

# STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN UP TO 2033

REFERENDUM VERSION



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## **DEDICATION**

This document is dedicated to the memory of

**Sue May, Philip Thorpe and Councillor John Chapman**

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

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## 1.0 INTRODUCTION

### 1.1 Status of the Village Design Statement

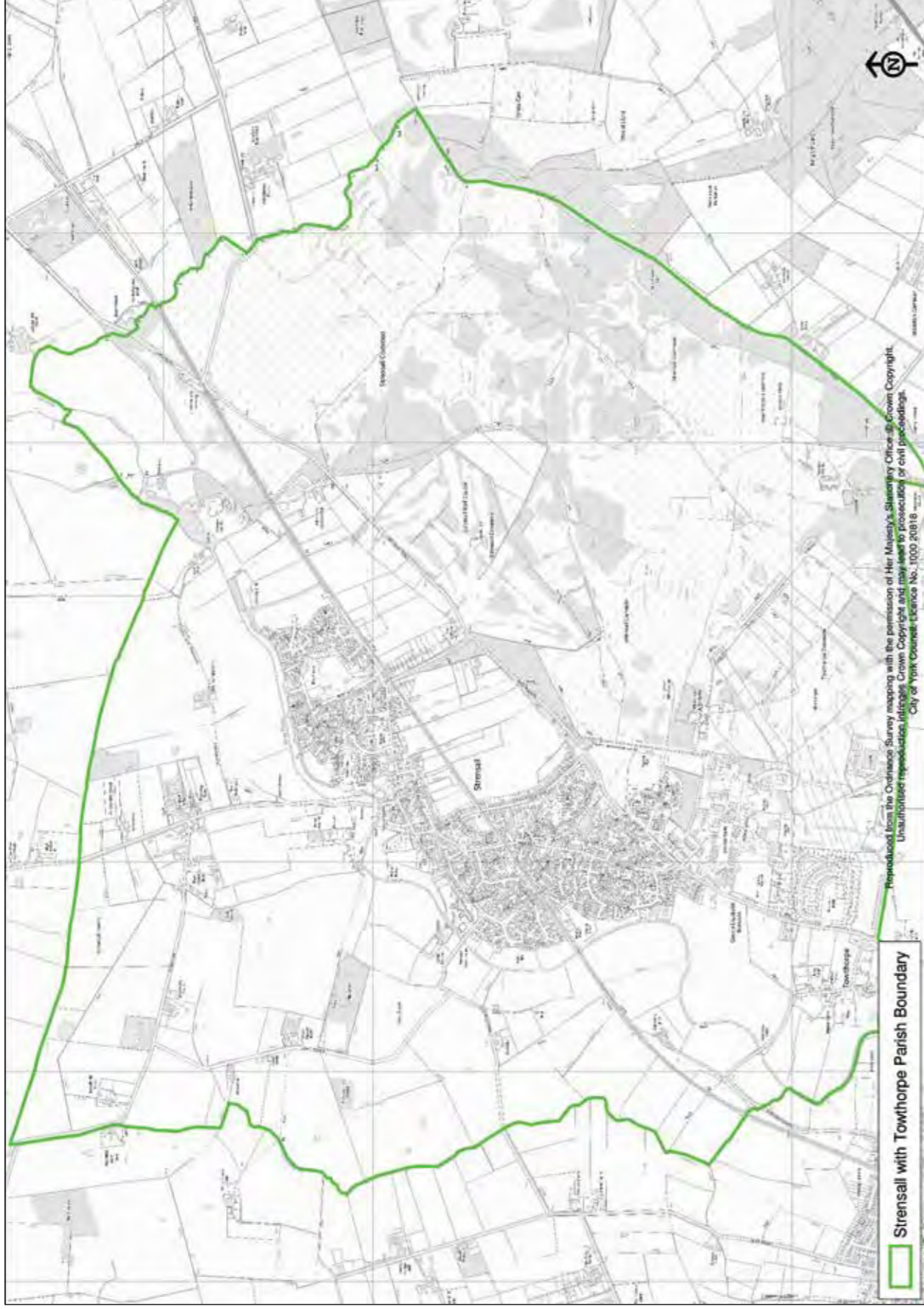
1.1.1 Strensall with Towthorpe Parish Council requested assistance from the community in April 2010 for volunteers to compile a Village Design Statement. Over the ensuing months a number came forward and terms of reference for the working group were agreed in November that year. Regular meetings were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

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

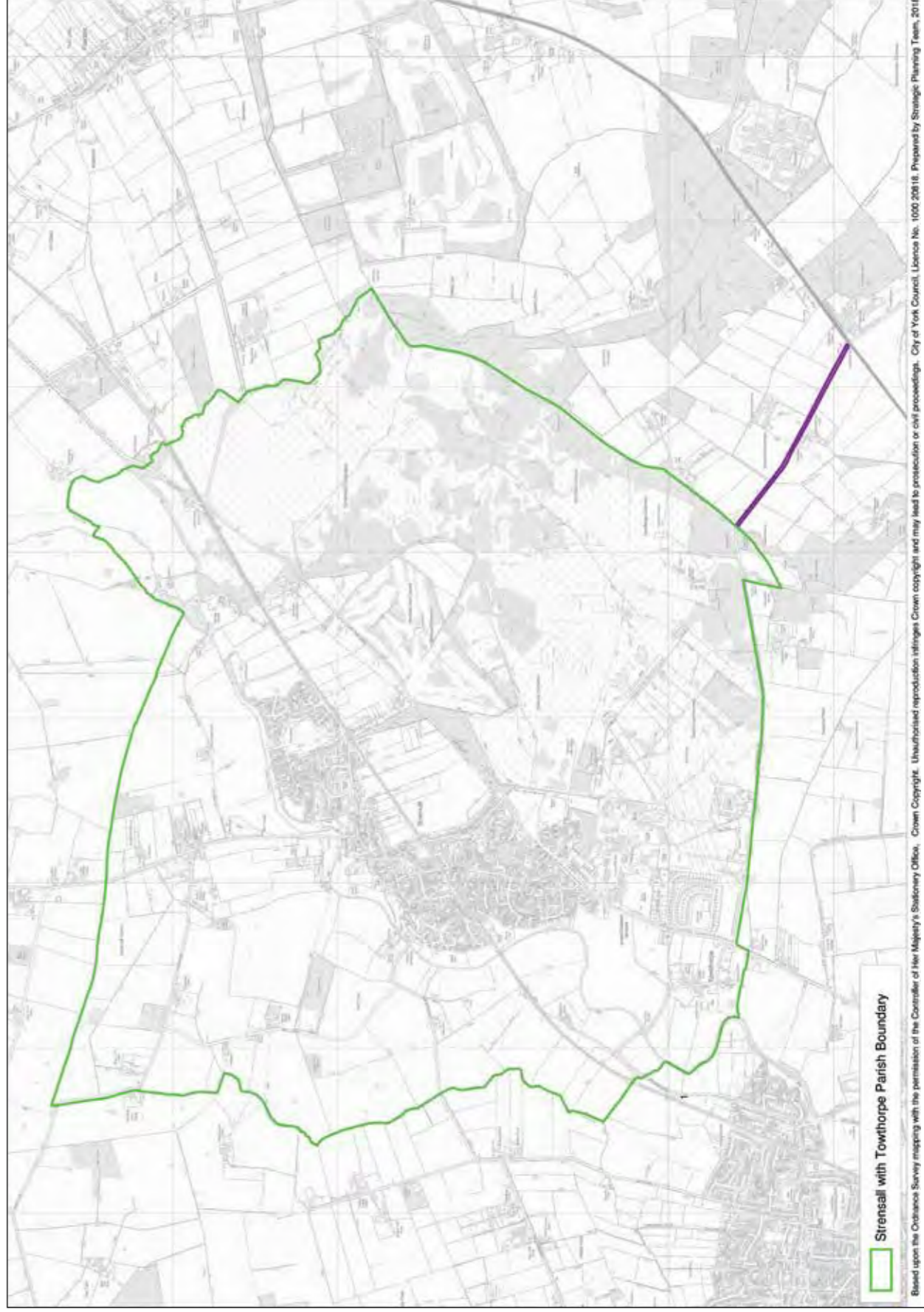
1.1.3 The following is an extract from the Plain English Guide to the Localism Act which explains neighbourhood plans:

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





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



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



## 1.2 Strensall with Towthorpe Neighbourhood Plan

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

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

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

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

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

## 1.3 Preparation Process

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

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

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

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

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

## 1.4 Next Stage of the Process

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

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

1.4.3 The City of York Council undertook city wide consultation on proposed modifications to the local plan (as submitted in May 2018) between 10th June and 22nd July 2019. This consultation considered amendments following the updating of the evidence base, including a revised Habitat Regulation Assessment using new evidence from visitor surveys at Strensall Common SAC, Skipwith Common SAC and Lower Derwent Valley SPA. This report represents a legal requirement in the local plan preparation and was discussed as part of the initial phase of examination hearings in December 2019. The initial phase of local plan examination hearings in December 2019 considered matters, issues and questions concerning the soundness of the local plan and in particular the strategic approach to legal compliance including the duty to cooperate, housing need and green belt principle. A subsequent consultation on the Composite Modifications Schedule - April 2021, took place in May/June 2021, which considered further policy changes, including a new bespoke policy (GI2a -Strensall Common Special Area of Conservation (SAC)) to reflect the outcomes and recommendations of the HRA (2020). Phases 2, 3 and 4 of the Local Plan hearings took place during Spring and Summer 2022, and addressed matters concerning strategic vision, economic development, housing need and supply, Green Belt, infrastructure, climate change, affordable housing, universities and colleges, gypsies travellers and showpeople, strategic sites and individual policies/sections of the Plan. The Council undertook a consultation on all Proposed Modifications in early 2023. It intends to adopt the Local Plan in late 2023, subject to a supportive Examiner's Report.







## 2.0 HISTORY OF STRENSALL WITH TOWTHORPE

### 2.1 The History of the Village

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

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

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

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

2.1.5 A pattern of enclosures and curved field boundaries survive to the south east of the village and Southfields Road which preserve the alignment of, and in some cases, earthworks of the ridge and furrow that formed one of the medieval open fields associated with Strensall.

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

### 2.2 The Layout of the Village

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

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

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

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

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

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

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

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

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



## 2.3 Demographic Profile

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

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

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

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



## 3.0 POLICY CONTEXT FOR THE NEIGHBOURHOOD PLAN

### 3.1 National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied. The latest version of the NPPF was published in July 2021 and replaced the previous iterations that were published in February 2019, July 2018 and March 2012.

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

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

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

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

**An environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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



### 3.2 Local Planning Policy

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

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

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

- a. the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- b. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c. the degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

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

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

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

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

### 3.3 Green Belt

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

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

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

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

3.3.5 The Strensall with Towthorpe Neighbourhood Plan does not include a specific policy regarding the York Green Belt. It is not seeking to include any Green Belt boundary changes or allocate any sites within the general extent of the Green Belt. It is therefore considered to be in general conformity with the Local Plan Publication Draft (2018) and the Proposed Main Modifications, including policies map modifications (February/March 2023).

### 3.4 Development Allocations

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

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



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

### 3.5 Open Space and Green Infrastructure

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

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

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

### 3.6 Conservation Areas

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

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

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

### 3.7 Listed Buildings

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

TABLE C: LISTED BUILDINGS WITHIN STRENSALL AND TOWTHORPE			
Serial	Item	Location	Grade
1	Berwin House (Mid 18th Century House)	3 Church Lane, Strensall	2
2	The Grange	59 The Village, Strensall	2
3	Mile Post	Opposite Main Entrance to Queen Elizabeth Barracks. It is believed to have been stolen c 2000	2
4	Church of St Mary the Virgin	Church Lane, Strensall	2
5	Strensall New Bridge, formerly listed as Strensall Low Bridge	Haxby Moor Road, Strensall	2
6	Manor House Farmhouse, formerly listed as Strensall Hall	1 The Village, Strensall	2
7	Station House	130 The Village, Strensall	2
8	Strensall Bridge, John Carr's Bridge	Sheriff Hutton Road, Strensall	2
9	Low Farmhouse	Towthorpe Road, Towthorpe	2
10	War memorial	The Village, Strensall	2

### 3.8 Ecology and Nature Conservation

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

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

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

3.8.3 Strensall Common is a rich and varied environment with a wealth of wildlife. It is one of only two extensive lowland heaths remaining in the Vale of York. The site of some 600 hectares, it is an internationally important lowland heath. It is of great importance to wildlife and harbours rare species of flora and fauna, including moths, great crested newts, flowers and ferns. The heathland is used by a tenant farmer whose sheep and cattle graze the site throughout the year under the terms of an environmental stewardship scheme with Natural England.

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

#### *The Strensall Common Yorkshire Wildlife Trust Reserve*

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



*Sites of Importance to Nature Conservation (SINC) Sites*

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

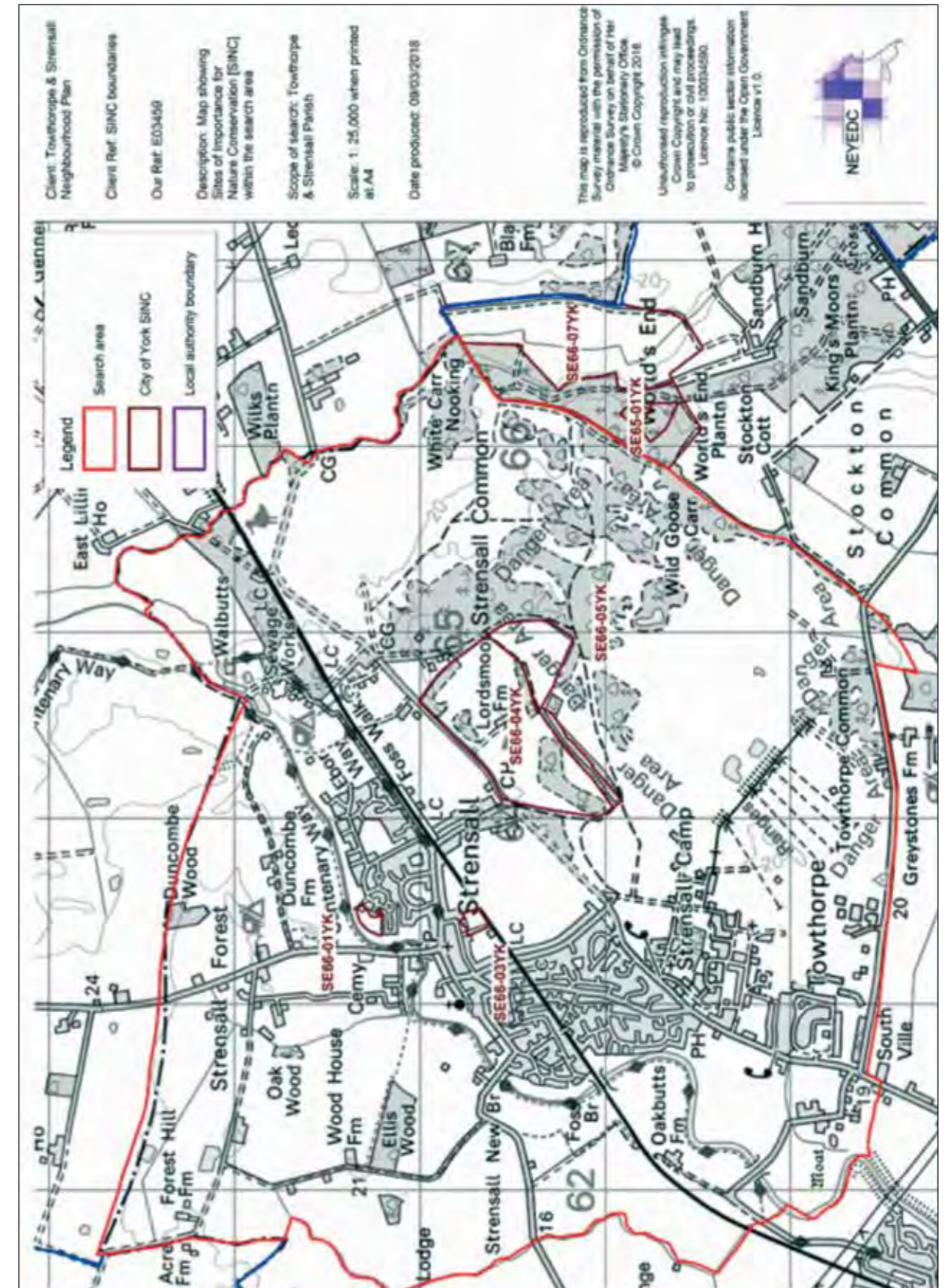
3.8.7 The sites are particularly well known for dragonflies and butterflies. Scrub removal has been carried out in certain areas to prevent shading, which maintains the diversity of marginal aquatic flora allowing a greater number of dragonfly species to breed. Also breeding are five common species of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

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

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

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

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



Map C: SINC sites across the Parish area





## 4.0 AIMS AND OBJECTIVES OF THE PLAN

### 4.1 Aims of the Plan

#### 4.1.1 The aims of the Neighbourhood Plan are:

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

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

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

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

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

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

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

### 4.2 Objectives of the Plan

#### 4.2.1 The objectives of the Plan are to:

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



## 5.0 NEIGHBOURHOOD PLAN POLICIES

### 5.1 Car Parking

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

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

5.1.3 Currently, City of York Council refers to Appendix E of the Development Control Local Plan (2005) when determining parking standards in relation to development proposals. However, the NPPF (2021) is more up to date and it states that maximum parking standards should only be set where there is clear and compelling justification that they are necessary for managing the local road network or for optimising the density of development in city and town centres and other locations well served by public transport. Given Strensall with Towthorpe does not fall within the description as to where it would be appropriate to set maximum standards then it is considered more appropriate to determine an appropriate level of parking based on the characteristics of development in accordance with Paragraph 107 of the NPPF (2021) or any subsequent guidance or policy.

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

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

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

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

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

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

#### *Safeguarding of existing car parking*

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

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

#### **POLICY CP1: SAFEGUARDING EXISTING CAR PARKING**

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

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

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

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

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

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

#### *Increased Public Car Parking*

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

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

#### **POLICY CP2: INCREASED PUBLIC CAR PARKING**

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



## 5.2 Community facilities and open space

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

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

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

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

5.2.5 The plan identifies the key local community facilities on the Proposals Map, which are also listed under Table F below. It is expected that, during the plan period, these will be protected for the benefit of the community. Where a proposal comes forward which would result in their loss it will be necessary for the applicant to demonstrate that every effort has been made to secure their continued use, which must include marketing of the facility to see whether an alternative provider might be secured in the same location. Community facilities are defined as buildings or land within Use Classes F1 (Learning & Non-Residential Institutions) and F2 (Local Community), and in the case of public houses, sui generis, as defined under the Use Class Order 1987, as amended.

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

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

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

5.2.9 The Proposals Map also identifies areas of local green space to be afforded protection as a result of designation either within the City of York Local Plan or this neighbourhood plan. The level of policy protection provided is the same, irrespective of the source. This is because paragraph 101 of the NPPF does not distinguish between different types of plans and instead sets out how local and neighbourhood plans allow communities to identify and protect green areas of particular importance to them.

5.2.10 Paragraph 102 of the NPPF sets out the criteria for designating local green space, as the intention is for green space to serve communities by virtue of proximity or local significance, and to be local in character. A full assessment of the land to be designated is set out in a separate report detailing the assessment process. Given that the intention is to maintain the open character of the local green space by resisting development then the designation is considered to be consistent with Green Belt policy where the land is outside of development limits.

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

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

### POLICY CF1: SAFEGUARDING OF COMMUNITY FACILITIES

The community facilities listed below and shown on the Proposals Map should be safeguarded for the benefit of the community:

**TABLE F: LIST OF COMMUNITY FACILITIES AND SERVICES**

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

Development that would result in the loss of a community facility will only be supported where:

1. 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
2. Alternative provision of equivalent or better provision will be made elsewhere within the neighbourhood area if a need for the community facility continues to exist prior to commencement of development.

## POLICY CF2: LOCAL GREEN SPACE

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

The enhancement of a designated Local Green Space to improve its value for amenity, recreation and/or biodiversity will be supported.

**TABLE G: LIST OF LOCAL GREEN SPACE SITES**

Site ID	Site Name	Size (HA)
CF2-1	Land at Strensall Bridge	0.481
CF2-2	The Heath	3.712
CF2-3	Foss Bank - Westpit Lane	4.879
CF2-4	Wild Haven (Ash Walk/Pasture Close)	0.613
CF2-5	Lakeside Gardens	0.372
CF2-6	Howard Road	2.429
CF2-7	Strensall Bowling Green	0.209
CF2-8	Strensall Sports and Recreation Ground	1.878
CF2-9	Robert Wilkinson Playing Field	1.418
CF2-10	Queen Elizabeth Barracks Sports Ground	3.079
CF2-11	Strensall Park Playing Fields	1.504
CF2-12	Northfields/The Village 'Green'	1.344
CF2-13	Hallard Way	0.195
CF2-14	Pasture Close	0.354
CF2-15	Land West of Knapton Close	0.1
CF2-16	Foss Bank/Chaldon Close/Woodleigh Close	1.107
CF2-17	Westpit Lane	0.209
CF2-18	South of Lynwood Close	0.25
CF2-19	Land at York Road/Toby Court	0.187
CF2-20	Hollis Crescent	0.159
CF2-21	Strensall Park 'Green'	0.257
CF2-22	Littlethorpe Close	0.276
CF2-23	Northfields Allotments	0.519
CF2-24	New Lane Allotments	0.525

Site ID	Site Name	Size (HA)
CF2-25	Strensall and Towthorpe Cemetery	0.392
CF2-26	St Mary the Virgin Churchyard	0.511
CF2-27	St Wilfrid's Garrison Churchyard	0.204
CF2-28	Ox Carr Lane/Flaxton Road/Lords Moor Lane Verges	4.129
CF2-29	Newton Way/Knapton Close	0.032
CF2-30	Southfields Road	0.073
CF2-31	South of Middlecroft Drive	0.254
CF2-32	Westpit Lane Hedge	0.085
CF2-33	River Foss – South Bank	5.0

### 5.3 Design and Heritage

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

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

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

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

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



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

5.3.6 In addition, the Character Appraisal identified the following local landmarks: Queen Elizabeth Barracks, the Listed Buildings of St Mary's Church and the two historic bridges over the River Foss. The design of the recent pedestrian bridge is also noted. These landmarks are of interest as they are intrinsic to the identity of Strensall with Towthorpe and part of local history. These local landmarks are therefore considered to be worthy of recognition and protection in order to ensure the character of Strensall with Towthorpe is not undermined in the future.

5.3.7 The Character Appraisal also identifies a number of key views that contribute to the setting of Strensall with Towthorpe. Despite the area being relatively flat, there are opportunities for views across agricultural land from Flaxton Road towards the rooftops of buildings within the historic core of the village. In addition, there are open views across the military training area of Strensall Common from Lords Moor Lane. There are also views out of the built-up area to the surrounding countryside from highways to north of the River Foss. Currently, the open areas of land around the developed extent of the settlements are designated Green Belt. Conservation Area Appraisals have been approved by CYC for each of the three conservation areas in the plan area. They provide further information on the significance of the conservation areas, heritage features, landmarks, gateways, views and landscaping.

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

#### *Promotion of Local Distinctiveness*

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

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

## **POLICY DH1: PROMOTION OF LOCAL DISTINCTIVENESS**

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

### **Gardens and Open Spaces**

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

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

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

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

### **Views**

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

### **Highways**

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

### **Public Rights of Way**

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

### **Signage**

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

### **Strensall Common SAC/SSSI**

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

## General Design Principles

5.3.11 Whereas Policy DH1 addresses the general sense of place and the characteristics that give Strensall and Towthorpe their identity, Policy DH2 is concerned with setting out specific design principles to inform future development proposals. The purpose of the policy is to help inform the design of development proposals to ensure the appearance of Strensall and Towthorpe is respected by referencing key design features in order to reinforce the character. Conservation Area Appraisals for the Strensall Village, Strensall Railway Buildings and Towthorpe Conservation Areas provide an assessment of the character of the conservation areas and identify suggestions for future management improvements.

### **POLICY DH2: GENERAL DESIGN PRINCIPLES**

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

#### **Heritage Assets**

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

#### **Scale and Massing**

All new development is expected to respond to the scale, density and height of its surrounding context, and make a positive contribution to local character and distinctiveness of the character area as identified in the Strensall with Towthorpe Character Appraisal. If appropriate to promoting the positive character of the neighbourhood plan area, a mix of building styles and sizes should be used. Buildings of an outstanding contemporary design will be supported.

#### **Open Space**

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

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

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

#### **Boundary treatments**

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

### **POLICY DH2: GENERAL DESIGN PRINCIPLES (continued)**

#### **Roof form**

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

Roof forms and materials are expected to match desirable local characteristics, particularly in conservation areas. Plan depth should be sympathetic to desirable existing village plan forms so as to generate familiar pitched roof geometries and roof heights.

#### **Materials**

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

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



#### **Shopfront Design and Signage**

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

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



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

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

### **POLICY DH3: SHOPFRONT DESIGN AND SIGNAGE**

Where there is a proposal to alter, replace, or create new shopfronts, it will be supported where:

- a. The design enhances the scale, qualities and appearance of the building and is in keeping with its surrounding area, in respect to its design, scale, materials and colour;
- b. Shopfront signage is of a scale, design, material, finish and position within the fascia, to match and be tailored to the building and streetscene, with hand painted signage applied directly to the fascia board particularly encouraged where it achieves this; and
- c. Lighting is fitted externally and without the use of internal box lighting.

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

- a. Restoration of original shopfronts will be supported. Proposals which set out to remove, replace or substantially harm shop fronts of historic merit will not be supported.
- b. Illumination of signage will be supported where the fittings, wiring and level of illumination is designed to enhance the historic character and appearance of the building and conservation area.

## **5.4 Development Guidance**

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

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

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

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

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

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

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

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

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

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

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

### *Policy DG1: Strensall Park*

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

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

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

#### **POLICY DG1: STRENSALL PARK**

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

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

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

### *Policy DG2: Alexandra Road*

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

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

#### **POLICY DG2: ALEXANDRA ROAD**

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

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

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



*Policy DG3: Howard Road*

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

5.4.18 Within the Howard Road area there is an area of grassland located between the SAC/SSSI of Strensall Common and a MoD housing estate that includes a children's play area and football pitch. The land and properties within the area are mostly owned by the MoD. The play area and football pitch are located in the Green Belt and identified as existing open space in the Local Plan (See PMM8 (H59 – Policies Map North) in the Proposed Policy Map Modifications January 2023 document).

**POLICY DG3: HOWARD ROAD**

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

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

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

*Policy DG4: Development at Queen Elizabeth Barracks*

5.4.19 This area contains the operational army barracks set behind a wire fence that includes a variety of historic and modern buildings laid out around parade grounds. The historic buildings are constructed in brick with hipped roofs covered in slate or tiles. Buildings identified to be of local historic interest are indicated on Map D and their loss will need to be fully justified. A photographic record of the buildings and the site will be required before demolition or redevelopment commences.

5.4.20 Queen Elizabeth Barracks has a significant visual presence within Strensall due to its scale, character and also the presence of the wire fence surrounding the heart of the site. The announcement by the MOD that the Barracks are to close and the site redeveloped is therefore of considerable concern to the wider community due to the potential impact of any major new development. Whilst the City of York Local Plan does not allocate the site for development, due to the potential impact on the Strensall Common SAC (modification ref MM3.70), there is still a chance that a planning application could be submitted at some point during the Plan period. The neighbourhood plan therefore intends to provide a framework for the determination of any application concerning the Barracks. In doing so, the neighbourhood plan is not actively endorsing the development of the site.

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



*Map D: Buildings of Historic Interest, Queen Elizabeth Barracks, Strensall*

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

5.4.23 Policy DG4 therefore also sets out a list of matters that any proposal concerning the redevelopment of the Barracks should address in order for development to be considered acceptable by the community.



## POLICY DG4: DEVELOPMENT AT QUEEN ELIZABETH BARRACKS, STRENSALL

1. Development at Queen Elizabeth Barracks (QEB) will be permitted where:

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

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

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

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

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

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

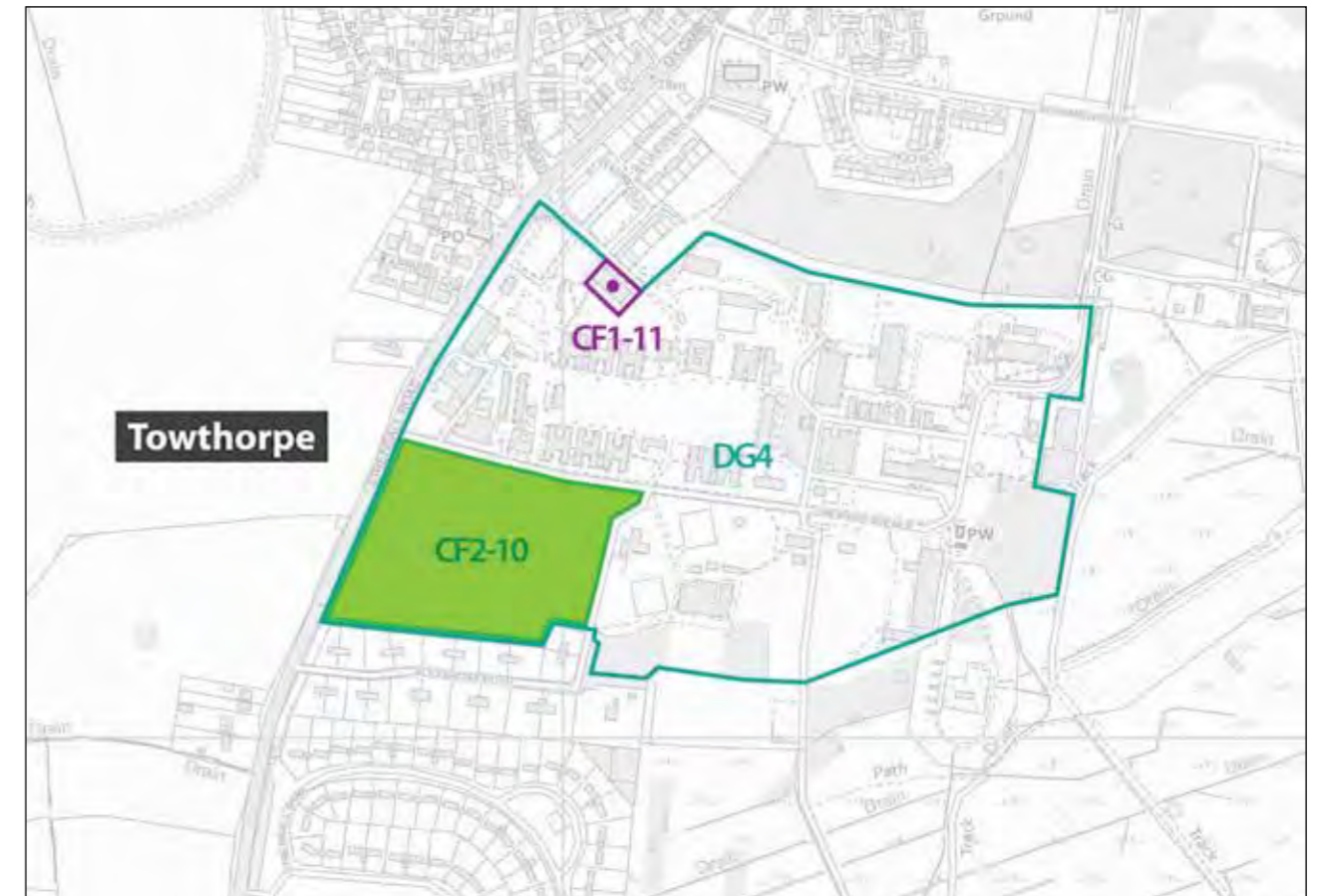
E. Transport impacts associated with any development can be appropriately managed and mitigated, with priority given to the design of the development to include more sustainable modes of travel, in particular cycling and walking, to be secured through a travel plan.

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

i. the incorporation of landscaped areas; and

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

2. A masterplan should be developed for the site reflecting the principles set out in revised Policies DG 1 -3 and should be informed by a Heritage Assessment, including a photographic record of the site and buildings. This must identify any buildings of historic or architectural interest and demonstrate how proposals would respond to and where appropriate incorporate these into the design of the development.



Map E: Sports Provision and Community Hall





## 5.5 Affordable Housing

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

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

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

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

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

### POLICY DG5: AFFORDABLE HOUSING

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



## 6.0 COMMUNITY ACTIONS

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

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

### 6.3 CA1: Highways Improvements

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



## CA1: HIGHWAYS IMPROVEMENTS

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

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

## 6.4 CA2: Designation of Public Rights of Way

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

## CA2: DESIGNATION OF PUBLIC RIGHTS OF WAY

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

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

## 6.5 CA3: Designation of Assets of Community Value

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

## CA3: DESIGNATION OF ASSETS OF COMMUNITY VALUE

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

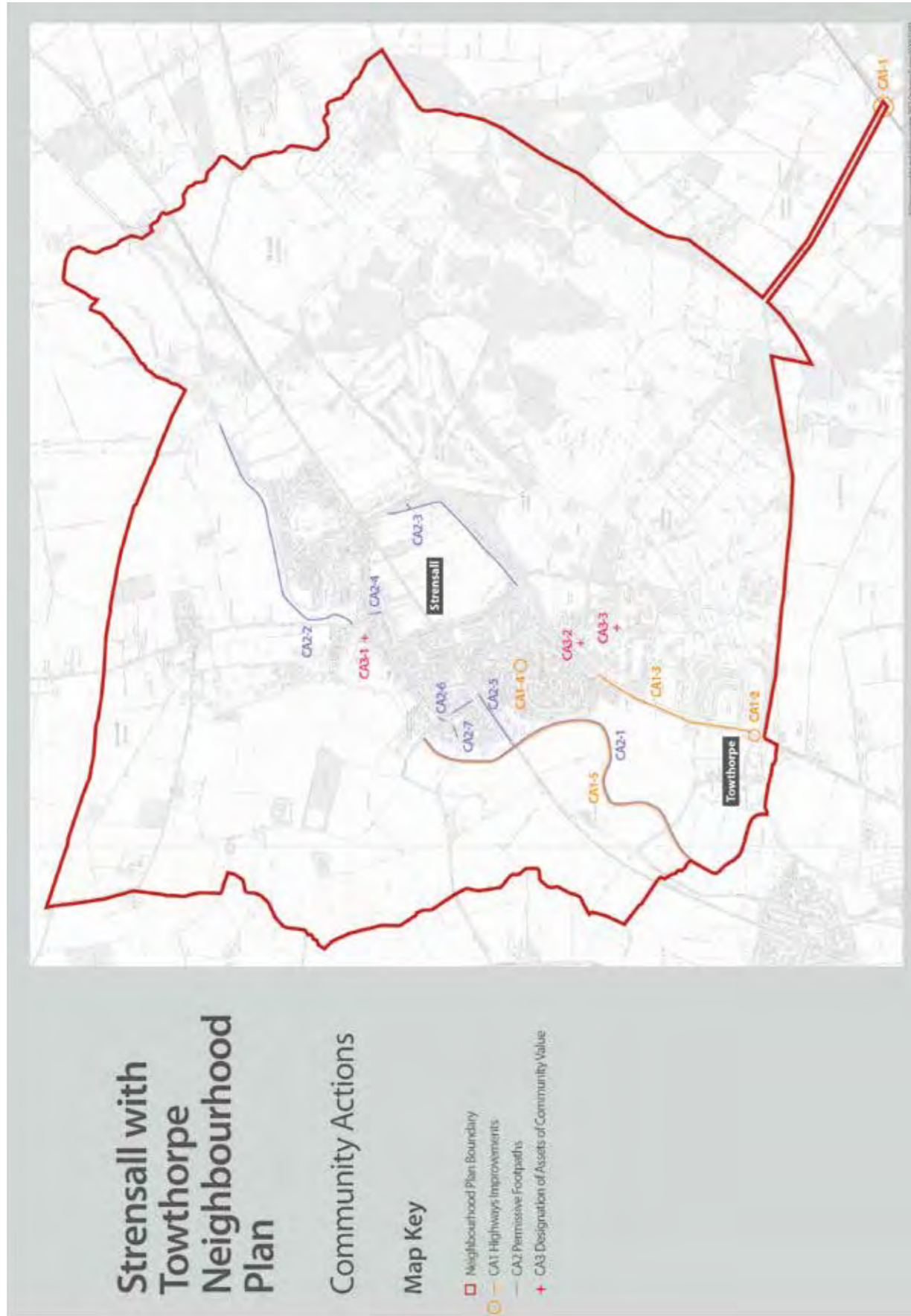
## 6.6 CA4: Affordable Housing - Local Connection Approach

6.6.1 The Parish Council consider that, in order to meet local affordable housing need, the plan policy should be complemented and supported by an approach which looks to ensure that such housing is allocated with regard to local connections.

## CA4: AFFORDABLE HOUSING LOCAL CONNECTION

The Parish Council will seek to ensure that affordable housing is made available to those with a local connection to the Parish in the first instance, in accordance with the local connections criteria set out in Appendix Three.





Map F: Community Actions



## 7.0 COMMUNITY INFRASTRUCTURE LEVY

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

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

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

7.4 This money can be spent more widely than on infrastructure – but must be used to address the demands that development places on the area. This means Strensall with Towthorpe Parish Council is free to spend the money on projects that will directly benefit the neighbourhood area as long as the money supports growth of the settlements. Through the current consultation, the Parish Council would like to understand priorities for improvements to infrastructure and what community priorities exist for improvements to the village.”

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



# APPENDIX ONE: CAR PARKING SURVEY OF STRENSALL

## Introduction

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

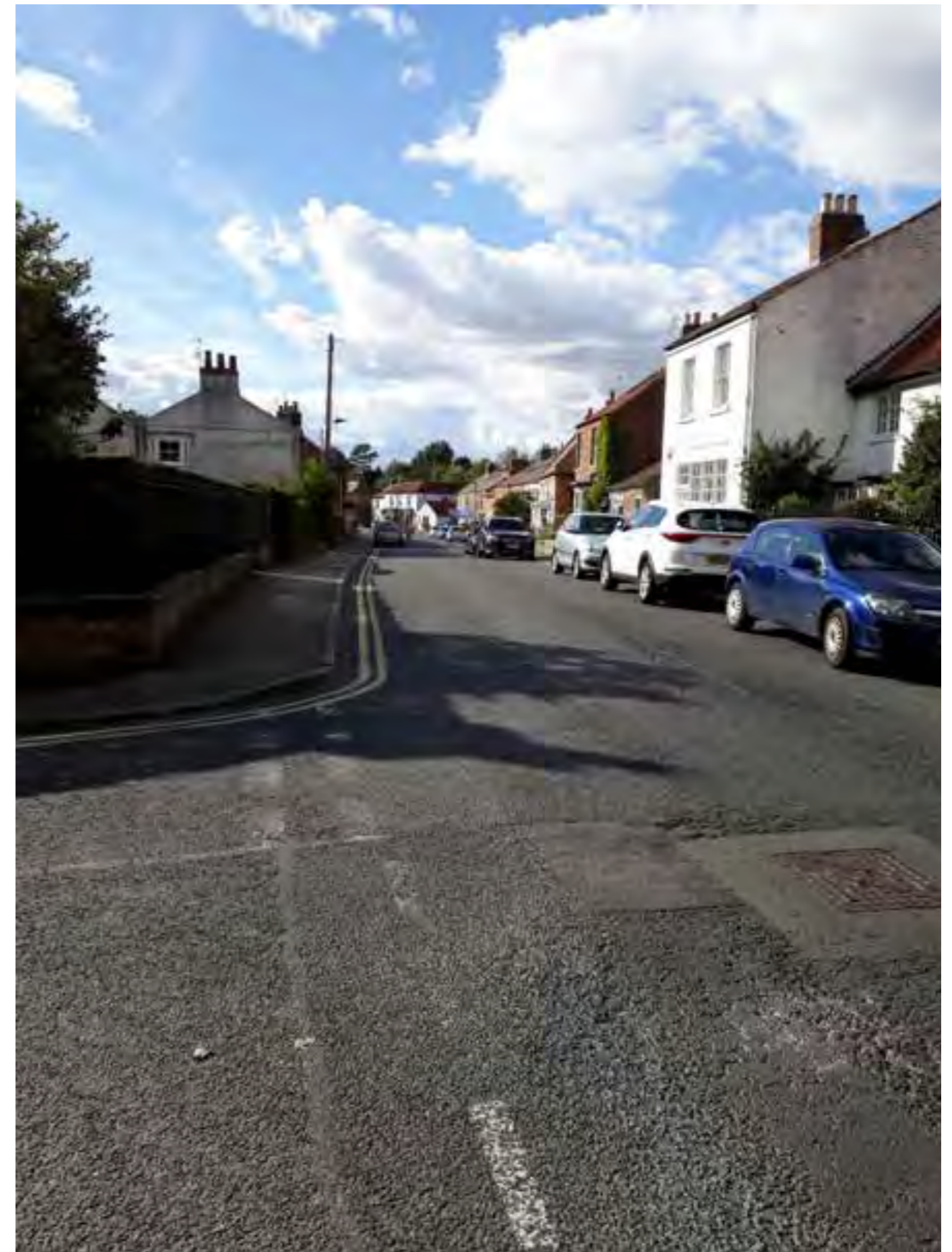
The survey focused upon the following locations, which are located adjacent to the facilities and services within Strensall:

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

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

## The Village between Jcn of Southfields Rd & The Library

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



*Photograph taken from junction of Southfields Road and The Village*



**Saturday 1st September 2018**

**The Village between Jcn of Southfields Rd & the library**

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

**Thursday 6th September 2018**

**The Village between Jcn of Southfields Rd & the library**

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

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

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

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

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

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

**East End of The Village between 100 and 135 The Village**

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



Photograph taken from junction of The Village with Brecks Lane

**Saturday September 1st 2018**

**East End of The Village between 100 and 135 The Village**

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

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

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

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

**West End, Strensall**

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

The area surveyed included the following highways:

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

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

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

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

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

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

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





Photograph taken from Barley Rise North of Shopping Parade

**Thursday 6th September 2018  
Barley Rise Shopping Parade Area**

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

## APPENDIX TWO: LOCAL GREEN SPACE DESIGNATION

A2.1 Paragraph 102 of the National Planning Policy Framework (NPPF) sets out the criteria for the designation of local green space within Local Plans and neighbourhood plans. The NPPF makes clear the Local Green Space designation will not be appropriate for most green areas or open space and that the designation should only be used:

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

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

A2.3 Through consultation and discussions an initial list of sites was identified for potential designation. The list has then been considered in light of the criteria of Paragraph 102 in order to identify whether the sites initially identified were appropriate for designation. A number of sites have not been carried forward for designation because they were considered to be either too big, or else they were not locally significant either in terms of use or historic significance. The table below sets out the full list and the assessment, which resulted in the final list included under Policy CF2 of this Plan.



CF2-1	Land at Strensall Bridge
Location	North of Strensall Bridge to the east of Sheriff Hutton Road/west of the River Foss/east of and opposite the Fossview Close residential area (formerly The Tannery).
Size	0.481 Ha
Adjacent to existing properties?	Yes - opposite Fossview Close residential area
Local or community value	Yes – the site is used and enjoyed by residents from the relatively new housing development opposite, for whom it is their most accessible area of local green space and 'gateway' to the countryside to the north along the river
Landscape value	Yes - natural/semi-natural area on the west bank of the River Foss with mixed rough grassland and scrub, forming attractive section of river corridor. The site is on the northern boundary of the Strensall Village Conservation Area and is important in facilitating key long distance views, as identified in the conservation area appraisal - "a panoramic view looking north out across open fields is possible from Strensall Bridge and serves as a reminder of the agricultural history of the village."
Historical value	The grade II Listed Strensall Bridge is located at the site's south-west corner, which is important for its setting. The site is also on the northern boundary of the Strensall Village Conservation Area and is important to its setting.
Recreational value	Yes - Centenary Way Public Right of Way runs north-south through the site, identified for Strategic Pedestrian/Cycle Corridor Improvement in the Local Plan Publication Draft (February 2018). A further path links into this from Sheriff Hutton Road, just north of the junction with New Lane
Wildlife or green infrastructure value	Yes – area provides mixed scrub/grassland habitat linked to the adjacent river. It also forms part of a key wildlife corridor linking countryside to the north with the City of York to the south
Summary Assessment/ Basis for Recommendation	The site has clear landscape, wildlife and recreational value and is well-used by local residents. It is also important in relation to the adjacent conservation area and listed Strensall Bridge
Recommendation	<b>Designate as Local Green Space</b>



CF2-1 Land at Strensall Bridge

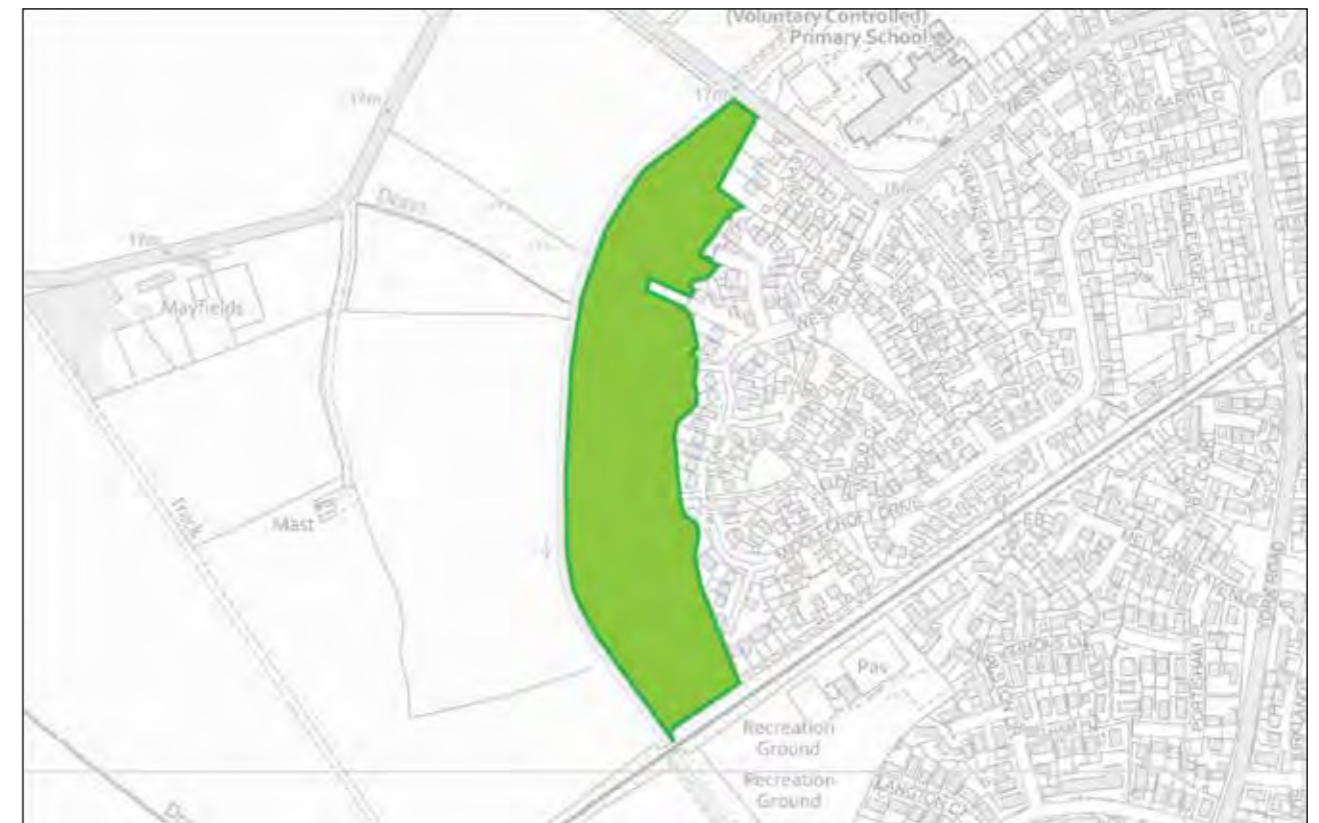


<b>CF2-2</b>	<b>The Heath</b>
Location	East of Park Gate, south of Heath Ride
Size	3.712 Ha
Adjacent to existing properties?	Yes – surrounded by residential development on all sides
Local or community value	Yes – extensively used as recreation and dog walking area. It's 'criss-crossing' paths and desire lines is clear evidence of its high level of usage
Landscape value	Yes – semi-natural landscape created by developer, including features such as small copses and standing stones as well as several footpaths through the site
Historical value	None known. Formerly the clay pit for Strensall Brickworks
Recreational value	Yes – provided as open space area in 1990 by developer when planning permission was granted for The Brecks area of Strensall. Identified as an 'existing open space' in the Local Plan Publication Draft (February 2018). Regularly used by children, dog walkers and as through-route from bus terminus to residences to the east of the built area of The Brecks
Wildlife or green infrastructure value	Acts as sizable wildlife corridor between countryside to the north and Strensall Common to the south. It's growing maturity over the last 30 years increases its inherent value as wildlife habitat
Summary Assessment/ Basis for Recommendation	The site has clear recreational and wildlife value as well as forming an attractive and maturing green focus for The Brecks housing area – as originally intended. It is clearly of particular value to the local community
Recommendation	<b>Designate as Local Green Space</b>



CF2-2 The Heath

CF2-3	Foss Bank - Westpit Lane
Location	East bank of the River Foss between the railway line to the south and Haxby Moor Road to the north; to the west/rear of properties in Westpit Lane, Leyfield Close and other residential roads
Size	4.879 Ha
Adjacent to existing properties?	Yes – located to rear of some properties at Westpit Lane (even nos), Creaser Close, Shelley Drive, Adlington Close and Leyfield Close
Local or community value	Yes – regular use by walkers and dog walkers. Expressions of concern regarding extension of residential gardens into the area are an indication of wider community interest in the site
Landscape value	Yes – natural/semi-natural area on the east bank of the River Foss, of rough grassland with scattered scrub and more dense areas of tree cover, particularly towards its southern end
Historical value	The grade II Listed Strensall New Bridge is located in the north-west corner of the site. The Strensall Village Conservation Area extends slightly into the site at the same location
Recreational value	Yes - regular usage by walkers and dog walkers. Identified as an 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Yes – area provides mixed grassland/scrub habitat linked to the adjacent river. It also forms part of a key wildlife corridor linking countryside to the north with the City of York to the south
Summary Assessment/ Basis for Recommendation	The site has clear landscape, wildlife and recreational value and is valued by the local community
Recommendation	<b>Designate as Local Green Space</b>



CF2-3 Foss Bank - Westpit Lane



<b>CF2-4</b>	<b>Wild Haven (Ash Walk/Pasture Close)</b>
Location	To south-west/rear of properties in Oak Tree Close; east of Kirklands, north of end of Pasture Close
Size	0.613 Ha
Adjacent to existing properties?	Yes - Surrounded by properties in Kirklands, Ash Walk, Pasture Close and Oak Tree Close
Local or community value	Yes – enjoyed by local residents for its high amenity value, both passively from their homes and actively as pedestrian through-routers or recreational walkers. Includes a nature trail for both recreational and educational use
Landscape value	Yes – natural/semi-natural area - uncultivated with many mature trees. Forms highly attractive wooded backcloth to the surrounding residential area
Historical value	None known
Recreational value	Yes – includes well-used pathway from Pasture Close to Ash Walk and natural trail for both formal and informal use. Identified as an 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Yes – well-wooded area rich in flora and fauna. Nest boxes provided at several locations. Significant local habitat value within a built-up residential area
Summary Assessment/ Basis for Recommendation	The site has clear landscape, wildlife and recreational value and is well-used/valued by the local surrounding community
Recommendation	<b>Designate as Local Green Space</b>



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

<b>CF2-5</b>	<b>Lakeside Gardens</b>
Location	East of Lakeside Gardens, north of Heath Ride, south of the River Foss
Size	0.372 Ha
Adjacent to existing properties?	Yes - surrounded on three sides by residential properties
Local or community value	Yes – highly attractive feature/focal point of this local neighbourhood. Well-used for informal recreation by residents
Landscape value	Yes – natural/semi natural lake fringed by mature woodland and grassland, adjacent to the south bank of the River Foss, forming an attractive riverside feature
Historical value	None known
Recreational value	Yes – readily accessible from surrounding roads and riverside path/Public Right of Way, via paths and desire lines. Well-used for informal recreation by local residents and recreational river walkers. Identified as an 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Yes – provides valuable wetland, woodland and related habitat, linked to the river. Kingfishers and other wildlife have been seen at this location. It also forms part of a key wildlife corridor along the river, linking countryside to the north with the City of York to the south, and also a secondary corridor south, through The Heath, on to Strensall Common
Summary Assessment/ Basis for Recommendation	The site has clear wildlife, landscape and recreational value and is demonstrably special to local residents
Recommendation	<b>Designate as Local Green Space</b>



CF2-5 Lakeside Gardens



<b>CF2-6</b>	<b>Howard Road</b>
Location	North of Howard Road, west of Scott Montcrieff Road, east/rear of residential properties in Humber Drive
Size	2.429 Ha
Adjacent to existing properties?	Yes – to the west, with some also to the south
Local or community value	Yes – the site is special to local people in providing a variety of formal and informal recreational opportunities for residents of all ages
Landscape value	Yes – the site is in many ways a visual extension of the distinctive common landscape to the north and east
Historical value	None known
Recreational value	Yes – The children’s play area in the north-west corner contains play equipment aimed at children of all ages, including swings and rockers. This area offers significant benefit to local children. The playing field area on the eastern side is ideal for formal and informal ball sports and is valued as one of the few local areas suitable for such use. Football teams in the Neighbourhood area have to travel outside the village on occasion as other village facilities are insufficient to cope with local demand. The more informal areas of the site provide a space for walkers/dog walkers, with desire line walks through the grassed areas. The play area and playing field were identified as ‘existing open space’ in the Local Plan Publication Draft (February 2018) (NB current status unclear given deletion of previously proposed housing allocation on the balance of the site)
Wildlife or green infrastructure value	Yes – the less intensively managed/mown areas of grassland, scattered scrub and more mature trees around the more formal play area and playing field provide a useful habitat adjunct to the designated Strensall Common to the east and north. The area is ideal for the movement of small animals e.g. hedgehogs. The area offered (at the time of the assessment) a limited variety of food e.g. berries. It is difficult to make a fair assessment of this area of greenspace as it is suspected that this area has more to offer in terms of wildlife than is visible in October. At other times of the year with the presence of wildflowers, I would expect there to be significant number of bees, butterflies and insects
Summary Assessment/ Basis for Recommendation	The site has clear recreational and wildlife value as well as contributing positively to the local landscape. It is a multi-functional open space of special value to the community
Recommendation	<b>Designate as Local Green Space</b>



CF2-6 Howard Road

<b>CF2-7</b>	<b>Strensall Bowling Green</b>
Location	Off/west of Park Gate; north/rear of properties on The Village; east/rear of properties on Northfields
Size	0.209 Ha
Adjacent to existing properties?	Yes – surrounded on all sides by residential properties in Northfields, Blacklee Close, The Village, The Paddock and Park Gate
Local or community value	Yes – bowling green for a successful bowling club which provides a centre of outdoor activity and companionship. The small clubhouse and several benches for spectators add to the amenities
Landscape value	Yes – in addition to the well-kept bowling green there are grassed areas on two sides which together with the bowling green provides a green pocket amongst the houses. The site lies adjacent to the northern boundary of the Strensall Railway Conservation Area and contributes to its open setting
Historical value	None known
Recreational value	Yes – provides an outdoor sport enjoyed by players, families and friends
Wildlife or green infrastructure value	None
Summary Assessment/ Basis for Recommendation	The site has undoubted recreational and associated community value, as well as contributing something to the local landscape. It is greatly valued by the older community
Recommendation	<b>Designate as Local Green Space</b>



CF2-7 Strensall Bowling Green



<b>CF2-8</b>	<b>Strensall Sports and Recreation Ground</b>
Location	Playing Field south of the railway line; east of the River Foss; north-west of the end of Langton Court
Size	1.878 Ha
Adjacent to existing properties?	Yes – to the south (Langton Court) and the east (Durlston Drive)
Local or community value	Yes – considerable community value. An underlease was granted by the parish council to provide a sports ground for Strensall Community Youth and Sports Association. The clubhouse has numerous facilities and rooms are available for hire by community groups
Landscape value	Limited to some trees and shrubs around the boundaries
Historical value	None known
Recreational value	Yes - The ground has tennis courts, football pitches and a multi-use games area used for netball etc. There are also plans for an enclosed five a side football pitch. The clubhouse has a kitchen, showers, changing rooms, meeting room and can be hired by other groups. The car park is used during the week, on occasion, for motorcycle training. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Negligible – largely limited to the habitat provided by fringing trees
Summary Assessment/ Basis for Recommendation	The site has considerable recreational and associated community value. It is demonstrably special to the local community as the prime sports/recreational hub in the Neighbourhood Area
Recommendation	<b>Designate as Local Green Space</b>



CF2-8 Strensall Sports and Recreation Ground



<b>CF2-9</b>	<b>Robert Wilkinson Playing Field</b>
Location	North-east of Haxby Moor Road; north-west of West End; south-east of the River Foss
Size	1.418 Ha
Adjacent to existing properties?	Yes – some houses on West End back directly onto the site. Others on West End, Haxby Moor Road and Leyfield Close overlook the site across roads
Local or community value	Yes – the school and its playing fields are an important part of the community and as such are of great value to the community, even though are not directly accessible to/used by community members other than those children attending the school
Landscape value	Yes – mature trees along the riverside boundary (some within, some without the site) are an attractive feature. The site forms a valuable open space setting for the western end of the Strensall Village Conservation Area, the boundary of which directly abuts it
Historical value	None known
Recreational value	Yes - of significant recreational value to the school, as its playing and sports field. The playing fields occupying the north-east half of the site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018). The remainder of the site is identified as 'Educational Establishment (Including Playing Fields)
Wildlife or green infrastructure value	Yes – the site forms part of a key wildlife corridor, along the River Foss, linking countryside to the north with the City of York to the south. The site's mature trees – to the north, west and south – provide useful habitat, as does the pond at the site's western extremity
Summary Assessment/ Basis for Recommendation	The site has clear recreational, wildlife and landscape value, but it is its recreational value for the area's children that make it of particular community significance
Recommendation	<b>Designate as Local Green Space</b>



CF2-9 Robert Wilkinson Playing Field



<b>CF2-10</b>	<b>Queen Elizabeth Barracks Sports Ground</b>
Location	East of Strensall Road; south of Cheshire Avenue; north of properties on Alexandra Road
Size	3.079 Ha
Adjacent to existing properties?	Yes - located to north/rear of residential properties on Alexandra Road, with military properties to the north and east
Local or community value	Yes - limited use due to its secure location but the football pitch has been used by arrangement with the military
Landscape value	Yes – an easterly extension across Strensall Road of the countryside to the west. Fringing mature trees along all boundaries
Historical value	Has been part of the army facilities since the land was purchased by the MoD by order of the 1884 Strensall Common Act
Recreational value	Yes - but mainly restricted to use by members of the military, with only limited community use by arrangement. As a playing field, it is valued as one of the few local areas suitable for ball sports use. Football teams in the Neighbourhood Area have to travel outside the village on occasion as other village facilities are insufficient to cope with local demand
Wildlife or green infrastructure value	Some infrastructure value as an extension of the countryside to the west
Summary Assessment/ Basis for Recommendation	The site has clear recreational and therefore community value as a much-needed playing field suitable for ball sports. It also possesses some landscape and wildlife value
Recommendation	<b>Designate as Local Green Space</b>



CF2-10 Queen Elizabeth Barracks Sports Ground

<b>CF2-11</b>	<b>Strensall Park Playing Fields</b>
Location	At the heart of the Strensall Park residential area, encircled by Strensall Park (i.e. the road)
Size	1.504 Ha
Adjacent to existing properties?	Yes - surrounded by residential properties on all but the west side
Local or community value	Yes – provides an attractive green outlook for residents and a versatile space for play and informal recreational use on local resident's doorsteps
Landscape value	Yes - large green open space area providing visual amenity for both surrounding residents and users of Strensall Road to the west
Historical value	Associated with military housing
Recreational value	Yes - large cut grassed area plus hard-surfaced 'courts' area, in south-east corner, with pitch markings, allowing various recreational activities, including walking, dog walking and ball games. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Some mature trees, particularly in the south of the site and fringing offer some local habitat
Summary Assessment/ Basis for Recommendation	Of great local recreational value to nearby residents, particularly their children. Some related landscape value
Recommendation	<b>Designate as Local Green Space</b>



**CF2-11 Strensall Park Playing Fields**



<b>CF2-12</b>	<b>Northfields/The Village 'Green'</b>
Location	North of The Village, east of Northfields and adjacent the village hall and car park
Size	1.344 Ha
Adjacent to existing properties?	Yes – faced/bordered by properties on all sides, with the exception of part of the northern boundary which is formed by the planted edges of the village hall car park
Local or community value	Yes - a focal point for the whole village, effectively acting as a village green (although not named or designated as such), hosting both formal village events and providing informal recreational space for a range of activities (see 'Recreational Value' below). Although owned by City of York Council, it is leased to Strensall with Towthorpe Parish Council and therefore maintained for the local community by the parish
Landscape value	Yes – the site functions as a key green space between the Strensall Village and Strensall Railway Buildings Conservation Areas, abutting the boundaries of both and forming part of the setting of both. It sits at an identified 'gateway' to the Strensall Conservation Area from the east and forms part of a key long distance view east along The Village (ref Strensall Conservation Area Appraisal). Mature trees, particularly to the north, but also intermittently around the other boundaries add to the amenity value
Historical value	No particular heritage value. The site was first used regularly for recreation in 1970, from which point it was mown regularly. Prior to this it had been in agricultural use, but used occasionally for leisure purposes. A local resident provided the first swings to be installed on site
Recreational value	Yes – Specifically, it is the location for several events in the village, notably the annual carnival, with an estimated attendance of between 600-1,000 local residents and visitors. Generally, it provides an easily accessible area incorporating 2 separate equipped play areas for both young and older children – in the north-east corner and west of the site respectively - and a relaxing area for families. The north-east play area is fenced and was recently refurbished. The refurbishment replaced a bark chipped surface with turf to reinforce the rural nature of the location. The area around the single football goal is used almost every day by groups of up to 10 mainly youngsters, but often older groups. In good weather, families will gather here to socialise and have picnics where their children, of all ages, can benefit from both the green open space and play equipment. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Limited local value provided by fringing mature trees and shrubs. Otherwise mown amenity grassland
Summary Assessment/ Basis for Recommendation	The site has particular recreational value for the local community throughout the year but especially as the site for the village's annual carnival. It also has notable landscape value in relation to two of the area's 3 conservation areas. The fact that it is leased from City of York Council by the parish council and managed by the parish council on behalf of the community further emphasises its local community importance
Recommendation	<b>Designate as Local Green Space</b>



CF2-12 Northfields/The Village 'Green'





<b>CF2-13</b>	<b>Hallard Way</b>
Location	South-east side of Hallard Way
Size	0.195 Ha
Adjacent to existing properties?	Yes - surrounded by residential properties on Hallard Way, Oak Tree Close, Oak Tree Way and The Willows
Local or community value	Yes - area of greenspace used for various recreational activities in a residential neighbourhood lacking other local green space facilities
Landscape value	Yes - greenspace area includes mature trees and recently planted trees
Historical value	None known
Recreational value	Yes - used as recreational area by local residents. The only usable flat green space in this neighbourhood. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Some local value. Recent tree planting done to increase wildlife habitat
Summary Assessment/ Basis for Recommendation	The site has special value to the local community as a recreational resource in a local area otherwise lacking such space. It represents a small local green 'oasis' and active efforts are being made to increase its value to wildlife through new tree planting
Recommendation	<b>Designate as Local Green Space</b>



CF2-13 Hallard Way





<b>CF2-14</b>	<b>Pasture Close</b>
Location	West of Pasture Close, east of Knapton Close and at the southern end of Kirklands, the space sits at the rear of residential properties on all 3 roads
Size	0.354 Ha
Adjacent to existing properties?	Yes - adjacent to Kirklands and easy access from Pasture Close and Knapton Close. Surrounded by residential properties on all sides
Local or community value	Yes – provides the only local play area for older children in this residential community. Although owned by City of York Council, it is leased to Strensall with Towthorpe Parish Council and therefore maintained for the local community by the parish
Landscape value	Yes – provides attractive green open space with mature trees and scrub at the heart of an otherwise residential area
Historical value	None known
Recreational value	Yes – contains a variety of items of play equipment for older children throughout the site and is the only such play area serving the local residential community. The equipment has been recently upgraded. Older children also play ball games on the site. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Limited local. Scattered mature trees and scrub provide some locally useful habitat amidst mown amenity grassland
Summary Assessment/ Basis for Recommendation	The site has particular recreational value for older local children being the only play area in their residential area. The fact that it is leased from City of York Council by the parish council and managed by the parish council on behalf of the community further emphasises its local community importance
Recommendation	<b>Designate as Local Green Space</b>



CF2-14 Pasture Close



<b>CF2-15</b>	<b>Land West of Knapton Close</b>
Location	West of Knapton Close, east of York Road, off/east of the northern end of Newton Way
Size	0.100 Ha
Adjacent to existing properties?	Yes - surrounded on all sides by residential properties
Local or community value	Yes - provides grassed area for use by the local community. Although owned by City of York Council, it is leased to Strensall with Towthorpe Parish Council and therefore maintained for the local community by the parish
Landscape value	Yes - mature trees along the eastern boundary and hedges to the south surrounding a grassed area make for an attractive local amenity space
Historical value	None known
Recreational value	Yes – informal recreational space for local people. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Limited local – mature trees and hedges provide some locally useful habitat
Summary Assessment/ Basis for Recommendation	The site has local recreational and amenity space value and is special to the surrounding residents as such. The fact that it is leased from City of York Council by the parish council and managed by the parish council on behalf of the community further emphasises its local community importance
Recommendation	<b>Designate as Local Green Space</b>



CF2-15 Land West of Knapton Close



<b>CF2-16</b>	<b>Foss Bank/Chaldon Close/Woodleigh Close</b>
Location	East bank of the River Foss, south of the railway line; to the west of Barley Rise, off Chaldon Close and Woodleigh Close
Size	1.107 Ha
Adjacent to existing properties?	Yes – to the rear/west of properties on Barley Rise, Chaldon Close and Woodleigh Close
Local or community value	Yes – locally valued as favourite place to walk dogs and to walk generally. Although owned by City of York Council, it is leased to Strensall with Towthorpe Parish Council and therefore maintained for the local community by the parish
Landscape value	Yes – natural/semi-natural green space with mature trees and scrub fringing the River Foss
Historical value	None known
Recreational value	Yes – much-used by walkers and dog walkers. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Yes – area provides mixed scrub/grassland habitat linked to the adjacent river. It also forms part of a key wildlife corridor linking countryside to the north with the City of York to the south. Local observation indicates some evidence of stoats and water voles. There are pipistrelle bats nesting somewhere on the site as they search for food most evenings and nest boxes have been used by small songbirds. There are several mature trees along the site and shelter provided for hedgehogs and other small creatures. There is also overwhelming evidence of moles! Kestrels are regular visitors along the site and a sparrow hawk finds food there
Summary Assessment/ Basis for Recommendation	The site is demonstrably special to the local community as a natural, informal recreational area with wildlife interest/value. The fact that it is leased from City of York Council by the parish council and managed by the council on behalf of the community further emphasises its local community importance
Recommendation	<b>Designate as Local Green Space</b>



CF2-16 Foss Bank/Chaldon Close/Woodleigh Close

<b>CF2-17</b>	<b>Westpit Lane</b>
Location	At the rear of properties on the west side of Riverside Walk, the north end of Wood Close and south of Westpit Lane, west of the junction with Riverside Walk
Size	0.209 Ha
Adjacent to existing properties?	Yes – more or less surrounded by residential properties on Riverside Walk and Wood Close
Local or community value	Yes – the space is owned and maintained by the parish council indicating its local value
Landscape value	Yes - semi natural environment consisting of a large maintained green open space, partially surrounded by a variety of hedgerows and trees
Historical value	None known
Recreational value	Yes - large, flat open space ideal for informal sports and play, easily accessible via Westpit Lane and Wood Close. There is a public right of way through to Wood Close, in daily use by through-routers to the local school. Also well-used by dog walkers. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Limited local - variety of trees and hedgerow partially around the perimeter of the open space
Summary Assessment/ Basis for Recommendation	Local open space well-used for informal sports and other recreational play, as well as by local dog-walkers and through-routers. The fact that it is owned and managed by the parish council on behalf of the community further emphasises its local community importance
Recommendation	<b>Designate as Local Green Space</b>



CF2-17 Westpit Lane



<b>CF2-18</b>	<b>South of Lynwood Close</b>
Location	Space sits at the rear of and is enclosed by properties on Westpit Lane (to the west), Lynwood Close (to the north) and Middlecroft Drive (to the south)
Size	0.25 Ha
Adjacent to existing properties?	Yes – enclosed by residential properties on all sides
Local or community value	Yes – attractive and valued informal recreational/amenity green space. Includes much-used footpaths connecting Lynwood Close, Middlecroft Drive and Westpit Lane. The space is owned and maintained by the parish council indicating its local value
Landscape value	Yes – attractive natural area consisting of many mature trees and hedgerows with smaller areas of grass that are well maintained/cut short
Historical value	None known
Recreational value	Flat green area to the north of the site, well maintained and suitable for limited recreational play e.g. football. Ideal for walkers. Some limited dog walker use. Used as a through-route for access to/from Robert Wilkinson Primary School. The grassed northern part of the site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Local - the area is of benefit to a variety of wildlife. Surrounded by thick mature hedgerow and trees. Ideal for shelter, nesting, movement and food e.g. trees bearing nuts, fruit and berries
Summary Assessment/ Basis for Recommendation	This area provides a good habitat for local wildlife and has a significant number and variety of food bearing trees. It functions as a valuable and well-used informal recreation area and amenity backdrop to regular through-routers. The fact that it is owned and managed by the parish council on behalf of the community further emphasises its local community importance
Recommendation	<b>Designate as Local Green Space</b>



CF2-18 South of Lynwood Close

<b>CF2-19</b>	<b>Land at York Road/Toby Court</b>
Location	West of York Road/Toby Court – north of York Road junction with Melcombe Avenue/opposite junction with Kirklands
Size	0.187 Ha
Adjacent to existing properties?	Yes - surrounded on three sides by properties on Sherbourne Grove, Toby Court and Melcombe Avenue
Local or community value	Particularly valued for the seasonal colour afforded by annual bulb planting and by older people as a resting place when walking in the village
Landscape value	Mown grass with isolated specimen trees, but also new tree planting. Much enlivened by seasonal bulb planting and valued by locals for the colour and brightness this brings to an otherwise drab neighbourhood
Historical value	None known
Recreational value	Yes – although located adjacent to a busy road, the site includes a bench seat which is regularly enjoyed and appreciated by older residents as a resting place en route to/from local village destinations. The site is identified as ‘existing open space’ in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Marginal
Summary Assessment/ Basis for Recommendation	The site has local amenity and leisure value, bringing relief and colour to local residents’ lives
Recommendation	<b>Designate as Local Green Space</b>



CF2-19 Land at York Road/Toby Court





<b>CF2-20</b>	<b>Hollis Crescent</b>
Location	Enclosed by Hollis Crescent, located to south/rear of properties on Howard Road
Size	0.159 Ha
Adjacent to existing properties?	Yes – encircled by residential properties on Hollis Crescent/Howard Road (part)
Local or community value	Yes – informal play and recreational area including formal playground in north-east corner
Landscape value	Yes – well-maintained ‘neighbourhood green’ with planted trees in 2 corners provides green heart/visual focus to this very local community
Historical value	Associations with military Strensall Camp from circa 1930
Recreational value	Yes - used as recreational area by local residents, including informal ball games. The site is identified as ‘existing open space’ in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Marginal as essentially mown grass with only a few semi-mature trees
Summary Assessment/ Basis for Recommendation	The site is a clear green visual and recreational focus for the Hollis Crescent/Howard Road local community as well as retaining valued historical associations with the military Strensall Camp
Recommendation	<b>Designate as Local Green Space</b>



CF2-20 Hollis Crescent

<b>CF2-21</b>	<b>Strensall Park 'Green'</b>
Location	Situated in north-east corner of the Strensall Park residential area
Size	0.257 Ha
Adjacent to existing properties?	Yes - Surrounded and overlooked on all sides by residential properties
Local or community value	Yes - provides green area for use by community. Play area used by families in Strensall Park area and the only locally available play area, the next nearest being at Hollis Crescent, well to the north (ref CF2-21)
Landscape value	Yes – attractive half-moon shaped grassed area with variety of mature perimeter trees, providing a very pleasant outlook for surrounding residents, users and visitors alike
Historical value	Associations with military Strensall Camp since circa 1930
Recreational value	Yes - recreational area for local residents, with formal children's play area at its centre. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Limited local. Variety of mature trees, coupled with surrounding grass provide useful local habitat for wildlife
Summary Assessment/ Basis for Recommendation	The site is an attractive visual and recreational focus for local Strensall Park residents, providing the only locally available play area, as well as retaining valued historical associations with the military Strensall Camp
Recommendation	<b>Designate as Local Green Space</b>



**CF2-21 Strensall Park 'Green'**



<b>CF2-22</b>	<b>Littlethorpe Close</b>
Location	North-west of the end of Littlethorpe Close
Size	0.276 Ha
Adjacent to existing properties?	Yes - properties to the south, on Littlethorpe Close/Breck Lane and east on Littlethorpe Close
Local or community value	Yes – valued for its informal play opportunities and formal play area, woodland feel and the local access it affords to wildlife
Landscape value	Yes – attractive, mature, thick tree belt wraps around the north, west and much of the south of the site, enclosing an area of mown grass, within which is located a small children's play area
Historical value	None known
Recreational value	Yes – important informal recreational and play area for local residents. The nearest play area is at Northfields/The Village 'Green' (ref assessment CF2-12). The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Yes – the encircling mature tree belt provides valuable local habitat for wildlife, complementing the adjacent largely rough grassland habitat of The Heath (see separate assessment CF2-2) to the north. The two together constitute a large area of local green infrastructure connecting north, across Heath Ride, to Lakeside Gardens (see separate assessment CF2-5) with its pond habitat, the River Foss and on into open countryside
Summary Assessment/ Basis for Recommendation	The site provides good local woodland habitat which in turn has wider green infrastructure and landscape value. This provides an attractive backdrop to informal recreational and play activities. With its many and varied attributes, the site is greatly valued by the local community
Recommendation	<b>Designate as Local Green Space</b>



CF2-22 Littlethorpe Close

<b>CF2-23</b>	<b>Northfields Allotments</b>
Location	South/rear of properties on Terrington Court, north/rear of properties on Northfields and Netherwoods
Size	0.519 Ha
Adjacent to existing properties?	Yes - to rear of residential properties on all but its west side
Local or community value	Yes - fully occupied by 21 plot-holders, with a waiting list of 2. Although owned by City of York Council, it is leased to Strensall with Towthorpe Parish Council and therefore managed for the allotment holders by the parish
Landscape value	Yes – attractive mature tree belt on south side. More mature trees to west. Site makes a positive contribution to character of this developed area of Strensall. Well-tended with all plots growing flowers, plants or vegetables during season
Historical value	These allotments have existed for over 60 years so have community history significance
Recreational value	Yes – provides a valuable opportunity for active recreation for 21 plot-holders, with a further 2 on the waiting list. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018).
Wildlife or green infrastructure value	Yes – links directly into the River Foss wildlife corridor to the west, bringing wildlife into the residential area
Summary Assessment/ Basis for Recommendation	The site is of undoubted community value as an active recreational resource and one of only 2 allotment sites in the Neighbourhood Area. The waiting list, though small, bears testament to how much the resource is locally in demand. It is also an attractive feature in the landscape of use to wildlife and a part of the collective memory of the community. The fact that it is leased from City of York Council by the parish council and managed by the parish council on behalf of the community further emphasises its local community importance
Recommendation	<b>Designate as Local Green Space</b>



CF2-23 Northfields Allotments



<b>CF2-24</b>	<b>New Lane Allotments</b>
Location	Off the west end of New Lane, north of the River Foss, south of the Country Park Caravan Site
Size	0.525 Ha
Adjacent to existing properties?	Residential properties in Fossvie Close diagonally adjacent to the south-east; caravans to the north when pitches occupied
Local or community value	Yes - fully occupied – 20 ploholders plus a beekeeper. There is currently a waiting list of 59 up from circa 20 pre-Pandemic. The secretary has requested that the parish council identify land for further allotments to meet the shortfall. These allotments were provided to the community as a condition of planning approval to compensate for the loss of allotments at The Sidings to development in the early 2000s. Owned by City of York Council and managed on its behalf by York Allotment Charitable Incorporated Organisation
Landscape value	Fringed by mature trees and hedges on all sides. Site makes a positive contribution to character of this 'industrialised' area of Strensall. Well-tended with all plots growing flowers, plants or vegetables during season
Historical value	None known
Recreational value	Yes – provides a valuable opportunity for active recreation for over 20 ploholders. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Marginal
Summary Assessment/ Basis for Recommendation	The site is of undoubted community value as an active recreational resource and one of only 2 allotment sites in the Neighbourhood Area. The waiting list bears testament to how much the resource is locally in demand. The site's LGS designation would secure its additional recreational benefits to the local community over and above the safeguards to its open status afforded by the existing Green Belt designation
Recommendation	<b>Designate as Local Green Space</b>



CF2-24 New Lane Allotments

<b>CF2-25</b>	<b>Strensall and Towthorpe Cemetery</b>
Location	West side of Sheriff Hutton Road, north of the junction with New Lane
Size	0.392 Ha
Adjacent to existing properties?	No
Local or community value	Yes - consecrated as a burial ground in 1995. A non-denominational well maintained quiet reflective location owned and maintained by Strensall with Towthorpe Parish Council
Landscape value	Limited. Mature hedge boundary to the road, hedges to other boundaries with mature tree also on western boundary. Well maintained grassed area to north of already utilised burial plots
Historical value	Yes – even though only some 25 years in existence, it serves as a memorial/ reminder of members of the local community and as such holds a special place in the collective memory of Strensall
Recreational value	Yes – as place for quiet contemplation and to remember the local deceased of the village and local area. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Limited to the habitat provided by hedges and mature tree. Some wildlife corridor value by virtue of its very close proximity to the River Foss, i.e. immediately across Sheriff Hutton Road – accentuated by fact it sits in an otherwise bare arable landscape
Summary Assessment/ Basis for Recommendation	The space is local in character and in close proximity to the community it serves. It holds particular local historic and linked recreational significance despite its relatively young age. Given its use and significance in the lives of many residents, it is a demonstrably special space for local people. The site's LGS designation would secure these benefits to the local community over and above the safeguards to the site's open status afforded by the existing Green Belt designation
Recommendation	<b>Designate as Local Green Space</b>

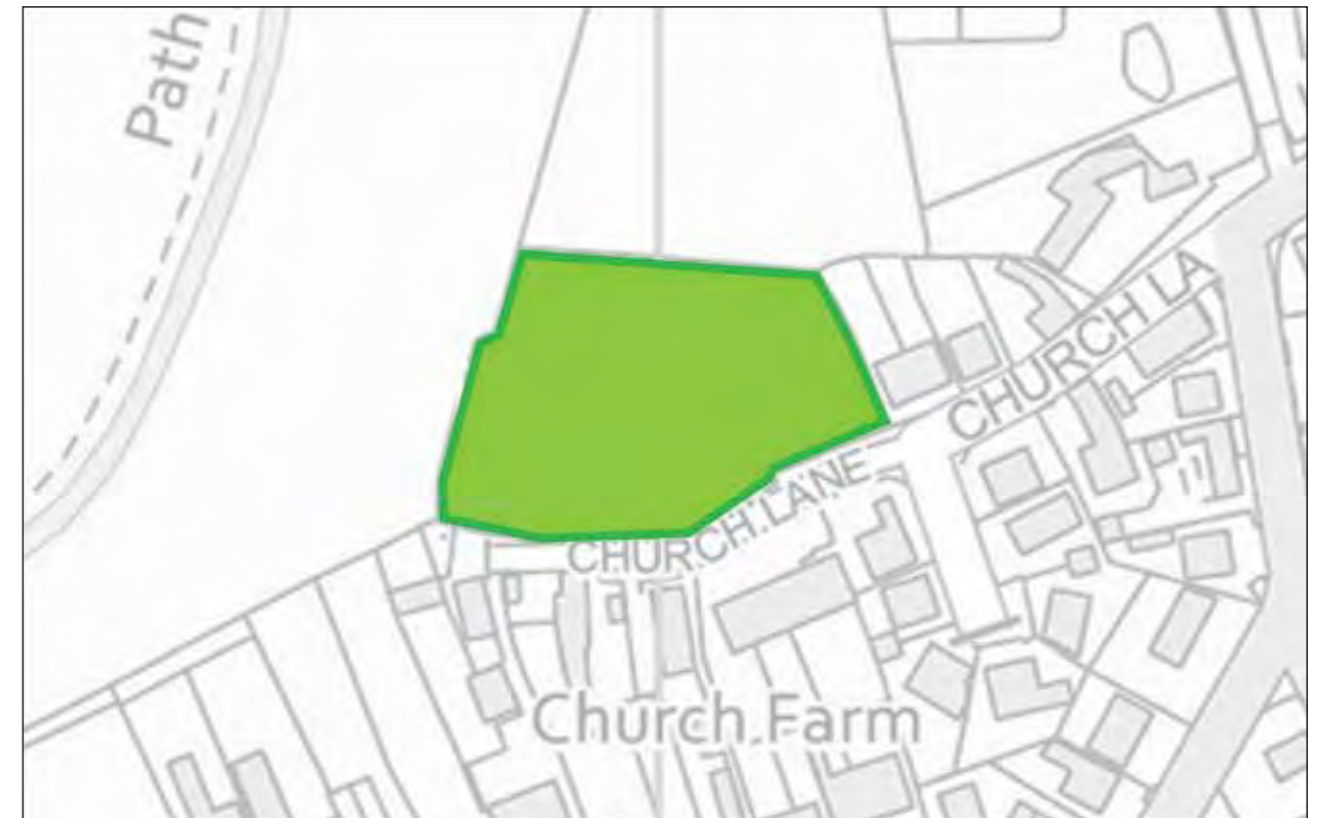


CF2-25 Strensall and Towthorpe Cemetery





<b>CF2-26</b>	<b>St Mary the Virgin Churchyard</b>
Location	North side of Church Lane, between the River Foss to the west and Nos 14-18 Church Lane to the east
Size	0.511 Ha
Adjacent to existing properties?	Yes – Nos 14-18 Church Lane to the east and other residential properties on Church Lane opposite
Local or community value	Yes - the church is a well-used religious facility. The graveyard surrounding the church building is full but not yet closed to burials as a small number of plots are reserved. Cremated remains continue to be interred in the churchyard
Landscape value	Yes – the churchyard and church are an important part of the Strensall Village Conservation Area. From the churchyard there are long-distance views across open countryside to the west, as identified in the Conservation Appraisal. Also good views to the north. The church and churchyard themselves are identified as the subject of key long distance views from the west and north along West End. There are a number of mature trees of various species along most boundaries and immediately to the north-east of the church
Historical value	Yes - the church is Grade II listed (12th December 1986) and the graveyard is critical to its setting. The churchyard includes graves of former residents, including war graves
Recreational value	Yes – as place for quiet contemplation and to remember the local deceased of the village and local area. The site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Yes - managed under the "Grave Yard Conservation Area Appraisal Scheme" with many mature trees. Site links directly into the River Foss wildlife corridor to the west and north
Summary Assessment/ Basis for Recommendation	The site is of clear landscape, historical and wildlife value. Crucially, it is of great significance to the Strensall community as a place of remembrance. Given its use and cherished place in the lives of many residents, it is a demonstrably special space for local people
Recommendation	<b>Designate as Local Green Space</b>



CF2-26 St Mary the Virgin Churchyard

<b>CF2-27</b>	<b>St Wilfrid's Garrison Churchyard</b>
Location	At the junction of St Wilfrid's Road and Howard Road
Size	0.204 Ha
Adjacent to existing properties?	While there are no properties immediately adjacent, residential properties are located short distances away in all directions – on St Wilfrid's Road to the south, Ox Carr Lane to the west, Howard Road to the north and Hollis Crescent to the east
Local or community value	The church building was approved as an Asset of Community Value by CYC 17th September 2018 and it is considered that the churchyard forms an integral part of the asset
Landscape value	Yes – the site is well-treed, bordered by neatly trimmed hedges with well-maintained grassed areas
Historical value	Less than a hundred years old
Recreational value	None, but the site is identified as 'existing open space' in the Local Plan Publication Draft (February 2018)
Wildlife or green infrastructure value	Limited local - numerous trees and hedges attract birds and small animals
Summary Assessment/ Basis for Recommendation	The site is considered to be an integral part of St Wilfrid's Church Asset of Community Value registered by CYC. The site is attractive in the local landscape and has some local wildlife value
Recommendation	<b>Designate as Local Green Space</b>



CF2-27 St Wilfrid's Garrison Churchyard



<b>CF2-28</b>	<b>Ox Carr Lane/Flaxton Road/Lords Moor Lane Verges</b>
Location	Verges and land on north side of Ox Carr Lane/Flaxton Road and west side of Lord's Moor Lane
Size	4.129 Ha
Adjacent to existing properties?	Generally no, except for Ox Carr Lane at south-west extremity of site (properties on Moor La and Oak Tree Close), Flaxton Road/Lords Moor Lane junction and properties opposite on Lords Moor Lane at the site's northern end
Local or community value	Yes - an unmarked path through the land was upgraded in 2005 and is regularly used by walkers of all ages. Bird and bat boxes have been erected throughout the area. An existing pond on Lords Moor Lane was extended in April 2010. The whole area is rich in flora and fauna and is valued as a peaceful place with seats provided to view open countryside. Leased by parish council from CYC
Landscape value	Yes – an extensively wooded roadside strip, forming an attractive amenity for walkers and road users alike
Historical value	An MoD marker post alongside the path signifies its military origins – it was Ministry of Defence land until 1996
Recreational value	Yes - although the area is alongside busy highways it is a well-used peaceful area for walkers and naturalists, all the more so since the 2005 path upgrade
Wildlife or green infrastructure value	Yes - rich in flora and fauna, with woodland, grassland, hedgerow and wetland habitats. A section of the site at the Flaxton Road/Moor Lane junction is identified as a candidate SINC (Site of Importance for Nature Conservation), in the Local Plan Publication Draft (February 2018). The site is in effect an extension of Strensall Common and as such contributes to local wildlife infrastructure
Summary Assessment/ Basis for Recommendation	The site has clear wildlife and landscape value and is greatly valued by the community as a consequence – it's usage/management as demonstrated by the upgraded path, benches, bird and bat boxes bear witness to this fact. The fact that it is leased from City of York Council by the parish council and managed by the parish council on behalf of the community further emphasises its local community importance. The site's LGS designation would secure these benefits to the local community over and above the safeguards to the site's open status afforded by the existing Green Belt designation
Recommendation	<b>Designate as Local Green Space</b>

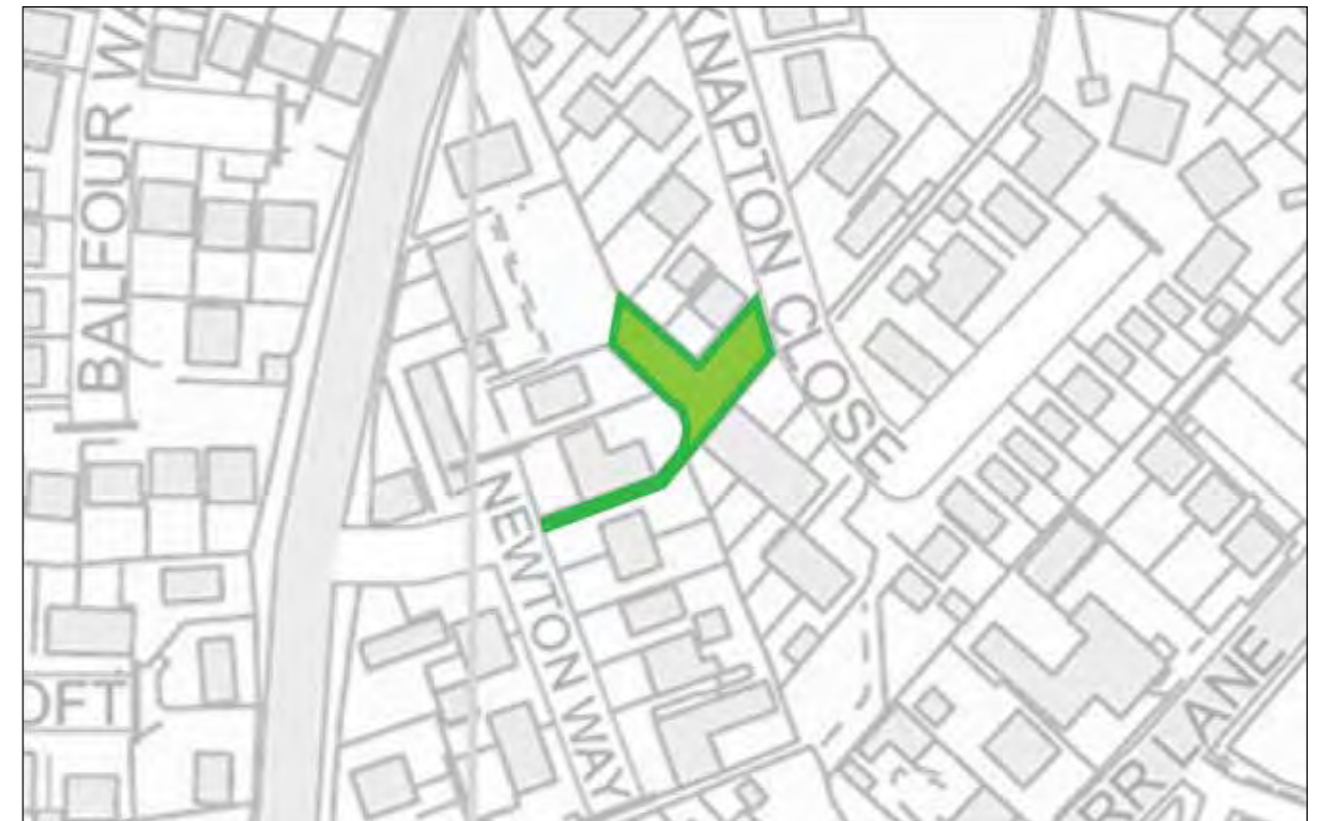


CF2-28 Ox Carr Lane/Flaxton Road/Lords Moor Lane Verges





<b>CF2-29</b>	<b>Newton Way/Knapton Close</b>
Location	Between southern end of Newton Way and southern tip/corner of Knapton Close
Size	0.032 Ha
Adjacent to existing properties?	Backed on to by residential properties in Knapton Close (to north and east); Newton Way (to west) and Ox Carr Lane (to the south)
Local or community value	Yes - valued as an attractive path/right of way from Knapton Close to Newton Way. Leased by parish council from CYC
Landscape value	One or two mature trees, a hedgerow and grass make for a pleasant pedestrian cut-through. Some residents have planted flowers to improve the overgrown look of the area, indicating local care/concern for the site
Historical value	None known
Recreational value	Limited to walkers using the footpath which passes through the area
Wildlife or green infrastructure value	Limited local habitat
Summary Assessment/ Basis for Recommendation	The site is locally valued as a pleasant and convenient pedestrian cut-through between Newton Way and Knapton Close. Resident flower planting indicates local care/interest
Recommendation	<b>Designate as Local Green Space</b>



CF2-29 Newton Way/Knapton Close



<b>CF2-30</b>	<b>Southfields Road</b>
Location	Southfields Road, in front of nos 6-18
Size	0.073 Ha
Adjacent to existing properties?	Yes – surrounded/overlooked by residential properties on Southfield Road on all sides
Local or community value	Yes – greatly valued as an open aspect by the elderly residents whose bungalows overlook the site. An important part of the character of the area
Landscape value	Local - amenity grassed area with two mature trees and one newly planted tree. Maintained by Yorkshire Housing Association whose bungalows overlook it from the south
Historical value	None known
Recreational value	Limited – freely accessible, but small area surrounded by roads with no path or bench etc
Wildlife or green infrastructure value	Very limited – mown grass and specimen trees as described above
Summary Assessment/ Basis for Recommendation	The site provides a pleasant outlook for overlooking residents in the overlooking elderly person's bungalows and for passing motorists/pedestrians
Recommendation	<b>Designate as Local Green Space</b>



**CF2-30 Southfields Road**

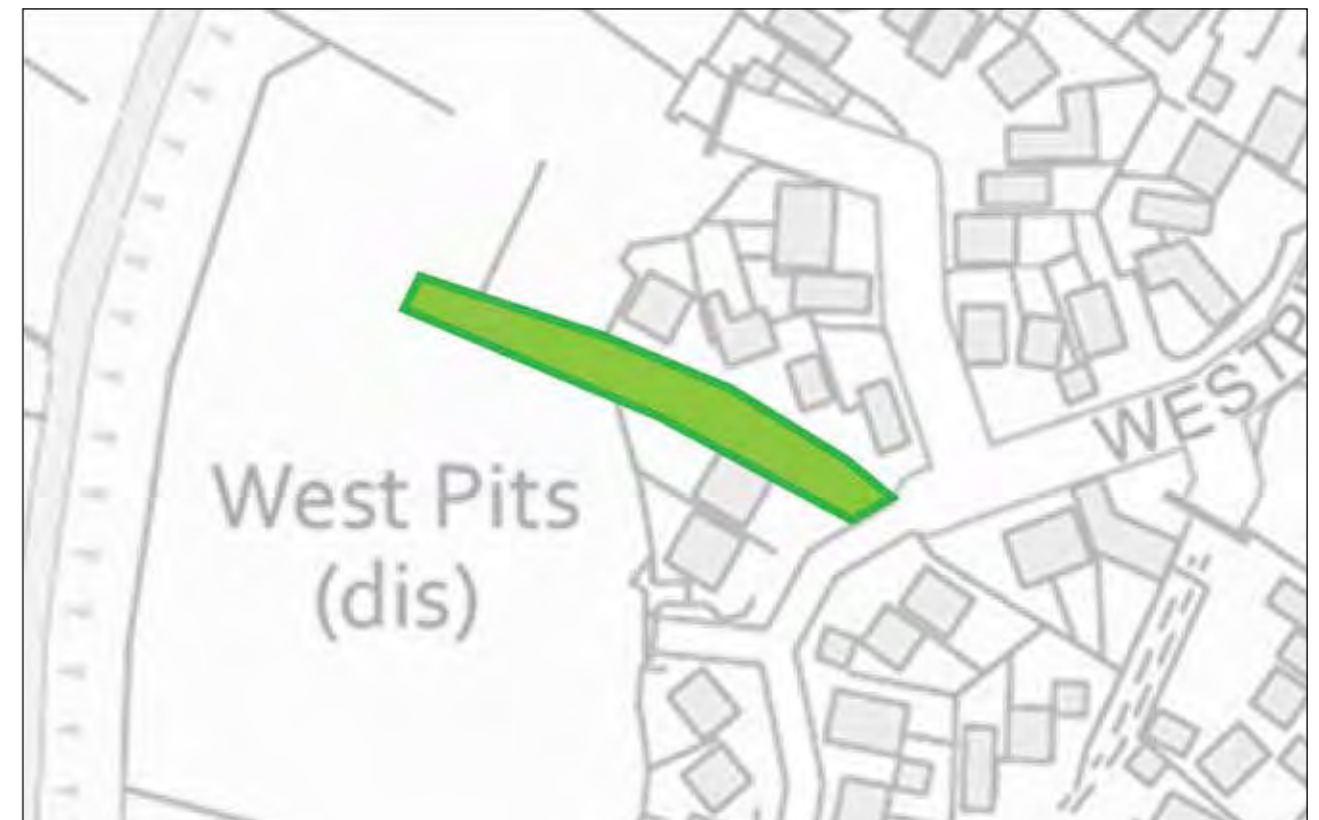
<b>CF2-31</b>	<b>South of Middlecroft Drive</b>
Location	South of properties on/accessed off Middlecroft Drive, north of railway line, extending east to footbridge over railway. Opposite Strensall Recreation Ground across railway to the south
Size	0.254 Ha
Adjacent to existing properties?	Yes - rear of residential properties on Middlecroft Drive, Firbank Close and Adlington Close
Local or community value	Yes – includes heavily-used and much-valued permissive pathway (see Recreational Value below). Owned and maintained by Strensall with Towthorpe Parish Council
Landscape value	Yes – largely linear site along railway with northern adjunct linking to Middlecroft Drive. Rough grassland with scattered scrub and mature trees. Acts as visual and noise screen for residents from railway
Historical value	None known
Recreational value	Yes – includes key footpath link between Middlecroft Drive, River Foss footpaths to the west and over railway footbridge to Durlston Close/residential areas south of railway and Strensall Recreation Ground. Facilitates important day-to-day and leisure pedestrian access
Wildlife or green infrastructure value	Yes - maintained as semi-natural area to retain the natural feel created by developers. Part of green/wildlife corridor along railway and links to River Foss wildlife corridor with links north to open countryside and south into York
Summary Assessment/ Basis for Recommendation	The site has clear recreational and associated community value as an important and attractive pedestrian thoroughfare. It also has landscape and associated wildlife value. The fact that it is leased by the parish council and managed by the parish council on behalf of the community further emphasises its local community importance
Recommendation	<b>Designate as Local Green Space</b>



CF2-31 South of Middlecroft Drive

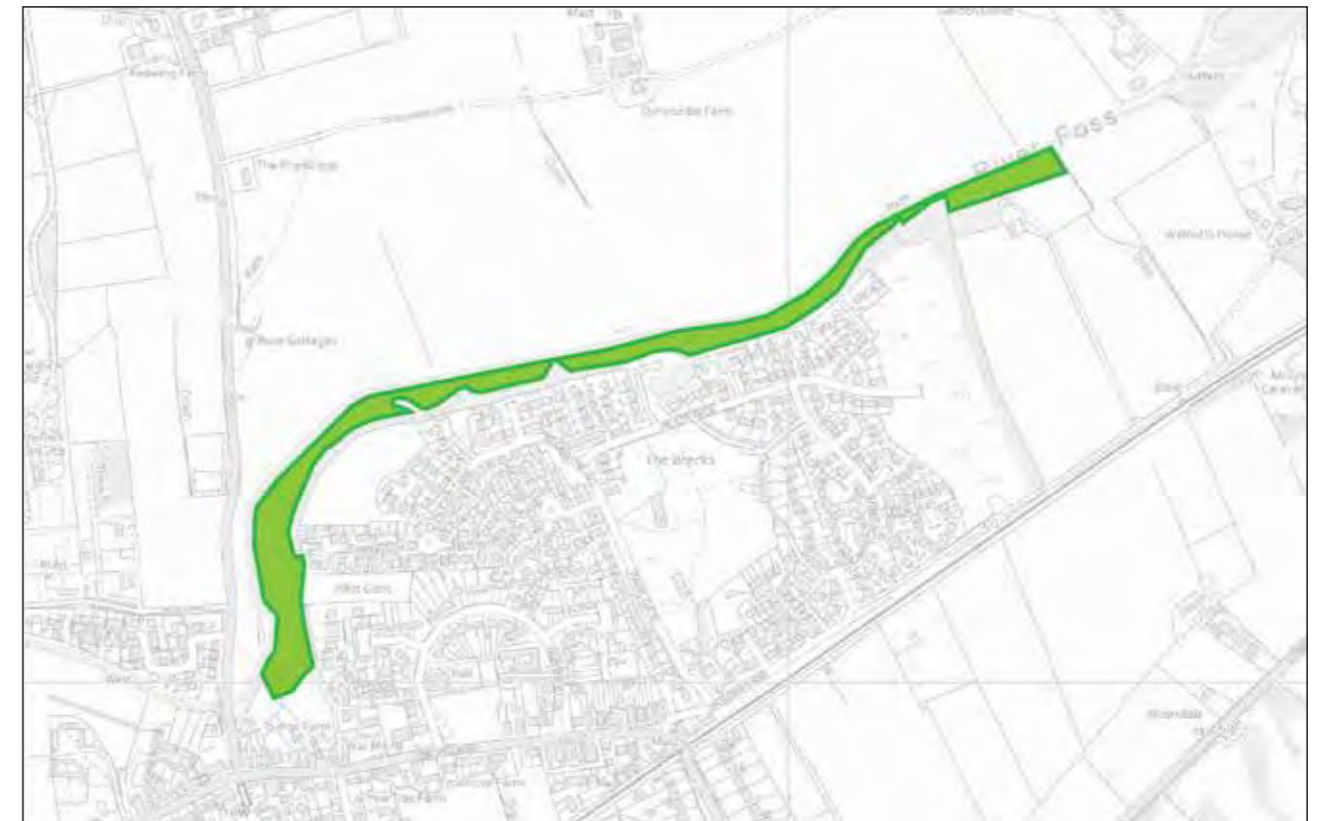


<b>CF2-32</b>	<b>Westpit Lane Hedge</b>
Location	North side of No.20 Westpit Lane
Size	0.085 Ha
Adjacent to existing properties?	Yes – Nos. 14 - 18 and 20 Westpit Lane and No.1 Shelly Drive
Local or community value	As visual amenity for residents and passers-by. Owned and maintained by Strensall with Towthorpe Parish Council and valued by the residents because so well-maintained
Landscape value	Yes – attractive mature hedgerow, extending north-west from Westpit Lane towards the open east bank of the River Foss. Clearly visible from Westpit Lane for half its length, with the other half visible from the riverside footpath
Historical value	None known
Recreational value	None – other than passive amenity when passing it by
Wildlife or green infrastructure value	Yes - thick, high density mature hedgerow and trees. Ideal for shelter, nesting and feeding animals e.g. fruit bearing plants. Also links into River Foss wildlife corridor, which links in turn north to open countryside and south to York city centre
Summary Assessment/ Basis for Recommendation	This small area is of landscape and visual amenity value to the local community. It also provides ideal habitat for wildlife and nesting birds. The fact that it is owned and managed by the parish council on behalf of the community further emphasises it's local community importance
Recommendation	<b>Designate as Local Green Space</b>



CF2-32 Westpit Lane Hedge

<b>CF2-33</b>	<b>River Foss – South Bank</b>
Location	Extends from the Strensall Bridge/Ings Farm area, north and then east along the river to vicinity of Cowslip Hall
Size	Est. 5.0 Ha
Adjacent to existing properties?	Yes – flanked by residential properties on various cul-de-sacs off Heath Ride and Chaucer Lane, and on Terrington Court
Local or community value	Yes - well used by walkers and dog walkers and connects with Public Right of Way Footpath 17
Landscape value	Yes – natural/semi-natural riverbank environment of mixed scrub and grassland provides an attractive landscape for both riverside walkers and the large residential area to the south. The southern end of the site – near Ings Farm - abuts the Strensall Village Conservation Area and contributes to its setting. The conservation area appraisal states that “to the east of Strensall Bridge a number of the houses retain their long rear gardens, which adds to sense of immediacy to the surrounding countryside in this part of the area”
Historical value	None known
Recreational value	Yes – well-used permissive footpath used by walkers and dog walkers. Allows access to Footpath 17 on the south side of the River Foss from Sheriff Hutton Road as the Public Right of Way (FP17) is severed at Cowslip Hill due to footbridge being washed away and not yet replaced by local authority
Wildlife or green infrastructure value	Yes – important part of River Foss wildlife corridor extending east into open countryside and south to the city of York. Rich habitat for small mammals including otters and water voles and birds of many varieties including kingfishers
Summary Assessment/ Basis for Recommendation	The site demonstrates landscape, wildlife and recreational value, together making it a key part of the community’s special relationship with the environment of the River Foss
Recommendation	<b>Designate as Local Green Space</b>



**CF2-33 River Foss - South Bank**



## APPENDIX THREE: 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, notwithstanding any statutory provisions such as the Right to Buy or Right to Acquire.

In support of meeting local affordable housing requirements, any new affordable housing is expected to be allocated to those with an assessed housing need and 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,
- Has a close family member (mother, father, adult son, adult daughter, adult brother, adult sister): currently residing in the partnership area and who has been a resident for the last 5 years and with whom they have an established close relationship,
- Have an essential need to live close to another person, who currently lives in the area, and who has been resident for the last 5 years, to provide or receive essential daily care or support.

<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.

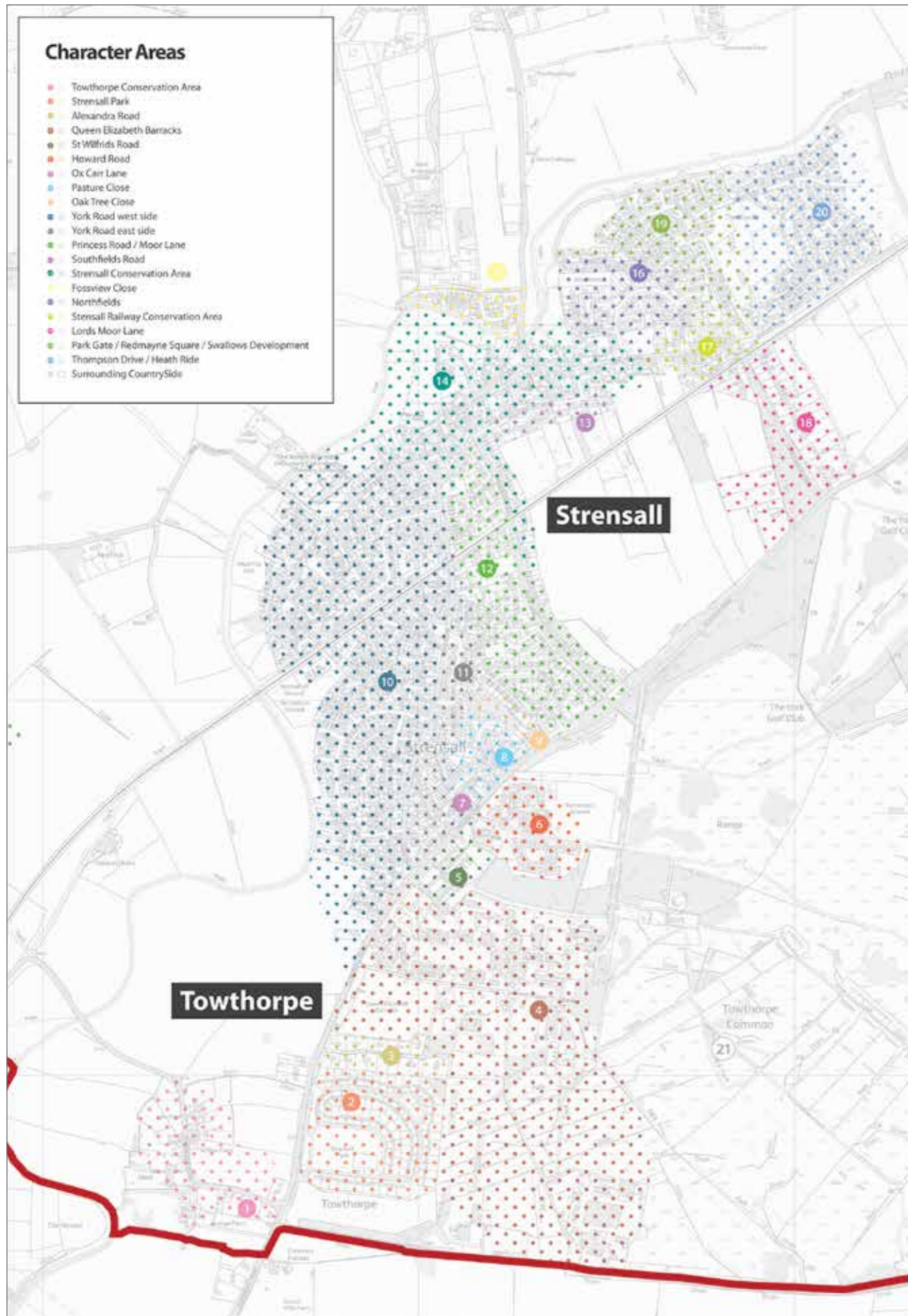
## APPENDIX FOUR: STRENSALL WITH TOWTHORPE CHARACTER APPRAISAL



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**2880/6  
April 2018**



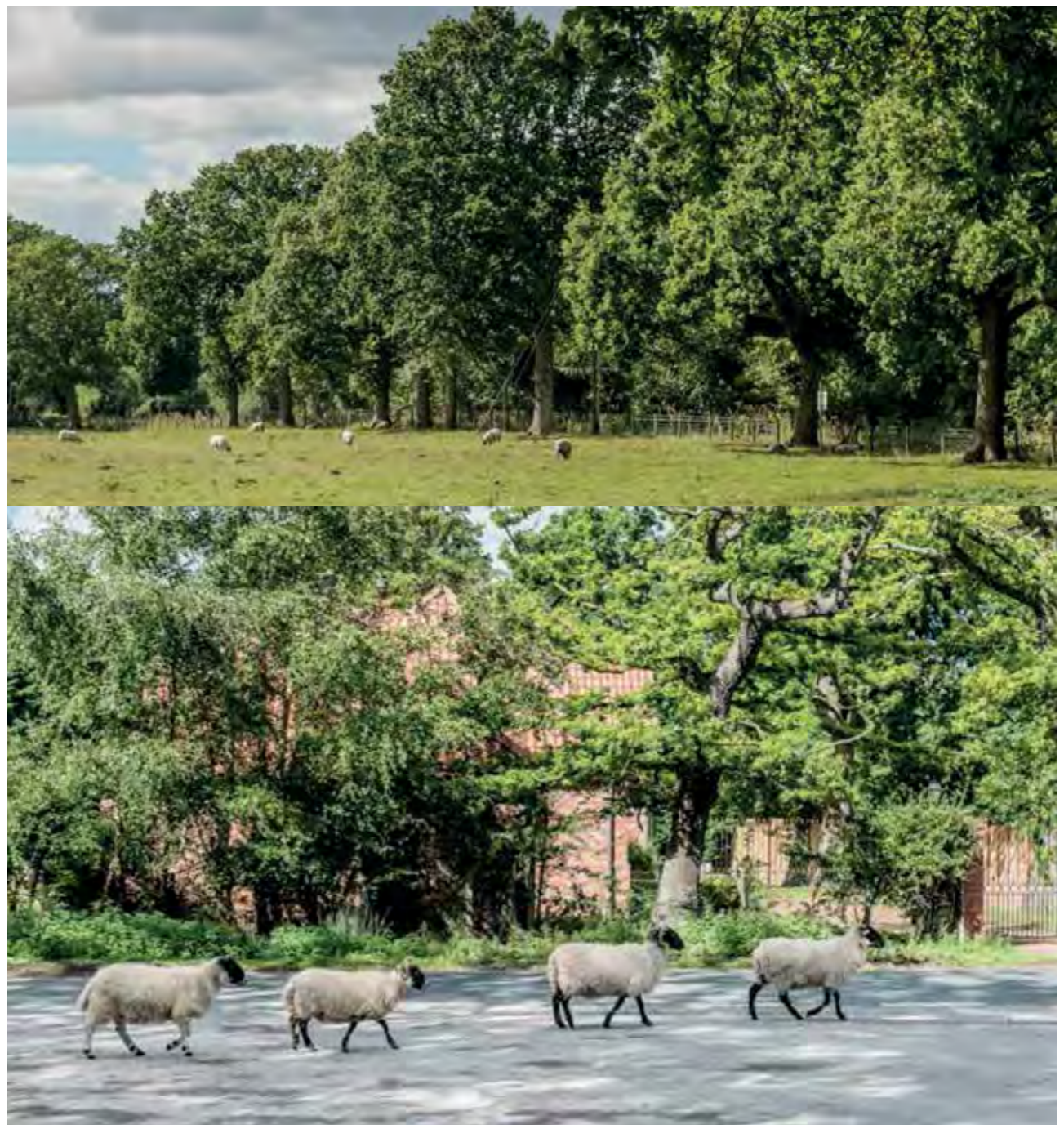


Character Areas Map

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## 1.0 INTRODUCTION

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

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



## 2.00 LOCATION AND SETTING

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

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

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



Photo 1: View of surrounding landscape from Lords Moor Lane



Photo 2: View of agricultural land from Strensall New Bridge



## 3.00 SPATIAL ANALYSIS

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

### **Transport Corridors and Pedestrian routes**

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

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

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



Photo 3: View of the railway line



Photo 4: Footpath along River Foss

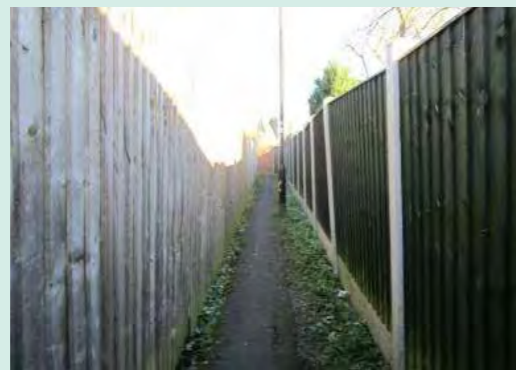


Photo 5: Snicket from Southfield Road

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

### **Nodes**

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

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

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

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

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

### **Local Landmarks**

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



Photo 6: Retail uses on The Village



Photo 7: View of The Village Hall



Photo 8: View of St Mary's Church



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

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

### Gateways

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

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



Photo 9: Strensall New Bridge



Photo 10: Level crossing at Lord's Moor Lane



Photo 11: View from Flaxton Road towards Strensall

### Views

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

### Greenery and Open Spaces

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

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

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



Photo 12: View of Strensall Park



Photo 13: View across Strensall Common



## 4.00 CHARACTER AREAS

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

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



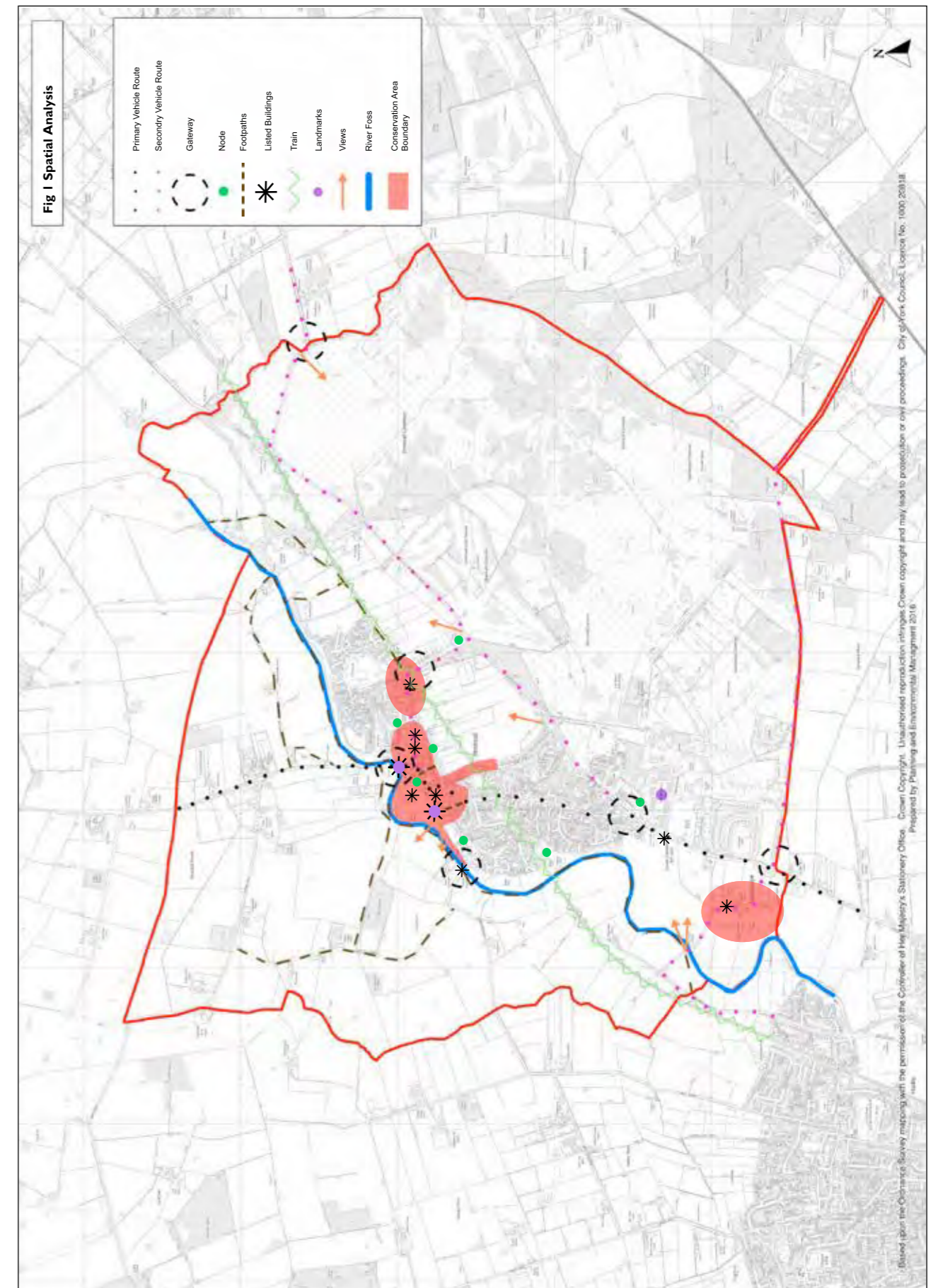
4.02 The boundaries of these areas sometimes overlap and as a result have blurred edges. A brief description of each area is set out in the following paragraphs.

### 1. Towthorpe

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

### 2. Strensall Park

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





### 3. Alexandra Road

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

### 4. Queen Elizabeth Barracks

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

### 5. St Wilfrid's Road

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



Photo 16: Housing on south side of Alexandra Road



Photo 17: Housing on north side of Alexandra Road



Photo 18: Housing along St Wilfred's Road



Photo 19: Housing to the north of Howard Road

### 6. Howard Road

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

### 7. Ox Carr Lane

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

### 8. Pasture Close

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



Photo 20: Housing on Ox Carr Lane



Photo 21: Housing on Pasture Close



Photo 22: Housing on Oak Tree Close

### 9. Oak Tree Close

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

### 10. York Road - west side

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

### 11. York Road - east side

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



Photo 23: Housing in Character Area 10



Photo 24: Housing in Character Area 11



Photo 25: Housing on Moor Lane



Photo 26: Housing on Southfields Road

### 12. Princess Road/Moor Lane

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

### 13. Southfields Road

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

### 14. Strensall Conservation Area

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

### 15. Fossview Close

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



Photo 27: Housing within Character Area 14



Photo 28: Housing in Fossview Close



### 16. Northfields

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

### 17. Strensall Railway Buildings Conservation Area

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

### 18. Lords Moor Lane

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



Photo 29: Housing on Northfields



Photo 30: Housing in Character Area 17



Photo 31: Housing on Lords Moor Lane

### 19. Park Gate/Redmayne Square/Swallows

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

### 20. Thompson Drive/Heath Ride

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

### 21. Surrounding Countryside

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



Photo 32: Housing in Character Area 19



Photo 33: Housing in Character Area 20

## 5.00 BUILT FORM

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

### *18th & 19th century agricultural cottages and workshops*

5.02 The agricultural origins of the village results in a typical domestic scale of buildings set back behind low brick garden walls, topped with metal railings or hedges. The buildings are detached or semi-detached, two storeys in height, with vertically proportioned openings. Some buildings have single storey wings that were previously used as workshops but are now also in residential use (see Photo. 34). In some instances the buildings have a shallow floor plan.

### *18th & 19th century farmhouses and outbuildings*

5.03 Within the area there are a number of farm complexes particularly within Towthorpe (see Photo 35). The farmhouses are two storeys in height with vertically proportioned window openings, a pitched roof and are surrounded by a variety of outbuildings set back from the road and are generally arranged around a yard.

### *19th century two-storey terraces*

5.04 The terraces are generally two storeys in height, with vertically proportioned window openings and have a small front garden area defined by a low boundary wall. They are generally of a simple form although some properties are more elaborate in appearance often with ground floor bay windows and some have gabled roof elements that accommodate additional rooms within the roof space (see Photo. 36)

### *19th century two storey detached and semi-detached villas*

5.05 There are also a number of examples of traditional two storey detached villas and villa pairs which are set behind small front gardens defined by low brick walls. These also have vertically proportioned openings and have a more elaborate form with ground floor bay windows timber canopies (see Photo. 37).



Photo 34: Example of detached house with rear wing



Photo 35: Example of farm complex in Towthorpe

### *20th century two-storey detached and semi-detached houses*

5.04 Another residential type is the twentieth century detached and semi-detached estate style of development. Within the area there are examples from different eras, ranging from interwar period to the mid to late twentieth century housing and the more recent infill developments (see Photo 38). The buildings follow the basic design principles of detached or semi-detached pairs, with horizontally proportioned window openings. They are set back from the street with small front gardens and an open frontage. The estates are generally laid out with integrated areas of open spaces. The later housing includes driveways and garaging and some of the more recent developments have integral garaging.

### *Twentieth-century bungalows*

5.05 Within the area there are a number of late twentieth-century bungalow developments, with horizontally proportioned openings. These buildings are generally detached properties that have open front gardens, with no separating fence or boundary wall and a private driveway with an integral or detached garage (see Photo. 39).



Photo 23: Terrace development with additional rooms accommodated within the roof space



Photo 24: Example of nineteenth century semi-detached housing



Photo 25: Twentieth century two storey housing



Photo 26: Twentieth century bungalows



## 6.00 MATERIALS

6.01 Within the Strensall area the predominant external walling material is red brick. In the study area there are two principal historic brick types: a smoother brick and a red clamp brick (see Photos. 40 & 41) which are laid on relatively thin mortar bed, typically in an English Garden Wall or Stretcher bond. The character and appearance of the brickwork varies dependent on the age of the property. There are also examples of buildings which utilise render.

6.02 The historic buildings have slate, plain clay tiles or pantile roofs with metal rainwater goods. Some buildings retain their timber framed vertical sliding sash windows and paneled timber doors.

6.03 The modern buildings in the area utilise a different palette of materials with external walls constructed of red brick, concrete pantiles and often uPVC rainwater goods, window frames and doors (see Photo. 42).



Photo 40: Example of a red clamp brick



Photo 41: Example of a single colour smooth red brick



Photo 42: Example of the use of modern materials

## 7.00 ARCHITECTURAL FEATURES

7.01 The majority of the buildings are designed with traditional details that relate to the period when they were constructed rather than being specific to this area.

7.02 The earlier buildings within the area have simple architectural detailing that includes brick cambered or flat arched lintels, a dentiled eaves course and some buildings have brick tumbling on the gables (see Photo 43).

7.03 A feature of some of the later terraced and semi-detached properties is the use of a string course of white contrasting brickwork and the use of single storey canted bay windows with hipped roofs. In addition, projecting brickwork used to form a cornice to the chimney stacks (see Photo 44) and the front doors are covered with decorative timber porches that have elaborate carved panels and brackets (see Photo.45)



Photo 43: Brick tumbling



Photo 44: Brickwork details

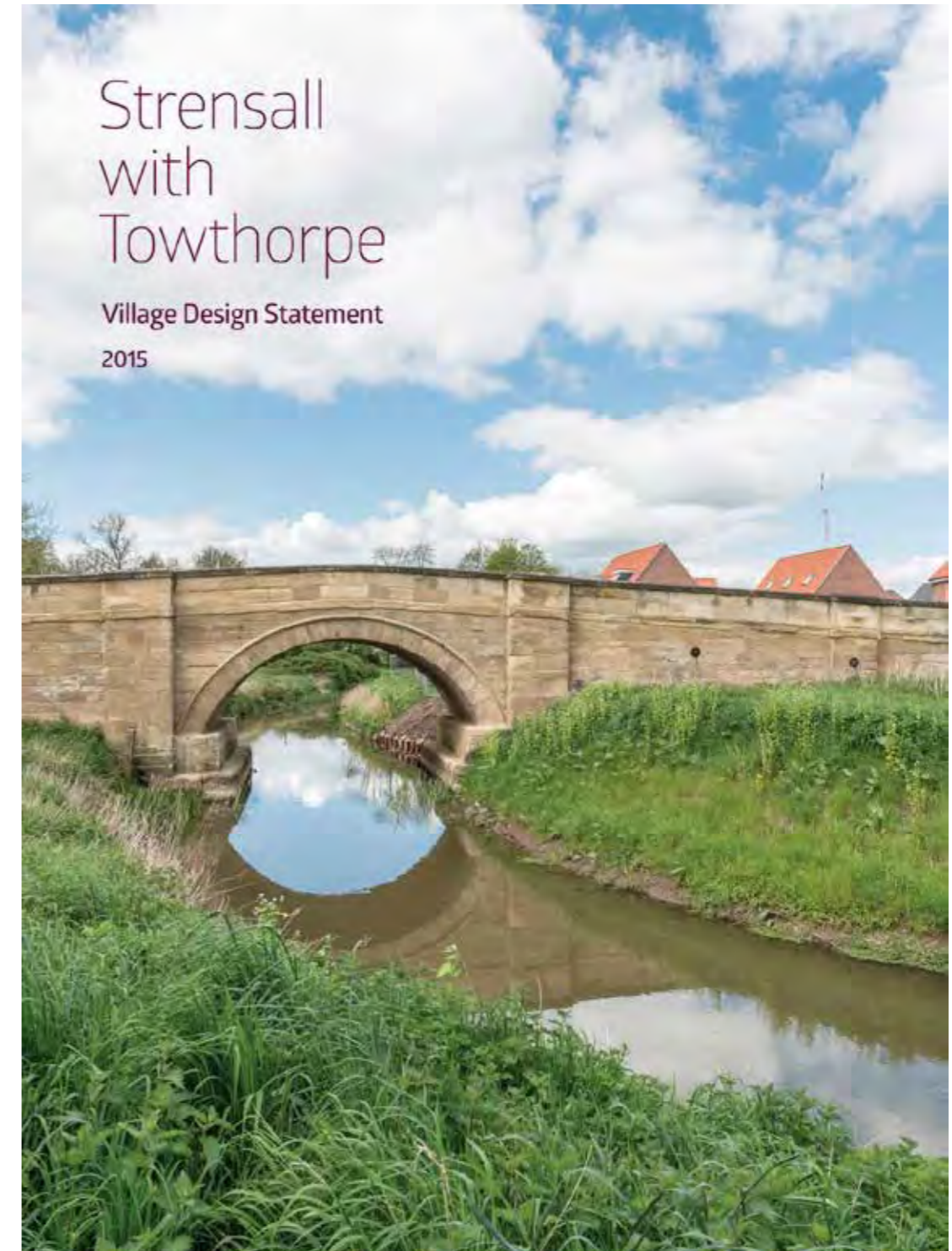


Photo 45: View of decorative detailing





## APPENDIX FIVE: STRENSALL WITH TOWTHORPE VILLAGE DESIGN STATEMENT







## Introduction

This Village Design Statement (VDS) was approved on 3 March 2015 as a draft Supplementary Planning Document (SPD) to the City of York Council's draft Local Plan. SPDs provide further details regarding policies in Development Plan Documents and hold significant weight as a material consideration in the determination of planning decisions. This SPD will ultimately form part of the City of York Local Plan as a supporting document linked to design policies.

This VDS covers all areas of Strensall with Towthorpe within the existing Parish boundaries. These are shown at Annex B. However, the Ministry of Defence (MOD) owns a significant estate within these boundaries and a large portion of the MOD housing stock on this estate is now privatised. We expect the MOD and the owners of the privatised housing stock to conform to the spirit of this VDS for any future development. The Crown (Ministry of Defence) is normally required to apply to the local planning authority for planning permission. There are, however, certain provisions to help facilitate critical development and restrict access to sensitive information, mainly in the interests of national security and defence. The Garrison Staff Officer, Headquarters York Garrison and the Commanding Officer at Queen Elizabeth Barracks, Strensall were briefed on and consulted about the VDS in December

2012. In July 2013, the Range Control Officer provided the information used in the VDS covering Strensall Military Training Area.

The contribution of minor details such as windows and boundary treatments often cannot be controlled through the development control process. This means that the role of the individual property owner is crucial to maintaining a traditional aspect to the Village. The VDS includes some aspirational elements that are outside current planning regulations.

Strensall with Towthorpe Parish Council appealed for assistance in developing a VDS for Strensall with Towthorpe in April 2010. By November 2010, the Parish Council and interested Villagers had developed the Terms of Reference for a Working Group. This initial work had to take into account the fact that, at that stage of a new Government, the future of the Local Plan and the validity of a VDS for the Village were unclear. In the event, it was decided that the Working Group would not develop a Neighbourhood Plan but would concentrate on producing a VDS. By June 2012, a group of interested Villagers had identified itself. Displays were set up at The Queen's Jubilee celebration that month and at the Village Show in September 2012, to recruit additional members and to inform Villagers about the requirements of a VDS. From August 2012, the

Working Group met on a monthly basis to research and to develop the VDS. These meetings were well publicised and open to all Villagers. In February 2013, a Charter for the Working Group was agreed and a website was set up to allow access to all Villagers to ongoing work and decisions. The draft VDS has been available on the website for comment since its inception in April 2013. Strensall with Towthorpe Parish Council was regularly briefed in open session on progress with work and on the changing intentions and requirements of the Working Group. In addition, regular articles were placed in Outreach Magazine which is delivered to every household in Strensall with Towthorpe on a monthly basis. In July and August 2013, a survey of Villagers was carried out both on line and through a questionnaire. This process was funded by the Strensall with Towthorpe Parish Council and a City of York Council Community Grant. The questionnaire was delivered to every household in the Village on two occasions during this period, once as an enclosure to Outreach Magazine and once as a letterbox delivery. The release of the questionnaire was also covered in articles on Minster Radio and in Outreach Magazine. All businesses in Strensall with Towthorpe acted as both information stands and collection points for the questionnaires. The response rate was 13

percent of the households in the Village. Strensall with Towthorpe Parish Council was briefed on the results of the survey and presented with the analysis of the data in November 2013. From November 2013, the results of the survey have been published both on the website and through Outreach Magazine. These results underpin this VDS as they are the only accurate assessment of the views of our Villagers. An Open Evening on the draft VDS was held in early December 2013.

A Final Draft of the VDS document was sent to the City of York Council for approval on 25 November 2013. Following internal circulations of the document among its officers, the City of York Council requested amendments and additions to the document in January, April and July 2014. The Draft document was made available for public consultation from 21 July to 7 September 2014. In late September 2014, as the result of an adverse comment by a developer, the City of York Senior Solicitor recommended to separate elements within the document that are beyond the remit of a VDS. This information was therefore transferred to an Annex as background information. The Strensall with Towthorpe VDS Working Group has reluctantly accepted this final change.



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The start of The Queen's Diamond Jubilee Parade, West End, Strensall

## People

The 6,500 people of the Village are characterised both by those whose families have been here for generations and the many who have moved here within the last 30 years.

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

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

### How we see ourselves

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

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

Access for walking to the River Foss and to the wider countryside adds a premium to life in the Village. The Village has a small number of green areas within its boundaries. It is also surrounded by countryside and the Strensall Military Training Area (known as Strensall and Towthorpe Common), to which the Ministry of Defence allows restricted public access. These make Strensall with Towthorpe a very pleasant place for people to live.

### What we would like to see

In July and August 2013, a survey of all households in the Village took place using a questionnaire. In the drafts of this VDS, the outcome of this survey was summarised under the heading "What we would like to see". During the Consultation, Nathaniel Lichfield and Partners acting on behalf of Linden Homes, who were proposing to build 102 houses on Green Belt land next to Brecks Lane, challenged the inclusion of this section in the Village Design Statement (VDS). The City of York Council Senior Solicitor recommended to separate elements that are beyond the remit of a VDS and therefore this information was transferred to an Annex as background information. To comply with this legal guidance, this section of the VDS has been transferred to Annex A. This Annex reflects the aspirations of the community for future development. It does not relate specifically to design. Rather it reflects matters of concern to the residents and provides an indication of the target for resources, subject to policy considerations, when and if the opportunity arises.

The Village, Strensall



## Settlement patterns

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

*STRENSALL, a parish in the district of York and N. R. Yorkshire; on the York and Scarborough railway, 6 1/4 miles NNE of York. It has a station on the railway, and a post-office under York. Acres, 2,212. Real property, £3,351. Pop., 406. Houses, 97. The property is much subdivided. The living is a vicarage in the diocese of York. Value, £300. Patron, the Archbishop of York. The church was rebuilt in 1866.*

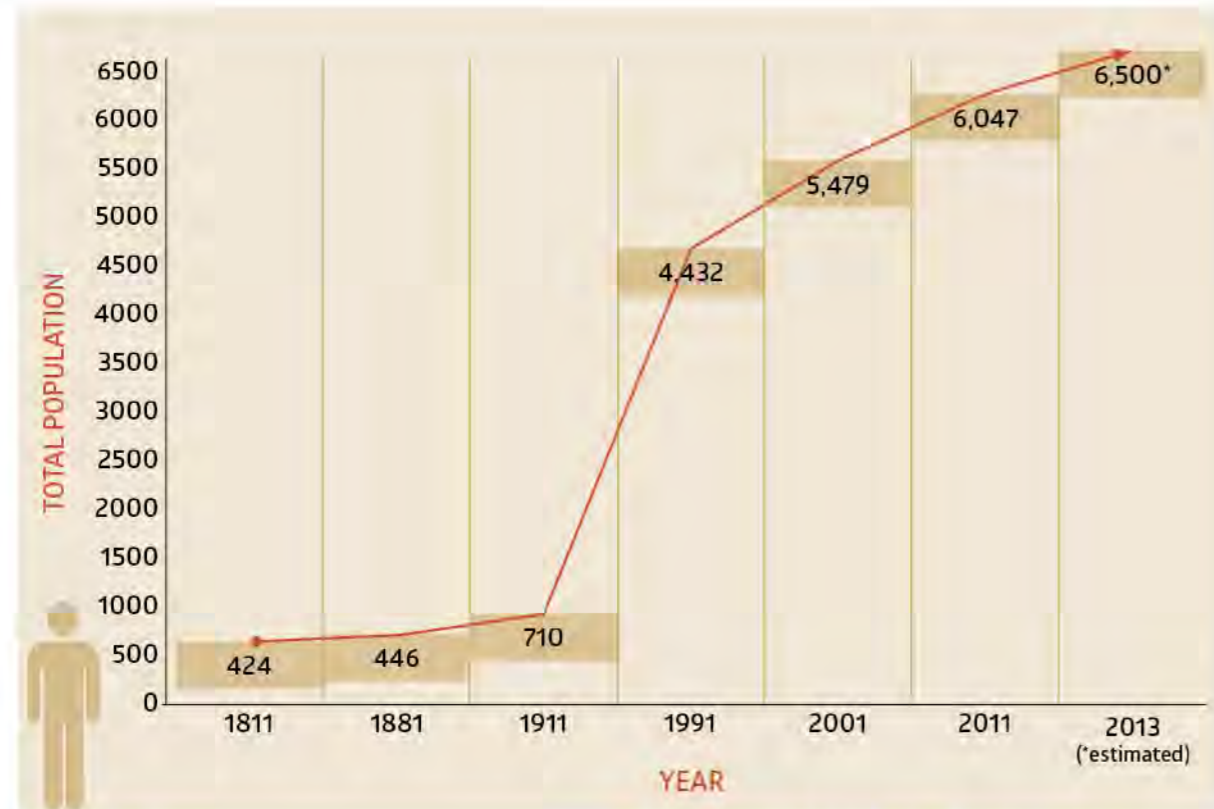
The key economic activities in the village over the years have relied heavily on the Tannery, the Brickworks and support to the Army. Other employment has generally come from farming.



The Tannery, Strensall, now demolished







### Population

The 1881 census records the population as being 446. The 2013 estimated population of Strensall with Towthorpe is about 6,500. The table shows that in the century between 1811–1911 the growth in population was 264 residents. Between 1991–2013 the population grew by an additional 2,068 residents.

Fifty three dwellings are under construction on the site of the Tannery (H32 – 2.22 hectares); 102 dwellings on land at Brecks Lane (H27 – 3.90 hectares) have been approved but are subject to a Public Inquiry; and two further sites are currently under consideration as part of the emerging Local Plan. These are H30 – 2.53 hectares with an estimated 71 dwellings on land to the south of Strensall Village and SF1 – 29 hectares on land south of Strensall Village to be safeguarded for longer term development needs beyond the current plan period (15 years).

### Strensall Military Training Area (formerly Strensall and Towthorpe Common)

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

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

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

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

Strensall Military Training Area





## Village context



The Village, Strensall

### History

The village of Strensall was included in the Domesday Book of 1086. The name Strensall probably derived from the Anglo Saxon word "Streanaeshalch", a combination of "Streana", a personal name and "halch", the word for a corner or nook of land. There might have been settlements around the Village during earlier periods.

Prehistoric and Roman remains have been found in the area suggesting it may have been a convenient crossing point of the River Foss. It is possible that the Village was the site of the Synod of Whitby in 664 AD. The two main accounts of the Synod are the Life of Wilfred written by Stephen of Ripon c710 AD and Bede's Ecclesiastical History written in 731 AD. Both sources state that the Synod was held at a monastery of Hilda in a place called Streanaeshalch. This has traditionally been associated with Whitby as we know that Hilda was head of a monastery in Whitby. However, there is no recorded place-name in the Whitby area that reflects/preserves the name of Streanaeshalch as recorded in the sources.

The case for Strensall as the location of the Synod

of Whitby has been argued most recently in an article by Barnwell, Butler and Dunn in 2003 – "The Confusion of Conversion: Streanaeshalch, Strensall and Whitby and the Northumbrian Church", in Martin Carver (Ed), "The Cross goes North", York Medieval Press.

Although there is no archaeological evidence for an Anglo-Saxon monastery at Strensall, one could argue that no-one has looked very hard. And, as there is evidence revealed by Time Team for a possible Anglo-Saxon monastic enclosure of 7th/8th Century date in Poppleton, it is entirely possible that a similar feature lurks in Strensall waiting to be excavated.

At this early period, the parish of Strensall lay east of the Forest of Galtres, a heavily wooded area which stretched north of York beyond Easingwold. From the 13th to the 17th Centuries, it was one of the townships within the Forest of Galtres. It covered an area of 2,908 acres upon which corn and potatoes were mainly grown.

Throughout the 13th Century the Prebendaries of Strensall (one of the Canons of St Peter's York) developed their own hunting preserve on the edge of the Royal Forest. Hall Farm, formerly known as

Strensall Hall, occupied a moated site which was probably the administrative centre of the village from the earlier medieval period.

A pattern of enclosures and curved, reversed "S" field boundaries survive to the southeast of The Village and Southfields Road in Strensall. These preserve the alignment of and, in some cases, earthworks of the ridge and furrow that formed one of the medieval open fields associated with Strensall.

Towthorpe is a small hamlet which has survived as a peaceful cluster of 19th Century or earlier brick farmhouses and farm buildings set in the countryside on the southwestern side of Strensall.



Towthorpe: conversion of agricultural buildings

### Traditional layout

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

The Grange, Strensall



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

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



Manor House Farmhouse, Strensall



## Places of worship

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

### Church of St Mary the Virgin



The first church on this site is thought to have been built between 1100-1150 AD and was dedicated to St James. This would have been a Norman structure with rubble infilling in the walls. The doorways and window frames would have been of Tadcaster stone. Between 1801-1803 the church was completely rebuilt with local bricks and painted deal pews. Due to weather damage this structure deteriorated and was completely replaced by the present church in 1866. The church is generally known as St Mary's Church.

Strensall Cemetery



### Strensall Methodist Church



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

### The Garrison Church



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

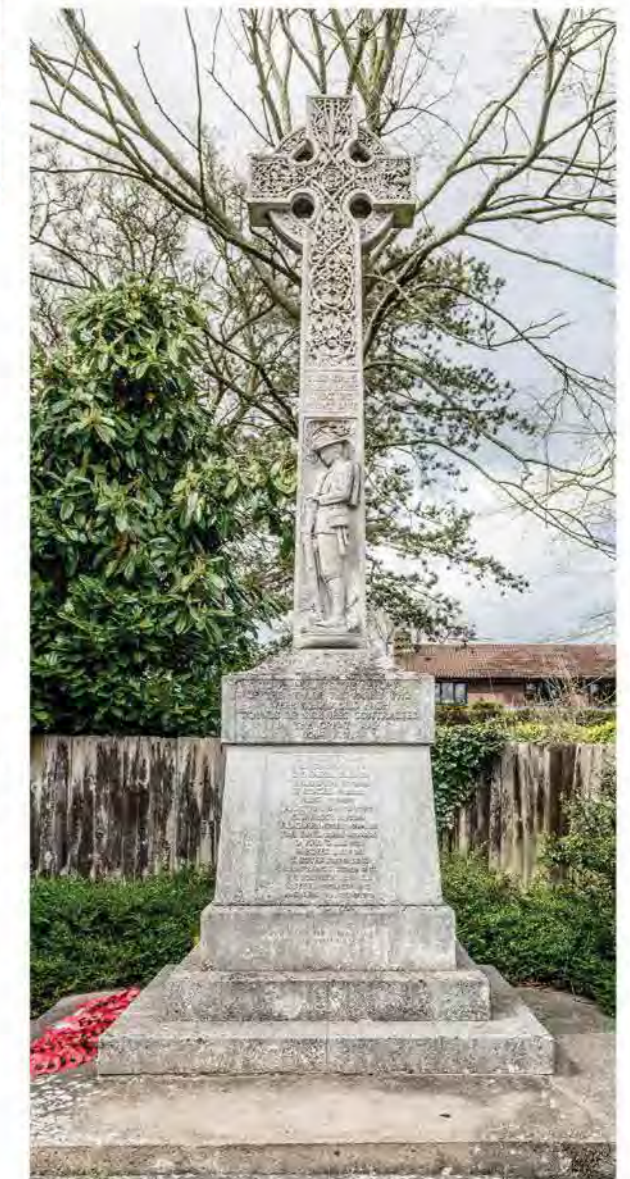
### Strensall Cemetery (burial ground)

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

### Quaker burial ground

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

Strensall War Memorial





## The River Foss

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



Strensall Bridge: John Carr's bridge

Strensall New Bridge: "Old Humpy"



### The Foss Navigation Company

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

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

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





## Landscape setting

### Approaches

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

Housing developments in the Village since the 1970s have resulted in a significant increase of vehicular traffic through the Village Conservation Area. The traffic moving on the shortest route between the new developments will pass through the Village centre. The questionnaire completed by Villagers in July 2013 identifies that there is considerable concern over the issue of congestion resulting from roadside parking along this stretch of road.

The natural bottleneck within the Village is its

centre, based around the junction with the Sheriff Hutton road. Traffic often grinds to a halt as through traffic competes with the bus service and shoppers' parking. In addition, the three level crossings and the roundabout at the junction of Ox Carr Lane and the York Road cause periodic delays on most days.

### Strensall Conservation Area

Strensall Conservation Area<sup>1</sup> is defined as an area of special architectural and historic interest, the character or appearance of which it is desirable to preserve and enhance. It was first designated in 1979 and included The Village and Church Lane which make up the linear street character of the historic Village. Many traditional side lanes and yards survive along The Village, a legacy of the medieval street pattern.

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

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

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

### Towthorpe Conservation Area

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

### Strensall Railway Buildings Conservation Area

The east end of Strensall was developed from the mid-1840s as a result of the arrival of the railway in the



Low Farm Farmhouse, Towthorpe

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

Strensall Signal Box





# Sports and recreational facilities

Villagers feel that there are limited sports and recreational facilities in Strensall with Towthorpe which are immediately accessible to the general public. The sporting facilities available to the community are covered below. The Village Hall is primarily a social facility but also provides multi-purpose space for some indoor sports including badminton. Those available to the Army community and those in the Primary Academy are not available to the public.

## Allotments

Allotments are in great demand in the Village and there are waiting lists to become an allotment holder. There are two allotment areas within the Village. Both are owned by the City of York Council. The Northfields Allotment is leased to the Parish Council and there are eighteen plots on it. Eight are full size

plots, each of approximately 320 square yards. Ten are half size plots of approximately 160 square yards. The New Lane Allotment consists of 20 plots, each of approximately 150 square yards, which are managed by a Villager on behalf of the the City of York Council. These allotments were provided by Hogg The Builder as a condition of being allowed to build in the old railway sidings. Hogg provided top soil, drainage, a water supply, and a purpose built tool shed with 10 internal cubicles for tool storage.

## Strensall Community and Youth Sports Association (SCYSA)

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

SCYSA site from Durlston Drive



Northfields playground



Clubhouse, the York Golf Club

## Playground sites

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

## The York Golf Club

The York Golf Club, the oldest golf club in the area, was established in 1890 as a members' club. The Club is a non-profit making organisation which reinvests all surplus income back into the Club. It is a Community Amateur Sports Club under the terms of the Finance Act 2002 and it provides sporting

and related social facilities to the community. It prides itself on its Junior and Lady Golfer starter programmes. The course itself is a serene blend of parkland and heathland with a definite emphasis on natural beauty rather than artificial features. It measures 6,346 yards (Men's Competition Tees) and the greens are acclaimed to be among the finest in North Yorkshire. The Club has invested heavily in improving the drainage of the course in recent years.

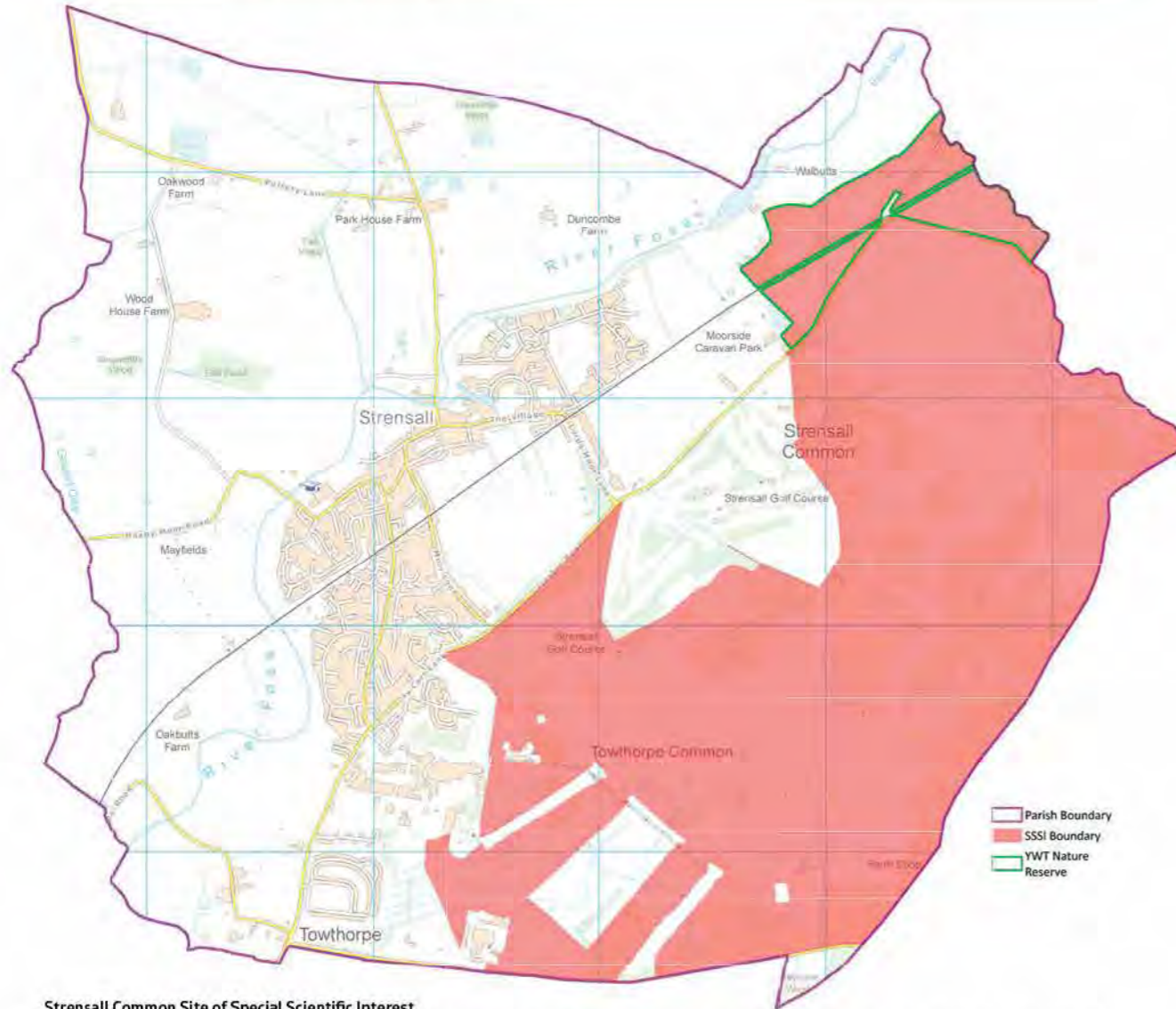
## Strensall Bowling Club

Strensall Bowling Club is a thriving organisation founded in 1934. The Club is a self-supporting members' club which encourages membership across the ages from within the community. Its Bowling Green is reputed to be one of the finest in North Yorkshire. It is the treasured result of dedication by members and advice from York Golf Club.

Strensall Bowling Club







Strensall Common Site of Special Scientific Interest

Map reproduced by the Yorkshire Wildlife Trust. Contains Ordnance Survey Open Data and Natural England SSSI Data. © Crown Copyright and Database Right 2015

### Site of Special Scientific Interest (SSSI)

Strensall Military Training Area (Strensall and Towthorpe Common) was designated as a Site of Special Scientific Interest (SSSI) in 1965. Both Strensall Military Training Area and the adjacent Yorkshire Wildlife Trust Reserve (see below) are important for wildlife and biodiversity in the York area. The area of Strensall and Towthorpe Common is not only an SSSI and nationally protected but also a Special Area of Conservation (SAC). Further information is available at: <http://bit.ly/strensallcommon>.

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

### Strensall Common Yorkshire Wildlife Trust Reserve

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

Winter ponds on Strensall Common





## Birds of Strensall Common

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

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

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



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



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



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



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

## Flora and other fauna found on Strensall Common and in the surrounding countryside

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



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

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



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



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

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



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



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





### Trees and Tree Preservation Orders (TPOs)

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

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

### Public rights of way and the wider network of access

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

The principal footpaths run along Brecks Lane and the River Foss itself. The footpaths carry the Foss Walk, Ebor Way and Centenary Way. These are regionally promoted routes and bring passing trade to the village.

In addition to the public rights of way, there are

numerous permissive routes within the Parish. The Ministry of Defence has marked out an extensive network of paths within Strensall Military Training Area (formerly Strensall and Towthorpe Common) which can be used when troop training is not taking place. There are also numerous paths between the River Foss and the Brecks which are well used.

Strensall with Towthorpe Parish Council designed and maintains a footpath along the Flaxton Road. It has plans for additional footpaths but has not yet secured the funds to build them from the City of York Council. The Parish Council is negotiating to establish designated footpaths along the south bank of the River Foss and to bring about the reinstatement of the footbridge at Cowslip Hill (part of Footpath 17). The former is subject to permission from landowners and the latter is the responsibility of the City of York Council.

All these paths combine to provide a good, free to use, recreational facility. This benefits the overall health and well being of Villagers and provides an opportunity to see the varied wildlife within the Parish.

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

There are two areas of Countryside and Rights of Way Act 2000 (CROW Act 2000) Open Access Land on Strensall Military Training Area. These are

shown on the Ordnance Survey map of the area. They are, however, excepted land as they are owned by the MOD. The rules guiding their use are clearly displayed on all access points to the Military Training Area and are available from Headquarters Strensall Training Area.

### Cycling

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

The first, Route 84, is along Strensall Road, with an off road facility running between the Six Bells Public House mini roundabout and the A1237 which will run alongside the busy road. The second, Route 88, is the River Foss towpath. This would see the widening of the existing towpath and its conversion to shared use between north Strensall and York City Centre. There would also be links to Haxby, Earswick, Huntington and New Earswick along its length.

Contributions towards the provision of both routes will be sought from new developments near to or adjacent to them through the development management process. At Annex D is the City of York Council map for these proposals.

Footpath running North East along the River Foss from Strensall Bridge





# Community setting



The Village Hall, Northfields

## The Village Hall

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

With the roof leaking and the maintenance of the old building becoming more and more difficult, serious fund raising and grant hunting started in the Village and a new hall was built at Northfields at a cost of £279,000 in 1989. It included a badminton hall, meeting room, kitchen and other facilities and in

1990 won an award as the Ryedale Village Hall of the Year. Looking to the future, the hall was designed so it could be extended and the need for this soon arose. A new function room costing £60,000 was added and officially opened by the Lord Mayor of York in 1998. With its modern multi-purpose facilities for sport, theatrical entertainments, social and business events the hall continues to be a thriving community centre for all aspects of Village life.

## Hurst Hall

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

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



Strensall Post Office at the heart of the Village



Cash machines at LONDIS (and Cost Cutter) are appreciated

## Local businesses

Our Villagers value the range of their local businesses and public houses. It is generally felt that they provide good amenities for the size of the Village. The Post Office and the Library are, in particular, held in high regard and viewed as essential assets. However, the absence of a bank is viewed as a particular disadvantage, although the availability of cash machines at Cost Cutter and LONDIS is greatly appreciated.

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

Our local businesses are concentrated into two

distinct areas within the Village. The first is at Barley Rise, where there is a small 1980s-era shopping complex in which seven businesses including the Richard Fisher & Associates Dental Surgery and the Cost Cutter Supermarket have their premises. The limitation is that parking access to these shops and premises is restricted to space for about ten vehicles and on street parking delays access to and from Barley Rise.

The second is on The Village, centred around the road junction with the Sheriff Hutton Road. This is a busy shopping area and includes the Tesco plc Supermarket, Strensall Fisheries, Boots plc and the Battleflatts Veterinary Surgery. The questionnaire completed by Villagers in July 2013 identifies that there is considerable concern that on-street parking is limited and is the cause of frequent delays and frustration on this arterial route through the Village.

Shopping Traffic on The Village







Robert Wilkinson Primary Academy

### Robert Wilkinson Primary Academy

Robert Wilkinson School became a Primary Academy on 1 December 2013 within the Ebor Academy group. It has now opted out of local authority control and is funded directly by the Government. It has retained its links with the Robert Wilkinson Charity and the Robert Wilkinson Trust. The school was founded in 1718 by an endowment in the will of Robert Wilkinson, a Yeoman Farmer from Strensall. Throughout its long history, the school has grown with the Village and remains very much a Village school. The Old Primary School in Church Lane is now a private dwelling.

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

Community users of Robert Wilkinson Primary Academy facilities are listed at the end of this document.

### Strensall Health Care Centre

The My Health Health Care Group runs Strensall Health Care Centre and other centres in Stamford Bridge, Dunnington and Huntington. It serves 18,000 patients across an area of 200 square miles to the north east of York. It has recently been granted approval to extend its boundary northwards into the Howardian Hills. It currently has 12 doctors who have specialised in General Practice and who provide complete National Health Service community services. The practice also employs 6 directly-employed nurses. Community nurses are attached to the practice and work from their base in Strensall Health Care Centre. A Minor Illness Clinic is held each weekday morning and afternoon at Strensall Health Care Centre.

Strensall Health Care Centre



## Buildings



An old driveway in the centre of the Village



Housing associated with the arrival of the railway in Strensall

### Medieval patterns

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

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

### Listed buildings

Historic buildings, whether listed or not, contribute to the character and the appearance of the area. Annex C provides a pictorial record.

Serial	Item	Location	Grade
1.	Berwin House, mid 18th Century House	3 Church Lane, Strensall	2
2.	The Grange	59 The Village, Strensall	2
3.	Mile Post	Opposite Main Entrance to Queen Elizabeth Barracks. It is believed to have been stolen.	2
4.	Church of St Mary the Virgin	Church Lane, Strensall	2
5.	Strensall New Bridge, formerly listed as Strensall Low Bridge	Haxby Moor Road, Strensall	2
6.	Manor House Farmhouse, formerly listed as Strensall Hall	The Village, Strensall	2
7.	Station House	The Village, Strensall	2
8.	Strensall Bridge – John Carr's Bridge	Sheriff Hutton Road, Strensall	2
9.	Low Farmhouse	Towthorpe Road, Towthorpe	2
10.	War Memorial	The Village, Strensall	2





### Modern housing

Most housing within Strensall with Towthorpe was built in the last quarter of the 20th Century and there are now some 2,400 dwellings in the Village with a resident population of about 6,500 people. Most of the modern developments were built in varying styles and types with relatively short roadways, often small cul-de-sacs. The properties vary in size from two bedroom semi-detached houses to large detached houses.

Sheltered Housing on Southfields Road



Most recent developments have been provided with driveways, garages and front gardens. This has ensured that the roads are kept clear of parked vehicles and helps to provide an open and uncrowded appearance. The varied groupings of houses, the use of traditional bricks and tiles and conventional and restrained domestic architecture have combined to highlight the character of the Village. The result is that variety, intimacy and cohesiveness have not been sacrificed to expansion. The size of building plots has varied over the years. Where the balance between open space and building density has been maintained, there has been a significantly beneficial impact on the neighbourhood.

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

### Local traits

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

Local detailing includes brick cambered or flat arch lintels, and decorative banding at eaves level. Some of the earliest buildings also have triangular

brick panels – known as brick tumbling on their gables.

Most of the buildings within the conservation areas retain their original features, such as sash windows and cast iron downpipes. Also, within these conservation areas are a number of larger or more prominent detached properties which reflect the expansion of the Village during the late nineteenth and early twentieth centuries.

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

Decorative banding and brick cambered lintel



Brick tumbling



The entrance to Northfields



The Ship Public House





## Design guidelines

This document was approved on 3 March 2015 as a draft Supplementary Planning Document to the City of York Council’s draft Local Plan. Our Villagers wish the following Design Guidelines to be followed for all new development.

1. Strensall with Towthorpe is a large village in a rural setting. All developments should enhance the character of our Village.
2. All development must give careful thought to the impact of increased traffic into the Village Conservation Areas.
3. The existing network of footpaths must be retained and improved. The design of footways, cut throughs and snickets leading to the centre of the Village must be a key aspect of any development. Every opportunity to improve, add to or enable access to the footpath network should be pursued.
4. Key views in and out of the Village are significant to the rural setting of our Village and must be taken into consideration in the design of any new development. The key views as suggested by Villagers are shown in Annex E.
5. The retention of existing and the creation of new open spaces are essential. The range and location of open spaces together with their features make them vitally important to the character of the Village. In particular, allotments areas are to be carefully managed and developers are encouraged to set aside space for allotments in new developments.
6. Wherever possible, developers are to create a variety of new properties harmonious to the character of the Village using a mix of building styles and sizes.
7. Inclusion of green space with native broadleaved tree planting where appropriate and possible, provision of grass verges and front gardens will all help to maintain and enhance the visual and physical character of the Village and connect habitat areas. For instance, Strensall Park, Southfields Road and the Brecks Lane Estate have buildings grouped around a green. They retain hedges and houses set back from roads with plenty of appropriate trees and grass verges. Boundary treatments should be sympathetic to their location. The use of traditional treatments such as hedges, iron railings and brick walls is encouraged along front boundaries in parts of the Village where this is characteristic.
8. New developments should respect and complement the scale, density and height of neighbouring building forms and they should not detract from the character of neighbouring buildings. They should avoid large areas of unbroken walling and roof elevations.
9. The height and pitch of roofs should be compatible with, and sympathetic to surrounding property. A variety of roof heights could be explored within larger development sites. Roofing should generally use traditional materials (clay pantiles or blue slate) and

extensions or alterations must be sympathetic to the original.

10. New developments should include off road parking wherever possible.
11. New buildings should be environmentally future-proof and must conform to current City of York sustainability policy. The use of Sustainable Drainage Systems is encouraged in new development and householder projects.
12. New developments and extensions should use building materials sympathetic to neighbouring properties. Reclaimed materials should be used where appropriate. Traditional brick details should be acknowledged but detail in new buildings should not be too elaborate in quantity and mix. Sustainable developments such as green building design and reuse of building materials should be encouraged on appropriate sites in the Village.
13. A mix of affordable housing and private homes should be encouraged.
14. Extensions and alterations should accord in style and material to existing property.
15. When former ancillary or functional outbuildings are converted, evidence of their original use or function should be retained wherever possible.
16. Chimney stacks should be encouraged to add visual interest to the roof-scape.
17. Windows should be in proportion to the property and accord with the style of similar properties. Windows in older properties should accord with the period style of those properties. Replacements should accurately reflect the styles of the originals and the use of traditional materials and reinstatement of original window styles should be encouraged.
18. The preservation of privacy and personal space is important. Any new construction in the Village should consider whether any impact is harmful to privacy.
19. Gardens and open spaces between buildings contribute to the rural charm of the Village and should be retained wherever possible. Any subdivision of these spaces should not harm the character and visual amenities of the area.
20. Satellite dishes should be located discreetly, avoiding front elevations unless there is no reasonable alternative.
21. New buildings should be designed in such a way as to prevent crime and meet the security requirements laid down by the Police “Secured by Design” scheme.
22. Any advertising or signage should be kept to a minimum and be appropriate to the Village environment. It should be low key in terms of colour, size and lighting.
23. The layout of new development should consider any potential impact on the amenity of the end or existing uses. This should take into account noise; odour; lighting; and land contamination.

## Community groups

Community activities are easily overlooked in a Village the size of Strensall with Towthorpe. A list of community groups is given below to recognise all that happens in the Village.

Army Welfare Service	Hurst Hall Community Fund	Village Hall	Robert Wilkinson Primary Academy	St Mary’s Hall
Light Bites Coffee Morning	Little Fishes	Slimming World	Kidz Klub	Strensall Art Group
Hurst Hall Stars Games Club	Tiny Steps	Bingo	Swimming Club	
Aspire	Little Chestnuts	Pilates	Dancing Club	
Dancing Groove	Rainbows	Badminton	Cubs	
Inters	Brownies	Fitness Group	Brownies	
The Shed	Guides	Short Mat Bowls	Karate	
	Song Box	Art Group	Pool Babies	
	Breakdance	Bridge Club	Boxercise	
		Zumba Gold	Water Babies	
		Zumba Fit	Baby Swim	
		Strensall Local History Group	Strensall Tigers	
		Strensall Village Design Statement Working Group		
		Over 50s Group		
		Women’s Institute		
		River Foss Society		



## Acknowledgments

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

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

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

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

- Church of St Mary the Virgin
- City of York Council – especial thanks are due to Katherine Atkinson, Paul Linfoot, Kennedy Sheldon and John Oxley for their immense and unstinting support
- English Nature SSSI
- Headquarters Strensall Training Area
- Hurst Hall
- Strensall Local History Group
- Strensall with Towthorpe Parish Council
- The Methodist Church
- The Royal Society for the Protection of Birds
- The Village Hall
- Yorkshire Wildlife Trust.

To the following who have provided support in other ways:

- Daniel Gath Homes
- Linden Homes
- My Health Health Care Group
- Richard Fisher and Associates, Dentists.

To our neighbouring villages for their advice and inspiration:

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

## Annex A: What we would like to see

This Annex reflects the concerns and aspirations of Strensall with Towthorpe residents and our Parish Council. Our Villagers have hopes and concerns for the future. It is clear that there will be further development within the Village. Where appropriate, our Villagers encourage all development to be preceded by improvements to traffic flow, school capacity, play areas and land drainage.

There are many views among the Villagers about how best to alleviate the traffic flow within the Village. These range from one-way flow systems, speed restrictions and restricted parking to the provision of additional parking areas. The 2006 City of York Council Traffic Study Report for Strensall with Towthorpe identified traffic flow issues for resolution. No further action was taken at that time because of financial constraints. The building of additional housing in the Village since then has exacerbated the situation.

There is currently no provision for safe cycling within the Village or from the Village to the A1237. This means that Villagers tend towards the use of private cars and public transport. The development of cycle paths and a safe cycle route to Monks Cross and Clifton Moor would be very useful to the Villagers.

A railway station in the Village is seen as a very popular option by our Villagers.

The First Bus service is valued and much used within the Village. It is, however, not easily accessible from many parts of the Village. In addition, it contributes and is subject to the traffic congestion in the centre of the Village. The bus service runs along the main traffic route through the Village, namely along The Village and York Road. Residents living at the eastern end of Moor Lane and the northwestern part of The Brecks have to walk approximately 800 metres to access the nearest

The First Bus Service in the Village centre during shopping time



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

Spaces for more schoolchildren could be made available by the building of an additional primary school in the Village. It would be possible to run any new school in partnership with the existing Robert Wilkinson Primary Academy, which is already one of the largest schools in York.

Each new development should contribute to the provision of play areas, amenity open space and sports facilities. The need for investment in space and facilities for the youth of the Village was raised by Villagers.

Future development sites should be subject to a study on flood risk, in line with the City of York Council Strategic Flood Risk Assessment 2013 Update, so that our Villagers can be sure that the flood risk is minimised. Sustainable Drainage Systems tackle surface water run-off problems at source using features such as soakways, permeable pavements, grassed swales and wetlands. The inclusion of these measures in future development may protect the community infrastructure as well as protecting ecology.

The basic infrastructure of the Village has not changed to match the increase in population. The majority of our Villagers believe that further investment in the infrastructure and amenities of the Village is necessary before any further development or significant increase to the population of the Village takes place. They see the current infrastructure and supporting services as being at saturation level. Their views were garnered through the VDS Questionnaire distributed in July-August 2013.

Strensall with Towthorpe is not a town. It is an ancient rural development mentioned in the Domesday Book. Our Villagers would like to ensure that all future developments acknowledge the special attributes that make our Village such a good place to live. Following on from the VDS, Strensall with Towthorpe Parish Council is considering progressing to a Neighbourhood Plan to shape and direct where future development should go, and further explore issues of traffic flow and infrastructure improvements. The VDS Working Group is willing to assist in this work.

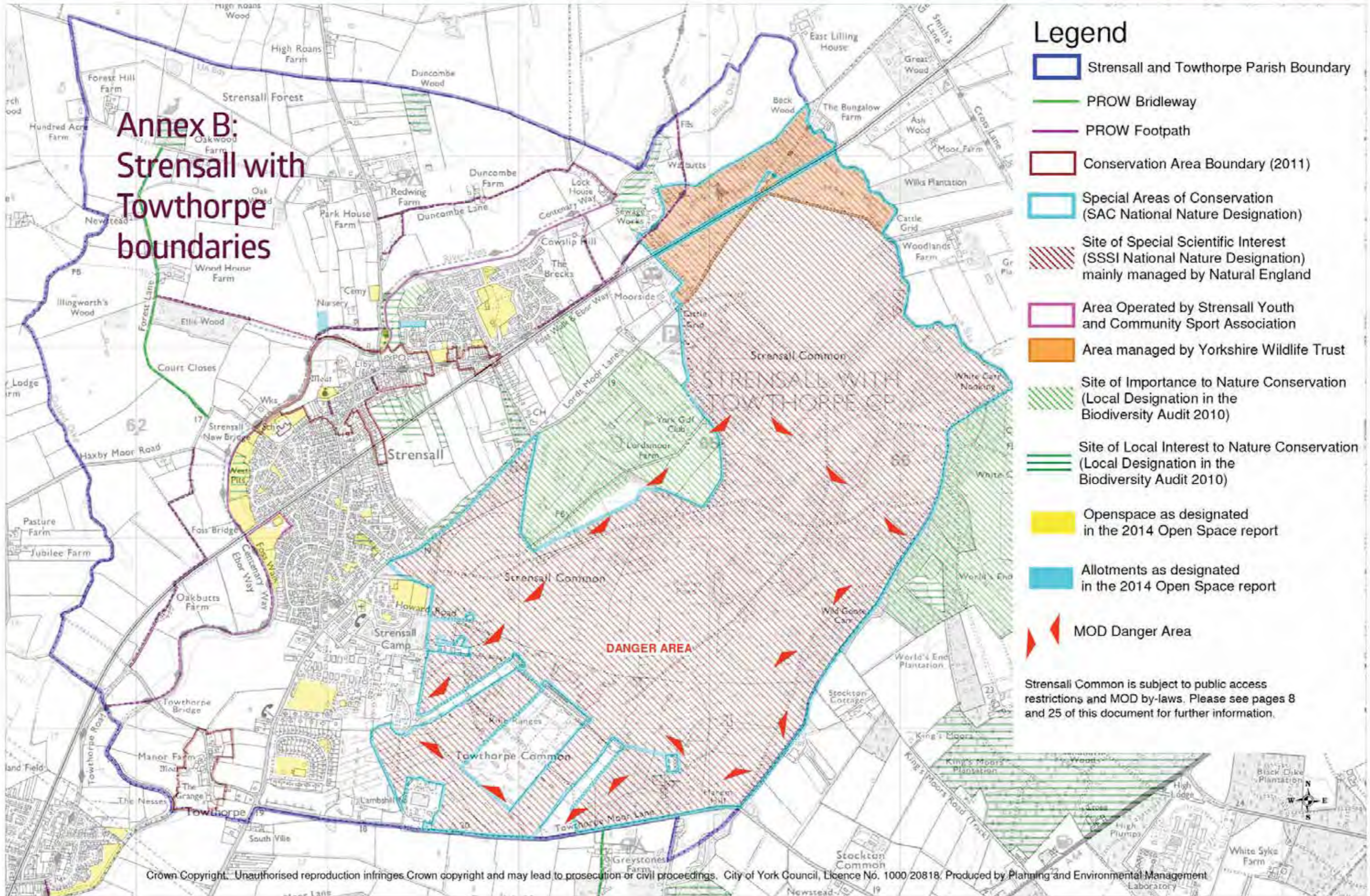
We would wish to include the following Design Guideline in a future Neighbourhood Plan.

### Design guideline

The linear nature of the Village should not be exacerbated by new development at its extremities without an improvement to the infrastructure and amenities. Further new development should be accompanied by a significant redesign of the Village to promote access to infrastructure and amenities.



# Annex B: Strensall with Towthorpe boundaries



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## Annex C: Listed buildings and structures



Strensall Bridge - Sheriff Hutton Road



Strensall New Bridge - Haxby Moor Road



59 The Village



Low Farmhouse - Towthorpe Road



3 Church Lane



Manor House



Station House



Church of St Marys

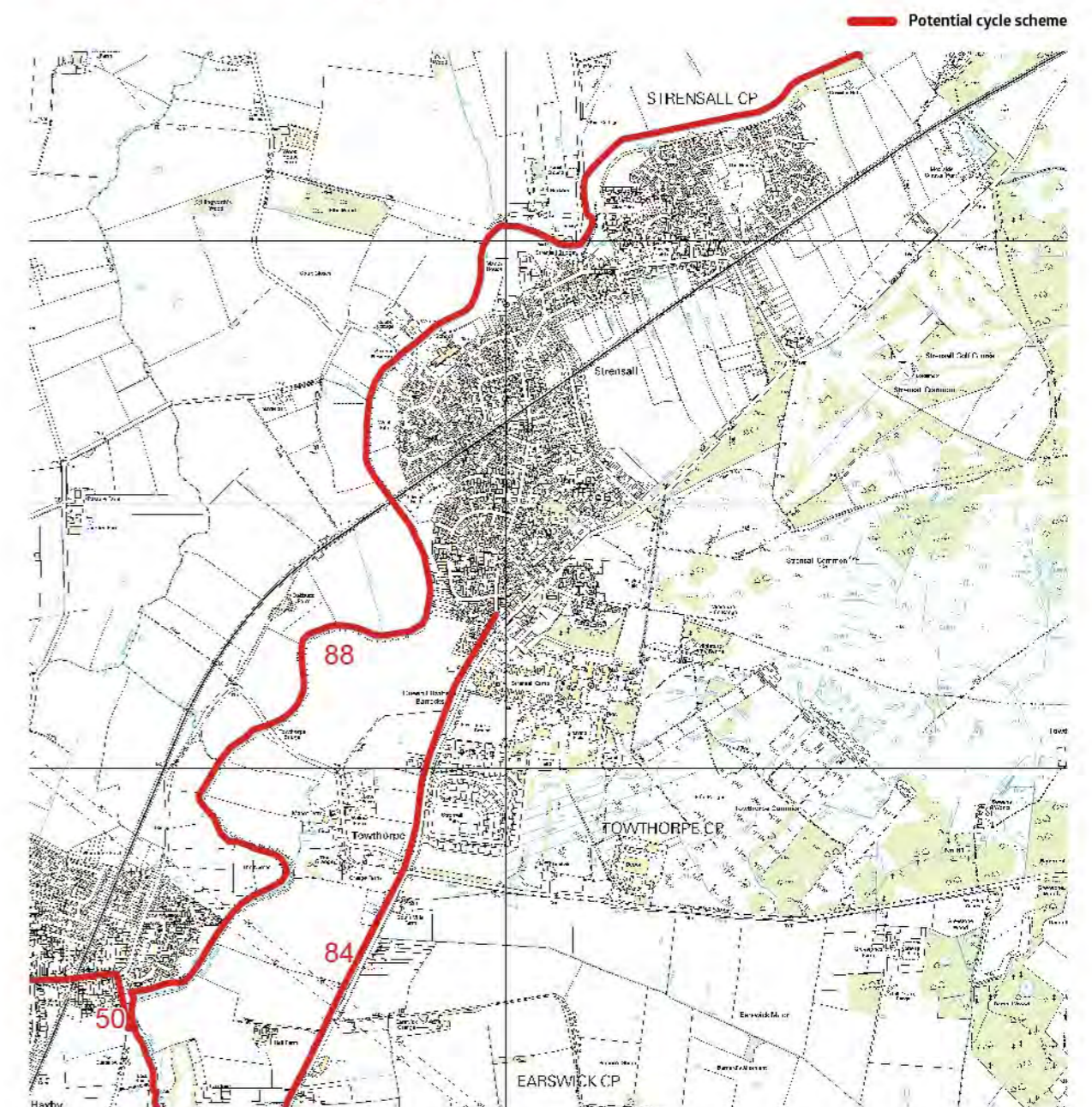


War Memorial

Images of all the listed buildings and structures in the Parish of Strensall with Towthorpe.

Full descriptions and citations for each of the properties featured above can be found at: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

## Annex D: Final cycle prioritised schemes, May 2013



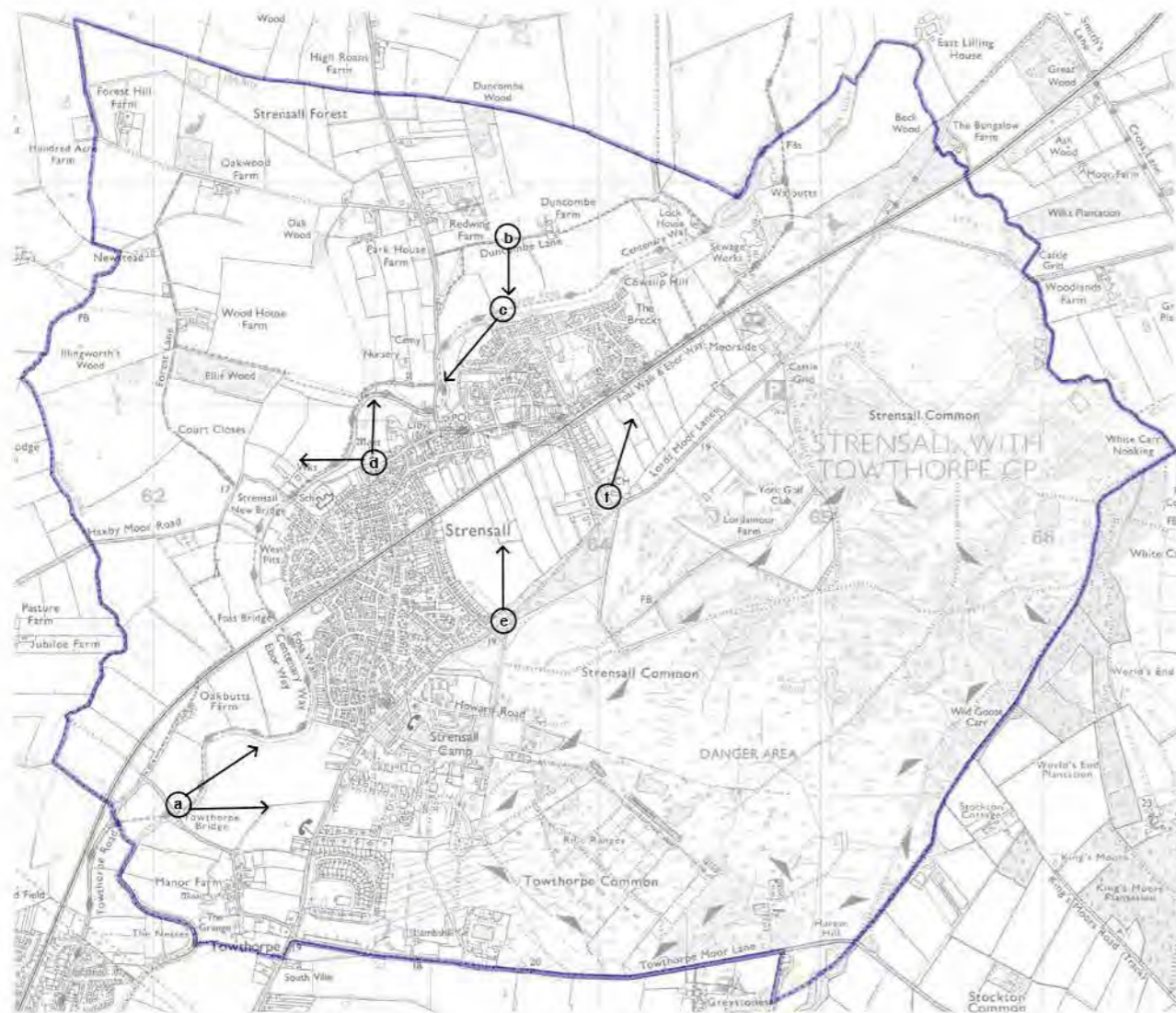
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# Annex E: Indicative location of key views

The key views of Strensall with Towthorpe shown on the map and in the photographs below have been chosen to show the fact that the Village is a large village in a rural setting. These key views were identified by Villagers during the VDS process. It is not a contiguous suburb of the City of York. These views differ from those recorded in the

Conservation Area Appraisals in that they show the open ground around the Village. The views within the Conservation Area Appraisals remain relevant in the context of each of the individual documents. The map below assists in identifying these views on the ground:



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Parish Boundary



a1. East from Towthorpe Bridge



a2. Northeast from Towthorpe Bridge





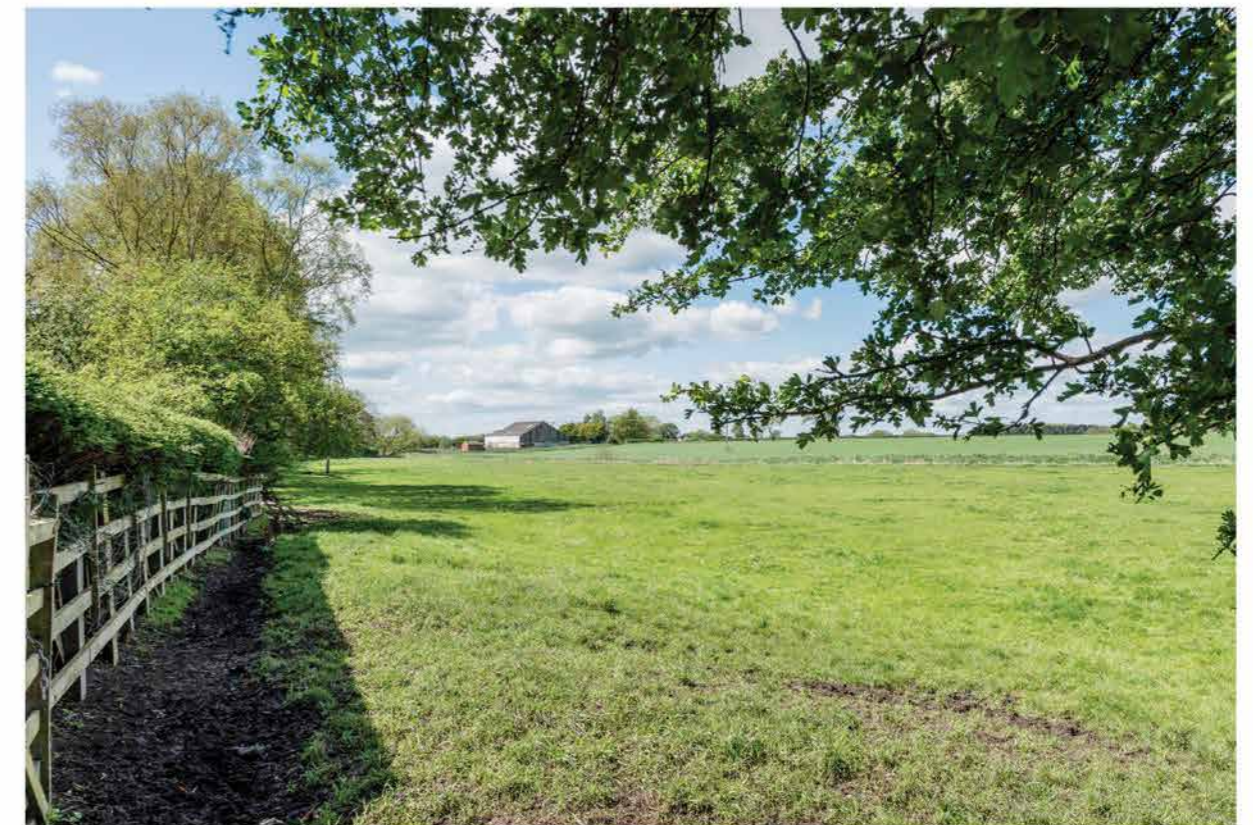
b. South from Duncombe Lane



c2. West towards John Carr's bridge



c1. South West towards Strensall Bridge (John Carr's Bridge) from the Foss. The views of the bridges from the riverside pathways are valued locally. Villagers recognise the importance of retaining pathways along the length of the River Foss through the Village



d1. West from the Church of St Mary the Virgin





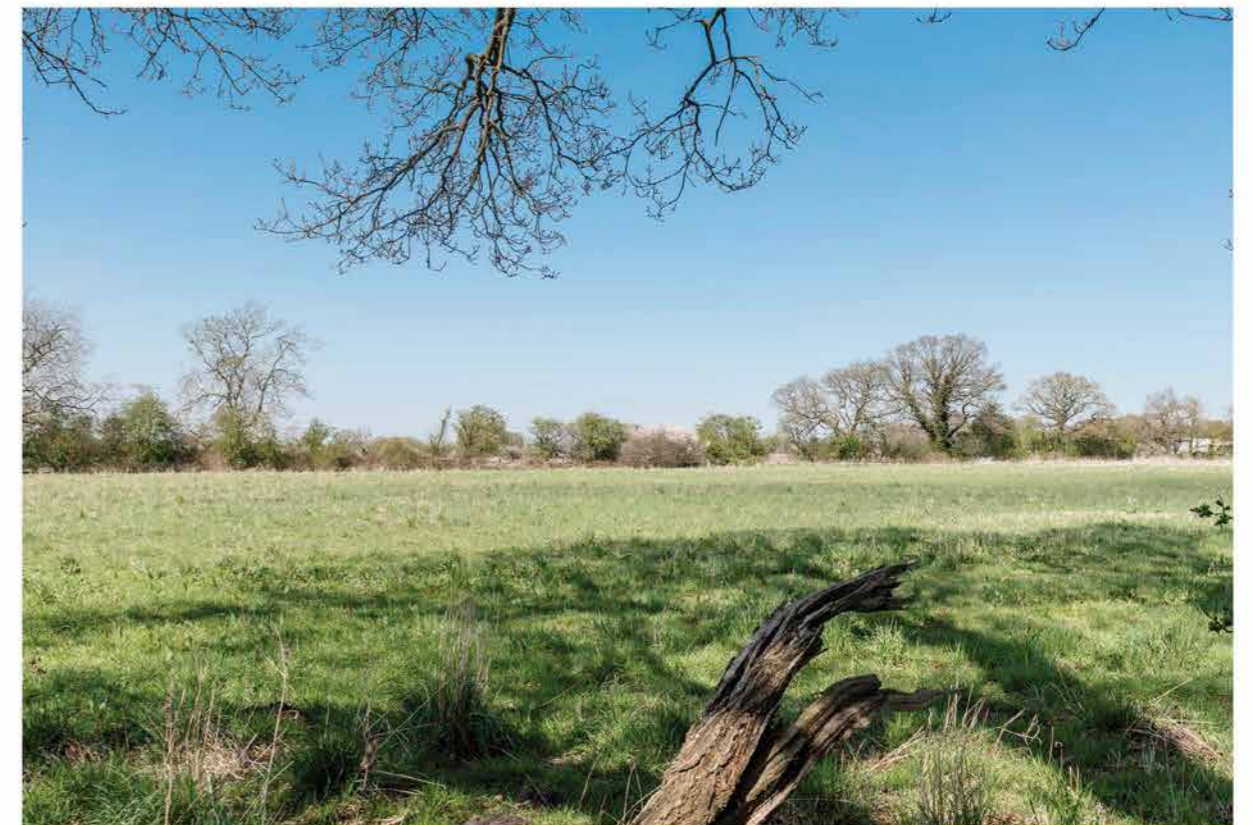
d2. North West from the Church of St Mary the Virgin



e. North from Ox Carr Lane/Flaxton Road towards The Village



d3. North from the Church of St Mary the Virgin. The White Horse at Kilburn is visible from here



f. North from the road towards Flaxton. Sheriff Hutton Castle can be seen from breaks in the hedgerows



## Life around Strensall with Towthorpe



## Addendum



This addendum was added after Cabinet approval on 3 March 2015 and reflects the following changes which have taken place in the community:

### Strensall Community Youth and Sports Association (SCYSA)

SCYSA has recently refurbished its facilities. A function room and kitchen are now available for hire. A community café is an aspiration. The groups now using SCYSA are Brownies, Aviva and Magpies netball teams, Strensall Tigers, Strensall Tennis Club and Ride4Life. Further information is available on the website at [www.strensallcysa.org.uk](http://www.strensallcysa.org.uk).



### Strensall Community Carnival

A group of residents is working with the Strensall and Towthorpe Parish Council to run an annual community carnival. Their aim is to help bring our community together and to celebrate the way of life for all ages in our Village.



### Other community groups

Robert Wilkinson Primary Academy – Scouts  
Hurst Hall – Military Wives' Choir  
Strensall Methodist Church – Strensall Singers.

### Maps

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