allotments	0.519	Recreational Value
33	Strensall New Lane Allotments	adjacent	Allotments	0.525	Recreational Value
34	Burial Ground, Strensall	adjacent	Cemeteries	0.392	Tranquillity
35	St Mary The Virgin, Church Lane, Strensall	within	Cemeteries	0.511	Tranquillity & historical significance
36	St Wilfrid's Garrison Church, St Wilfrid's Road, Strensall	within	Churchyard	0.204	Historical Significance

**TABLE G: ASSESSMENT OF SITES REJECTED AS LOCAL GREEN SPACE**

Site ID	Site Name	Proximity to the Community	Local Community Value / Local Significance	Size (HA)	Reason
NONE					





## APPENDIX TWO: LOCAL CONNECTIONS CRITERIA FOR AFFORDABLE HOUSING

Where the affordable<sup>1</sup> housing requirement, as set out in the City of York Local Plan, is triggered, it is expected that the needs and aspirations of the local community must be met in accordance with the most up to date Strategic Housing Needs Assessment and in relation to:

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

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

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

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

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

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