

York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC – Site H36

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
H36 Land at Blairgowerie House, Upper Poppleton	Objection - Green Belt sites like Blairgowerie in Upper Poppleton are essential for healthy living and places for wildlife to flourish. In Poppleton there are long-standing concerns with infrastructure and lack of capacity.	1582/	
	Objection – oppose building on this site. It is a green lung in the village, crucial to its appearance as a semi-rural village, especially with its trees. The heart of Upper Poppleton would be permanently spoilt and the appearance of both the village green Chantry Green permanently blighted. Existing infrastructure could not support even 50% of the proposed ‘quantums’. Unless facilities (e.g. post office, primary school, shops, doctor’s surgery) are included in the new development (not in the existing centre) the village will become gridlocked.	1596/	
	Objection- the transport infrastructure, shops, schools, medical centre and other facilities are already overstretched and cannot cope with such radical developments. Gridlock is a reoccurring problem on the A59, A1237 and other roads in the area. Before considering development, there should be a way of banning cars from central York.	2550/23811	
	Objection – roads in York are already wholly inadequate to cope with the existing traffic and the introduction of thousands more homes with no evident plan to improve the roads will make the situation untenable.	2893/	
	Objection – on street parking in the middle of Poppleton has increased hugely since 8 new houses were built in the centre. This is causing a significant safety issue for pedestrians.	2893/	
	Objection – this will cause further congestion, result in more hazardous roads, create parking problems. It will have a detrimental effect on the character of the village and the environment.	3038/23846	
	Objection – there is concern regarding the site access, an increase in traffic causing danger to school children and library users. The number of dwellings should be reduced to not more than 15 dwellings. The tress on the site should be subject of a Tree Protection Order. Previous application to build here has been denied.	3211/23869	
	Objection – the proposed developments would totally destroy the character of the existing villages and desecrate the Green Belt concept in and around this area. Need of more facilities (school, shops, medical facilities). More traffic on already busy roads.	3284/	
	Objection – the proposed developments would totally destroy the character of the existing villages and desecrate the Green Belt concept in and around this area. Need	3285/	

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	of more facilities (school, shops, medical facilities). More traffic on already busy roads.		
H36 Land at Blairgowrie House, Upper Poppleton (continued)	Objection – there is concern regarding the site access, an increase in traffic causing danger to school children and library users. The number of dwellings should be reduced to not more than 15 dwellings. The tress on the site should be subject of a Tree Protection Order. Previous application to build here has been denied.	3396/23896	
	Objection - this site lies totally within the Conservation Area of Upper Poppleton. It is central to the heart of the village. Much valued wildlife centre. Entirely inappropriate proposal.	3447/	
	Objection- the land is a conservation Area and as such development would have a devastating impact on the centre of Upper Poppleton and it would be reckless to ignore past decisions.	3559/23911	
	Objection - this land is in a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the Conservation Area. This is also an area flagged for protection by English Heritage as it has some historically important barns. The village centre is small and 'The Green' and Main Street are very rural. Main Street narrows significantly as it extends towards Poppleton Ousebank School, and the pavements on both sides of the road have several stretches which are extremely narrow. Negotiating these areas with small children, a pushchair, a zimmer frame, or a wheel chair is difficult as it is. Additional traffic caused by more families, will only make these problems worse. 36 families on Blair Gowrie and 5 on Long Ridge Lane, in addition to the 9 just built on 'The Green', will cause an unbearable strain on the services in Poppleton. The School Nursery is already oversubscribed. The School itself has too many children in three different year groups, as they have more children apply than they are supposed to take. There simply isn't the services available in the area to sustain this many new people.	3577/	
	Objection - this land is in a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the Conservation Area. This is also an area flagged for protection by English Heritage as it has some historically important barns. The village centre is small and 'The Green' and Main Street are very rural. Main Street narrows significantly as it extends towards Poppleton Ousebank School, and the pavements on both sides of the road have several stretches which are extremely narrow. Negotiating these areas with small children, a pushchair, a zimmer frame, or a wheel chair is difficult as it is. Additional traffic caused by more families, will only	3596/	

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	make these problems worse. 36 families on Blair Gowrie and 5 on Long Ridge Lane, in addition to the 9 just built on 'The Green', will cause an unbearable strain on the services in Poppleton. The School Nursery is already oversubscribed. The School itself has too many children in three different year groups, as they have more children apply than they are supposed to take. There simply isn't the services available in the area to sustain this many new people.		
H36 Land at Blairgowrie House, Upper Poppleton (continued)	Objection – not happy about building 36 houses here as there is not enough space for cars now. Less houses and less cars.	3677/23095	
	Objection – this site lies in a conservation area. Evidence fails to deostrate that this site does not make a valuable contribution to the conservation area and its natural retention. This view is shared by English Heritage.	4443/23974	
	Objection – designated Green Belt should be protected. Dunnington is at maximum capacity and insufficient amenities and road infrastructure. Change of the whole village and destruction of its rural feel. No evidence of such demand for housing to scarify this food agricultural land. Congestion and crossing problems.	5212/	
	Objection – this land is in a conservation area and the proposal to build here directly contravenes the intent of the conservation area. There are already traffic problems in this area and a further increase to the number of cars will make it worse for drivers and pedestrians. Another junction on this stretch of road to provide access to houses on Blair Gowrie is going to make the school run dangerous. The school nursery and the primary school are over subscribed and over full. The GP is full to capacity too. There are not the services available to sustain this many more people. If development is made on this site it should be in keeping with the natural; state of the site, keeping the barn, hedgerow and mature trees by having a few, well spaced houses.	5704/	
Objection – this land is in a conservation area and the proposal to build here directly contravenes the intent of the conservation area. There are already traffic problems in this area and a further increase to the number of cars will make it worse for drivers and pedestrians. Another junction on this stretch of road to provide access to houses on Blair Gowrie is going to make the school run dangerous. The school nursery and the primary school are over subscribed and over full. The GP is full to capacity too. There are not the services available to sustain this many more people. If development is made on this site it should be in keeping with the natural; state of the site, keeping the barn, hedgerow and mature trees by having a few, well spaced houses.	5705/		

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H36 Land at Blairgowrie House, Upper Poppleton (continued)	Objection –this land is in a conservation area and the proposal to build 36 houses on this site directly contravenes the intent of the conservation area.	5735/	
	Objection- land is a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the conservation area. This is also an area flagged for protection by English Heritage as it has some historically important barns. Additional traffic caused by more families will only make problems worse. Some serious issues have arisen with parking. Between Poppleton Ousebank School and the Green there are very few places to cross. Unbearable strain on the services in Upper and Nether Poppleton. School nursery is oversubscribed as is the local doctors surgery. The services are not available in the area to sustain this many new people.	5817/	
	Objection – land is a conservation area. Area flagged for protection by English Heritage. Traffic is dangerous to children. Number of houses would put an unbearable strain on services. Wildlife would be in danger.	5852/	
	Objection –this land is in a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the Conservation Area. The village is already suffering due to the result of infill, for example, the building of 8 houses on the old garage site has significantly increased the number of cars around the Coop area. This would be further exasperated by building 36 new houses in the immediate area. Also strongly object to these two proposed developments in Poppleton (H36 and H45) on the basis that the creation of an additional 41 houses and the corresponding addition of 41 additional families which put severe pressure on the already stretched facilities in the village. The doctors' surgery, school and, as previously mentioned, the highways. Do not believe that the current infrastructure is sufficient to accommodate these additional families. In particular, the village school is currently hugely over-subscribed, causing many operational problems for the school.	5882/	
	Objection - the road is very busy and can be impossible to parking order to use the local amenities. The new development represents a massive increase in population and traffic. The character of will change to the detriment of the people who currently live here. This is green belt land and therefore should not be developed.	5692/	
	Objection – the doctors surgery is already overcrowded. The school needs expanding. The roads are narrow and dangerous. Wildlife is endangered by building on this land.	9452/24109	
	Objection – this land is in a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the Conservation Area. This is also an area	9692/	

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	flagged for protection by English Heritage as it has some historically important barns. The village centre is small and 'The Green' and Main Street are very rural. Road safety issues. There simply aren't the services available in the area to sustain this many new people.		
H36 Land at Blairgowrie House, Upper Poppleton (continued)	Objection – this site lies in a conservation area. It is also flagged by English Heritage as it has some historically important barns. The village centre is small and rural. The infrastructure is already strained. There are not the services to sustain further increase in population.	9874/24280	
	Objection – this site lies in a conservation area. It is also flagged by English Heritage as it has some historically important barns. The village centre is small and rural. The infrastructure is already strained. There are not the services to sustain further increase in population.	9882/24303	
	Support – no issue with infill developments	10041/24392	
	Support – people need houses.	10046/24404	
	Objection – services would be overwhelmed. Green belt land would be lost.	10162/	
	Objection – overdevelopment of green space. Bad access. Motor traffic dangerous for children attending the school.	10202/	
	Objection – this site is in a conservation area. There is no road crossing on this side of the road. This stretch of road is already clogged by traffic, parked cars and buses, it cannot cope with additional traffic. Development will destroy the green aspect. The primary school is full. Any development should be in keeping with the natural aspect of the site with fewer, well spaced houses.	10430/	
	Objection – this would add extra traffic to an already busy road. This is a conservation area and the wooded area forms a key part of the rural charm of the village.	10434/	
Objection - this land is in a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the Conservation Area. This is also an area flagged for protection by English Heritage as it has some historically important barns. The village centre is small and 'The Green' and Main Street are very rural. Road safety issues. Additional traffic caused by more families, will only make these problems worse. 36 families on Blair Gowrie and 5 on Long Ridge Lane, in addition to the 9 just built on 'The Green', will cause an unbearable strain on the services in Poppleton. The School Nursery is already oversubscribed. The School itself has too many children in three different year groups, as they have more children apply than they are supposed	10580/		

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	to take. There simply aren't the services available in the area to sustain this many new people.		
H36 Land at Blairgowrie House, Upper Poppleton (continue)	Objection - this land is in a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the Conservation Area. This is also an area flagged for protection by English Heritage as it has some historically important barns. The village centre is small and 'The Green' and Main Street are very rural. Main Street narrows significantly as it extends towards Poppleton Ousebank School, and the pavements on both sides of the road have several stretches which are extremely narrow. Negotiating these areas with small children, a pushchair, a zimmer frame, or a wheel chair is difficult as it is. Additional traffic caused by more families, will only make these problems worse. 36 families on Blair Gowrie and 5 on Long Ridge Lane, in addition to the 9 just built on 'The Green', will cause an unbearable strain on the services in Poppleton. The School Nursery is already oversubscribed. The School itself has too many children in three different year groups, as they have more children apply than they are supposed to take. There simply isn't the services available in the area to sustain this many new people.	10582/	
	Objection – roads are highly congested.	10677/	
	Objection- increased traffic through the village; Will add extra traffic to an already busy stretch of Upper Poppleton, between the Green and the school. Already very congested with parked cars and is difficult, and therefore unsafe, to cross at many times of the day. No alternative route for traffic to access this site. Over development in conservation area; Building on this site would remove the only remaining natural area between Hodgson Lane and Ouse Moor Lane. This would both destroy the habitats of many wild animals as well as losing a beautiful wooded area. How would a large development on this area “conserve and enhance the special characteristics of the conservation area”. There is no required evidence based assessment of the conservation areas special qualities proportionate to the size and impact of the development. This will inevitably mean that these trees will be destroyed. The localism act is intended to provide rights and powers for communities via the Neighbourhood Plans. Work is underway to develop the Neighbourhood Plan. No decisions on the Local Plan should be made without the Neighbourhood Plan so that the collective views of the local residents can be taken fully into account.	10725/	

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H36 Land at Blairgowrie House, Upper Poppleton (continued)	Objection – land is conservation area. Extra traffic would cause a danger on narrow and busy roads. Schools and doctors are already over-subscribed	10752/	
	Objection - this land is in a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the Conservation Area. This is also an area flagged for protection by English Heritage as it has some historically important barns. The village centre is small and 'The Green' and Main Street are very rural. Road safety issues. Additional traffic caused by more families, will only make these problems worse. 36 families on Blair Gowrie and 5 on Long Ridge Lane, in addition to the 9 just built on 'The Green', will cause an unbearable strain on the services in Poppleton. The School Nursery is already oversubscribed. The School itself has too many children in three different year groups, as they have more children apply than they are supposed to take. There simply aren't the services available in the area to sustain this many new people.	10754/	
	Objection - English Heritage has objected due to historically important barns. Infrastructure could not cope.	10758/	
	Objection –this land is in a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the Conservation Area, (Upper Poppleton Conservation Area No. 16 (18.2 ha)). This is also an area flagged for protection by English Heritage as it has some historically important barns. The village centre is small and 'The Green' and Main Street are very rural. Road safety issues. 36 families on Blair Gowrie and 5 on Long Ridge Lane, in addition to the 9 just built on 'The Green', will cause an unbearable strain on the services in Poppleton.	10767/	
	Objection- the land is a conservation area and the proposal to build 36 houses on this site directly contravenes the intent of the conservation area. It is also a flagged area for protection by English heritage as it has some historically important barns. Road safety issues. 36 families on Blair Gowrie and 5 Long Ridge Lane, in addition to the 9 just build on The Green will cause unbearable strain on the services in Poppleton. The School Nursery is already oversubscribed. The school itself has too many children. The local Doctors Surgery has a huge waiting list. There simply aren't the services available in the area to sustain this many new people.	10767/	
	Objection – this is in a conservation area and directly contravenes the intent of Upper Poppleton Conservation Area No.16. This area is also flagged for protection by the English Heritage as it has historically important barns. The additional traffic caused by	10791/	

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	<p>the development will make it more difficult for residents negotiating the footpath-less Green areas. There are few safe places to cross the road between Poppleton Ousebank and the Green already due to the amount of traffic at peak times. Crossing at the school is difficult because of the number of cars picking up and further away cars are parked bumper to bumper as parents collect children from school. An additional junction on this stretch of road, to provide access to Blair Gowrie, will make this a dangerous area for school children. The section of footpath outside Blair Gowrie is the first section of road with a clear both sides of the road and a view of traffic unobscured by parked vehicles. The proposed increase in families in the area will cause strain on local services. The school nursery, the primary school and the GP surgery are already over subscribed and full to capacity. The village is already suffering from the effects of infill.</p>		
<p>H36 Land at Blairgowrie House, Upper Poppleton (continued)</p>	<p>Objection – this land is a conservation area and the proposal to build 36 house contravenes the intent of a conservation area. Upper Poppleton is very small, pavements are very narrow in parts. Negotiating these with prams wheelchairs etc is very difficult. Traffic caused by more families will only make it worse. Crossing the road at the school is difficult. It will cause an unbearable strain on the services in Upper and Nether Poppleton. Development should be in keeping with the natural state of the site with few, well spaced housing, preserving the barn, hedgerow and mature trees.</p>	<p>10805/</p>	
	<p>Objection - this land is in a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the Conservation Area. This is also an area flagged for protection by English Heritage as it has some historically important barns. The village centre is small and 'The Green' and Main Street are very rural. Road safety issues. Additional traffic caused by more families, will only make these problems worse. It will cause unbearable strain on the services in Upper and Nether Poppleton. There simply aren't the services available in the area to sustain this many new people.</p>	<p>10848/</p>	
	<p>Objection- land is a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the conservation area. This is also an area flagged for protection by English Heritage as it has some historically important barns. Additional traffic caused by more families will only make problems worse. Some serious issues have arisen with parking. Between Poppleton Ousebank School and the Green there are very few places to cross. Unbearable strain on the services in Upper</p>	<p>10850/</p>	

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	and Nether Poppleton. School nursery is oversubscribed as is the local doctors surgery. Aren't the services available in the area to sustain this many new people.		
H36 Land at Blairgowerie House, Upper Poppleton (continued)	Objection- Land is a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the conservation area. This is also an area flagged for protection by English Heritage as it has some historically important barns. Additional traffic caused by more families will only make problems worse. Some serious issues have arisen with parking. Between Poppleton Ousebank School and the Green there are very few places to cross. Unbearable strain on the services in Upper and Nether Poppleton. School nursery is oversubscribed as is the local doctors surgery. Aren't the services available in the area to sustain this many new people.	10852/	
	Objection – conservation area. Problems with traffic and parking. Unbearable strain on the services. Insufficient services.	10855/	
	Objection – this site directly contravenes the intent of the conservation area. The village centre is small and rural. Additional traffic will make problems worse. There are very few safe places to cross the road. Place an unbearable strain on services and infrastructure in the village. Alternative – 5 houses at the most would be appropriate here.	10881/25885	
	Objection – this is a conservation area and the proposal to build contravenes the intent of the conservation area. Brown field sites should be used as primary locations for development and not Greenfield. Green areas need to be protected. Although more housing is needed, 36 on the site in question is excessive. That large number will necessarily mean packed in housing. It will be totally out of keeping with the rest of Poppleton. There is also a concern about the many beautiful mature trees, the majority of which are likely to be felled to make way for the intensive housing. There is already concern about the amount of vehicular traffic along Main Street and the degree of parking chaos. More recently, commuters who park in the area and travel by bus or train into the centre of York thereby reducing their cost of travel/parking. Additional cars from the new estate will contribute to congestion and the likelihood of accidents will increase. Services and amenities, already under strain will be further stretched.	10894/	
	Object – land is a conservation area. Area is flagged for protection by English Heritage. Village centre is small. Roads are narrow. Limited footpaths. Very few safe places to cross. Number of houses too high. Nursery oversubscribed. Long waiting list	10904/	

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	at Doctors Surgery.		
H36 Land at Blairgowrie House, Upper Poppleton (continued)	Objection – land is a conservation area. Area is flagged for protection by English Heritage. Village centre is small. Roads are narrow. Limited footpaths. Very few safe places to cross. Number of houses too high. Nursery oversubscribed. Long waiting list at Doctors Surgery.	10957/	
	Objection – land is a conservation area. Area is flagged for protection by English Heritage. Village centre is small. Roads are narrow. Limited footpaths. Very few safe places to cross. Number of houses too high. Nursery oversubscribed. Long waiting list at Doctors Surgery.	11155/	
	Objection – land is in a conservation area. Very few safe places to cross. School nursery is oversubscribed and the primary school has too many children in three year groups.	11215/	
	Objection – land is conservation area	11246/	
	Objection - this land is in a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the Conservation Area. This is also an area flagged for protection by English Heritage as it has some historically important barns. The village centre is small and 'The Green' and Main Street are very rural. Road safety issues. Additional traffic caused by more families, will only make these problems worse. 36 families on Blair Gowrie and 5 on Long Ridge Lane, in addition to the 9 just built on 'The Green', will cause an unbearable strain on the services in Poppleton. The School Nursery is already oversubscribed. The School itself has too many children in three different year groups, as they have more children apply than they are supposed to take. There simply isn't the services available in the area to sustain this many new people.	11248/	
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	Objection - encouraging over population. Job opportunities declined since 70's. Green belt areas need to be preserved. 36 houses too many. Extra housing would swamp the locality. Amenities overcrowded. More transport required.	11345/	
	Support – small properties required. Acceptable if fields are protected. Primary school needs to be included. Brownfield site.	11345/	
	Objection- land is a Conservation Area and the proposal to build 36 houses on this site directly contravenes the intent of the conservation area. This is also an area flagged for protection by English Heritage as it has some historically important barns. Additional traffic caused by more families will only make problems worse. Some serious issues have arisen with parking. Between Poppleton Ousebank School and the Green there are very few places to cross. Unbearable strain on the services in Upper and Nether Poppleton. School nursery is oversubscribed as is the local doctors surgery. Aren't the services available in the area to sustain this many new people.	11417/23742	