



# Upper Poppleton and NetherPoppleton Neighbourhood Plan

**REFERENDUM VERSION**

**2016-2036**

# UPPER AND NETHER POPPLETON PARISHES NEIGHBOURHOOD PLAN 2016-2036

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## Upper Poppleton and Nether Poppleton Neighbourhood Plan.

### Introduction and background

The preparation of the Neighbourhood Plan for Upper Poppleton and Nether Poppleton started with the approval of both Parish Councils in May 2014 to assess the desire of the residents to look at potential housing, employment and green spaces within the parish areas.

The designated area was formally approved by the City of York Council and the Planning department of the City of York in October 2014. A department for Neighbourhood Planning was developed within the Council so that direct access to information, resources and staff was available. At the time of the commencement of Poppleton Neighbourhood Plan there were three other parishes, Dunnington, Copmanthorpe and Murton also working with the City of York Council to develop Neighbourhood Plans for their areas. Information was exchanged between these parishes and Poppleton. Locality also provided a 'Road map' methodology, advice and guidance through their website and this has been used extensively by the Neighbourhood Plan Committee to ensure compliance with the law and legal status of the Plan.

The Neighbourhood Plan has been developed against a background of change within the political framework of the City of York Council, the lack of a definitive green belt, and the emergence of a Local Plan. The First Emerging Local Plan was dismissed by the City Council in 2014 as the housing numbers were not considered to be an accurate reflection of need. Since then the City Planners have worked to develop a new Local Plan based on research, demographic trends and employment opportunities in line with current government policy. A new Emerging Local Plan is currently due for consultation in July 2016 with the preferred site allocations being released on the City website in June 2016 during the pre-submission consultation period of this Neighbourhood Plan.

The housing numbers required within the city have changed dramatically and the policy of the present City of York Council is to develop 841 houses per year with a preference for the development of brownfield sites over greenfield sites. There is a proposal for development over 15 years with an extension of 5 years beyond the life of the Local Plan when approved. This has helped to set the parameters for the Poppleton Neighbourhood Plan.

The general extent of the Green Belt is already determined in the Yorkshire and Humber Regional Spatial Strategy to 2026 (May 2008) Partial revocation order 2013/(S12013/117). It is for the City Planners and Councillors of the City of York to agree the definitive Green Belt around the City and surrounding villages.

The Parish Councils of Upper Poppleton and Nether Poppleton delegated the role of development of the Neighbourhood Plan in compliance with the 2011 Localism Act to a committee comprising initially 2 parish councillors from each parish. This number was later increased to a total of 6 parish councillors. The Neighbourhood Plan Committee is therefore a committee of the parish councils with clear terms of reference. The councillors have worked with professional town planning experts with assistance from the City of York Council Planning Department on site selection, policy development and all legal obligations. The formal adoption of this delegation is noted in the minutes of the separate parish councils available on the parish council websites.

The work has been funded through a series of grants from Locality. Locality is a quasi-government organisation responsible for overseeing the allocation of funding specifically to assist with the development of Neighbourhood Plans in compliance with legal obligations.

The Parish Councils of Upper Poppleton and Nether Poppleton are separate but have worked together through the Neighbourhood Plan committee to develop the Neighbourhood Plan. The Neighbourhood Plan was developed in consultation with land owners, residents of both villages, village organisations, local schools, service providers and businesses. All meetings, seminars, consultation, questionnaires, documents and progress reports are set out in the consultation documentation that accompanies the Neighbourhood Plan to examination.

During the wide consultation with the local community comprising organisations, land owners, business owners, residents and interested parties, updates on the progress of the work were reported to each parish council at their monthly meetings and were recorded in the minutes which are publicly available on the parish council websites. A dedicated website for the Neighbourhood Plan was available and updated regularly at [www.plan4poppleton.co.uk](http://www.plan4poppleton.co.uk).

Various public meetings were held for consultation, dissemination of information, displays of aerial photos and maps indicating areas under consideration in the plan. Newsletters and leaflets with feedback forms were also widely distributed. Examples of these, with formal approval by the respective chairman of the parish councils and notice of the formal application to become a designated area are all included in Appendix A at the end of this document.

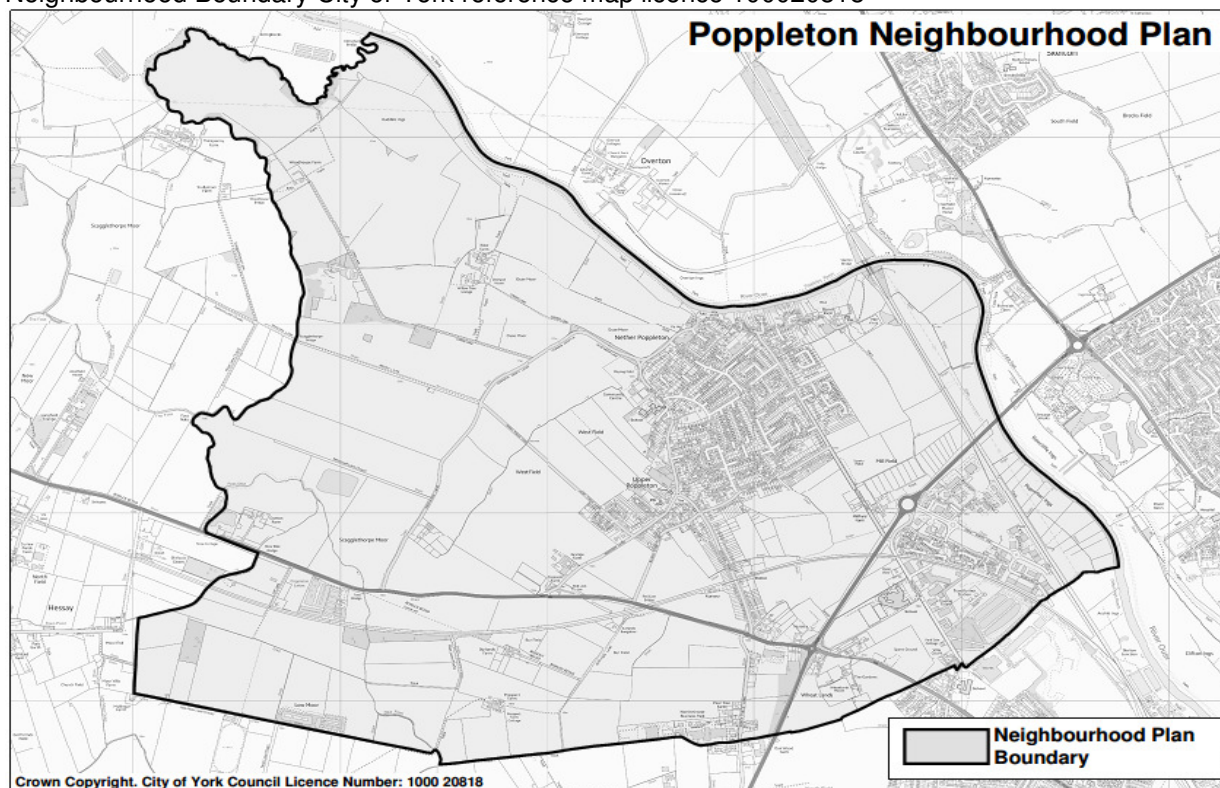
July 2016



POPPLETON NEIGHBOURHOOD PLAN DESIGNATED AREA AGREED BY THE CITY OF YORK COUNCIL 13 OCTOBER 2014

Map Figure 1 Poppleton Neighbourhood Plan Boundary

Neighbourhood Boundary City of York reference map licence 100020818



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### Aim of the Neighbourhood Plan

The aim of the Plan is to manage change in the village and designated area, not to prevent it. Future development should be sympathetic, unobtrusive and in keeping with its rural environment and surroundings. It should:

- Maintain the historic character, setting and identity of Nether and Upper Poppleton village core.
- Manage the growth of new developments of housing and employment within the parished areas.
- Ensure that new development is built to be sustainable and commensurate with the rural setting.
- Ensure that any brown field sites are developed with the amenities<sup>1</sup>, facilities<sup>2</sup> and road structures that will allow, maintain and enhance the identity of the community.
- Promote development of brownfield sites as a priority over any Greenfield site or grade 1, grade 2 or grade 3a agricultural land classification (ACL).<sup>3</sup>

<sup>1</sup> Amenities definition: pleasantness , pleasant surroundings, open spaces, recreational spaces

<sup>2</sup> Facilities : doctors, schools, shops recreational areas

<sup>3</sup> Natural England recommendation <http://publications.naturalengland.org.uk/publication /35012>

## Vision statement

Upper Poppleton and Nether Poppleton are two villages that have coalesced to form a distinctly quintessential English Village, with the right array of facilities, amenities and transport links. It is a desirable place to live, work, raise a family and retire to. This is because first and foremost it is a community, with a place identity, shared green spaces, good schools, shops, churches, clubs and most importantly a history of friendliness and caring. These are just some of the key words given by the residents when a questionnaire was analysed by experts in connection with the Neighbourhood Plan for Poppleton.

The Settlement of Poppleton must retain its character as a village on the outskirts of the historic City of York.

This is reflected in the sustainability of the settlements of the villages and it is what the Parishes of Upper Poppleton and Nether Poppleton would wish to see developed on the brownfield area at the Former British Sugar Site (FBSS) reflecting a mix of housing that supports young and elderly.

Within Upper Poppleton and Nether Poppleton designated parish area sustainability means the development of proposals that this Neighbourhood Plan seeks to promote by:

- Building a mix of housing on allocated sites, particularly ST1(CYC unadopted Local Plan reference), with the correct amenities to allow communities to develop.
- Protecting agricultural land and green belt land from inappropriate development and retaining its growing potential and open character.
- Ensuring that houses are not built as schemes that see one size fits all, stratifying the housing types to match the needs of people at different stages of their housing life cycle and hence building communities and cohesion.
- Ensuring that any housing developments **within** the historic villages of Upper Poppleton and Nether Poppleton are commensurate with the setting in terms of building materials, layout and garden space as set out the in the Poppleton Village Design Statement ( 2003)(PVDS).
- Making sure that further business park developments are maintained within the current locations.
- Ensuring that historic views of York and the Minster in particular are retained.
- Ensuring that appropriate transport links are in place so that the village is not a continual rat-run used to avoid congestion on the A 1237 Outer Ring Road.
- Ensuring that there are safe cycle/pedestrian shared spaces within the village and connecting to the City of York to promote healthy living for all.

## 1 PREFACE

1.1 The Poppleton Neighbourhood Plan 2016 – 2036 has been produced by Upper Poppleton and Nether Poppleton Parish Councils under powers granted in the Localism Act 2011. It has been prepared by a Neighbourhood Planning Group comprising Kathie Brydson, Peter Powell, Vivien Crabb, Edie Jones, Roper Langford and Don Simpson, following extensive consultation with residents, businesses and representative groups. The Neighbourhood Plan Area which covers the entire parishes, was formally designated by the City of York on Monday 13<sup>th</sup> October 2014 at a meeting in West Offices, Station Rise, York.

1.2 The Neighbourhood Plan has been prepared against a background of an emerging draft Local Plan being prepared by the City of York Council for the years 2012- 2032 with a five year extension to 2037. The Local Plan and the process of its preparation have been subject to uncertainty following a resolution by the City Council Members to ask that the Draft Publication Local Plan version be rejected while further work is undertaken on the figures for housing needs across the City which includes Poppleton Parishes. Further information from the City on this is not now expected until after the Preferred Sites Local Plan consultation period due to end in Mid-September 2016. In the meantime, a number of planning applications which have the potential to affect the development of Poppleton have been either submitted or are subject to public consultation. It is therefore vital that this Neighbourhood Plan proceeds without delay if the aims of the Localism Act are to be realised within the Poppleton Parishes.

1.3 During the 2<sup>nd</sup> pre-submission consultation of the Neighbourhood Plan the City of York Council Local Plan Working Group presented housing numbers to the Council indicating that, based on current intelligence, 841 houses per annum over the 20 year period of the Local Plan would be required to meet and satisfy demand. The Local Plan period will now be from 2012 -2037.

1.4 The Local Plan Preferred Sites consultation document by the City of York Council was made available for member discussion at the Local Plan Working Group on 27<sup>th</sup> June 2016 and the Executive on 30<sup>th</sup> June 2016 wherein it was approved for city wide public consultation from 18 July 2016<sup>4</sup> for an eight week period. This document also indicated that there was likely to be a change in the designation of certain areas within the parishes of Upper Poppleton and Nether Poppleton. This has been considered in the consultation documentation which accompanies this Neighbourhood Plan.

1.5 A consultant from H & H Land Planning Consultants was engaged to ensure that policies were developed to reflect the residents' concerns, aspirations and thoughts on housing developments and to ensure that these were translated into the appropriate language to fulfil the requirement for Submission, Examination and Referendum procedures.

1.6 A consultant from AECOM was engaged by the Committee to complete the Environmental Report based on the Scoping Opinion and Site Assessment which took place in 2015-2016 prior to the 2<sup>nd</sup> pre-submission consultation.

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<sup>4</sup> Local plan preferred sites

## 2 STRATEGIC CONTEXT

National Planning Policy Framework (NPPF) (2012) paragraph 7. There are three dimensions to sustainable development:

**Economic Role:** contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation and by identifying and coordinating development requirements including the provision of infrastructure.

**Social Role:** supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

**Environmental role:** contributing to the protection and enhancement of our natural, built and historic environment; and, as part of this, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change which includes moving to a low carbon economy.

2.1 The Strategic Context in planning terms for this Neighbourhood Plan is one where there is no adopted Local Plan for the City of York. While work has been ongoing for many years on a Local Plan, the latest draft, in September 2014, was rejected by the City of York Council (CYC) largely due to concerns over the number and distribution of housing to be provided over the plan period. New work is currently being undertaken by CYC officers and the Councillors of the Local Plan Working Group to provide a strategic direction for the City. However, this is no reason to delay further the preparation of a Neighbourhood Plan for Poppleton.

### **City of York Background Statement from the Preferred Options consultation.<sup>5</sup>**

2.2 City of York Council is preparing a Local Plan for York which sets out the spatial vision for the city for the next 15 years and the green belt boundaries beyond this time period. This process requires us to understand what the key drivers of change for the city are and how we would like to see York in the future. Its main function is to help direct and manage different development across the city whilst simultaneously supporting economic prosperity, promoting a sustainable environment and creating an inclusive place to live.

2.3 The City of York Council commissioned GL Hearn to undertake a Strategic Housing Market Assessment ( SHMA) which has only been in the public domain during the preferred sites consultation period from 18 July for eight weeks. This report has indicated that 841 houses per annum would be sufficient to meet the projected housing needs up to 2037 which is co-temperaneous with the Poppleton Neighbourhood Plan timescale.

### **Green Belt (extract from the Local Plan 2016 consultation p 14)**

2.4 The emerging Local Plan will set York's detailed green belt boundaries for the first time guided by the National Planning Policy Framework (NPPF).

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<sup>5</sup> This is information lifted directly from the Preferred Options consultation on the Local Plan released on 18 July 2016 for public consultation.



2.5 NPPF states that Local Authorities with green belts in their areas should establish green belt boundaries in their local plan which should only be altered in exceptional circumstances. Importantly, the Plan should accommodate development needs stretching well beyond the plan period and the LPAs should “satisfy themselves that green belt boundaries will not need to be altered at the end of the development plan period” ( NPPF Para 85)

2.6 Policies relating to the general extent of a green belt around York were expressly excluded from the revocation of RSS. These policies set out the main purpose of a green belt surrounding York which is to ...”protect and enhance the nationally significant historic and environmental character of York, including its historic setting, views of the Minster and important open areas” (RSS Policy Y1 York Sub area).

2.7 Counsel’s latest advice on the issue of green belt permanence (John Hobson QC Jan 2015) refers to NPPF guidance. In particular the need for consideration to be given to the development needs of the area, both within the plan period and the longer term. If land is left within the green belt that would be contrary to the overriding requirement of the permanence, because it is known that further development land will be needed to meet future development needs.

2.8 In respect of the duration of the green belt, a minimum of 20 years reflects longstanding advice and best practice. In January 2000 COYC received an interim view from its Local Plan Inspector on the Plan’s proposed Green Belt boundary. The inspector advised that the Council’s position – to establish a ‘non-permanent’ or ‘interim’ green belt and undertake a formal green belt review immediately after the plan’s adoption- ran contrary to government guidance which states that Green Belts should be ‘ permanent’, importantly advocating that they remain unchanged for at least 20 years.

#### LOCAL PLAN PREFERRED OPTIONS POSITION.

2.9 The preferred options consultation draft of the Local Plan and the (subsequently abandoned) publication draft that was considered by Cabinet on 25<sup>th</sup> September 2014 included a policy and allocations of safeguarded land. This land is intended as a reserve for considerations for development at the time of a subsequent plan review. Its purpose is to help ensure that the Green Belt as defined in the Local Plan endures beyond the Plan period.

2.10 There has been considerable debate about both the need for such land to be designated and the duration of a ‘permanent’ green belt. The preferred options draft Local Plan and the subsequent publication draft sought to apply the national and saved regional policies in setting out the extent of the Green Belt and identifying a reserve of safeguarded land to ensure that Green Belt boundary was capable of enduring beyond the period for 10 years. This was to ensure that the Plan was fully NPPF compliant and to reduce the risk of challenge.

2.11 In the latest consultation Local Plan preferred sites consultation (2016) the safeguarded land is no longer designated. This ensures that COYC can meet long term development needs stretching well beyond the plan period and that green belt boundaries will not need to be altered at the end of the plan period.

2.12 The Poppleton Neighbourhood Plan welcomes this clear position on Green Belt but needs to see how this will impact on the historic setting and character of the villages of Upper Poppleton and Nether Poppleton and the parish area. The Inner Green Belt Boundary for the City of York lies in part

within Upper Poppleton and Nether Poppleton. The draft ‘original’ Green Belt inner boundary for the City of York followed the old City of York boundary prior to 1996.

2.13 Despite the problems in adopting a Local Plan in York, there is some strategic policy available for CYC in the form of Green Belt Policy. This says:

*‘Despite the fact that the York Green Belt is still technically a draft Green Belt, it has ‘de facto’ been in existence for several decades and has been reaffirmed on numerous occasions in planning refusals and dismissal of planning appeals. It was specifically recognised within the Yorkshire and Humberside Regional Spatial Strategy (RSS) to 2026 adopted in 2007 and although the RSS was substantially revoked by an order (SI No 2013/117) made in early 2013 under the Localism Act 2011, **policies which related to the York Green Belt were specifically excluded from the revocation.**’*

*Quote from report by City of York Council  
(July 2015)*

*“RSS York Green Belt policies*

*POLICY YH9: Green belts*

*C The detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the special character and setting of the historic city.*

*POLICY Y1: York sub area policy*

*Plans, strategies, investment decisions and programmes for the York sub area should:*

*C Environment*

*1. In the City of York LDF, define the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and the inner boundary in line with policy YH9C.*

*2. Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.”*

***This is also cross referenced in section 4.2 with specific reference to Green Infrastructure.***

2.14 This makes clear that the boundaries of the Green Belt around York have not been formally adopted and it remains for the emerging Local Plan to do this on a strategic basis.

2.15 The general extent of the Green Belt is already determined in the Yorkshire and Humber RSS to 2026 (May 2008) Partial Revocation order 2013(SI2013/117)

## Overall Housing need in York<sup>6</sup>

2.17 Taking account of more recent migration ( Mid Year Population Estimates 2013 and 2014 ONS- office of National Statistics) and improvements to household formation rates for younger households ( 25-34 yrs. age group), the SHMA (Strategic Housing Market Assessment) draws the conclusion on the overall full objectively assessed need for housing over the 2012- 2032 period to be 841 dwellings per annum. The breakdown of this figure includes the provision of affordable homes as part of the overall housing delivery. The timescale for the commencement of the plan is redundant so the plan will now run till 2037. During the period 2012 -2016, when no Local Plan had been adopted, a large number of houses have been completed in the York area. A further development of housing in the surrounding areas of Hambleton, Selby and the East Riding has contributed significantly to the housing stock in the travel to work area surrounding York. The Local Plan provides further development land to 2037 (including some flexibility in delivery) and establishes a green belt boundary enduring 20 years. (P 15)

2.18 Policies for what proportion of homes should be affordable need to take account of evidence both of housing need and the viability of residential development. This work on viability and deliverability against the policies in the emerging Local Plan will be undertaken to inform the revised Publication Draft Local Plan.

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<sup>6</sup> This statement is taken directly from the Local Plan Preferred Sites consultation published 18 July 2016

### 3 POLICIES

#### 3.1 Plan period 2016 – 2036

It is proposed that a twenty-year period is appropriate both in economic, business, housing planning and sustainability terms. This is in line with the emerging Local Plan 2012-2037 consulted upon during the summer of 2016.

#### 3.2 Summary of the Policies

<b>Green Belt Policy PNP1</b>
<p><b>The general extent of the York Green Belt within the plan area is shown on the Policies Map</b></p> <p><b>Within the general extent of the Green Belt inappropriate development will not be supported except in very special circumstances. New buildings are regarded as inappropriate development and will not be supported other than in the circumstances identified in paragraph 89 of the National Planning Policy Framework.</b></p> <p><b>Proposed developments for the following uses will be supported provided that they preserve the openness of the general extent of the Green Belt and do not conflict with the purposes of including land in the Green Belt:</b></p> <ul style="list-style-type: none"> <li>• <b>Minerals extraction;</b></li> <li>• <b>Engineering Operations;</b></li> <li>• <b>Local Transport Infrastructure that can demonstrate a requirement for a Green Belt location;</b></li> <li>• <b>The re-use of buildings provided that the buildings are of permanent and substantial construction; and</b></li> <li>• <b>Development brought forward under a Community Right to Build Order.</b></li> </ul>
<b>Green Infrastructure PNP 2</b>
<p><b>The green infrastructure within and surrounding Upper Poppleton and Nether Poppleton as shown on the Policies Map will be safeguarded. Proposals for their enhancement will be supported.</b></p> <p><b>Development that would harm the integrity or appearance of the green infrastructure will not be supported</b></p>
<b>Conservation Areas Policy PNP 3</b>
<p><b>All proposals for development in the Upper Poppleton and Nether Poppleton Conservation Areas should preserve or enhance their special character or appearance.</b></p> <p><b>All development and land within the conservation areas should protect the open character and heritage assets of the village as set out in the conservation area character assessment for the relevant conservation area as included at Appendix C of this Plan.</b></p>
<b>Village Design Statement PNP 4</b>
<p><b>Proposals for development within the villages of Upper Poppleton and Nether Poppleton will be supported where they bring forward high quality design appropriate to their character and appearance. All new developments within the settlement limits of the villages should</b></p>



respect the Design Guidelines
<b>Cycle and Pedestrian Access Policy PNP 5</b>
Improved and extended cycle and pedestrian access to and from the village in relation to Manor Academy, local villages and the City will be supported.
<b>Housing Policy PNP 6A Development with Upper Poppleton and Nether Poppleton</b>
<p>Within the settlement limit of the two villages as shown on the Policies Map proposals for the subdivision of an existing dwelling or for the construction of a single dwelling within the curtilage of a domestic property will be supported where the proposals are:</p> <ul style="list-style-type: none"> <li>• In character with the surrounding development;</li> <li>• Designed to safeguard the amenities of existing residential properties;</li> <li>• Designed to provide appropriate elements of garden and amenity space; and</li> <li>• Designed to provide appropriate levels of parking and vehicular access to the City of York Council standards at the time of application.</li> </ul>
<b>Housing Policy PNP 6B Conversion of Existing Buildings to residential use</b>
Insofar as planning permission is required the conversion of buildings of permanent and substantial construction to residential use will be supported provided that it can be demonstrated that the conversion of the building will not generate a demand for a replacement building in the future and is in accordance with Green Belt policy in the National Planning Framework Policy.
<b>Housing Policy PNP 6 C</b>
<p>The following sites as shown on the Policies Map are allocated for residential use:</p> <p>H 1 : Former British Sugar Site, Millfield Lane</p> <p>H2: Land at Long Ridge Lane, Upper Poppleton</p> <p>H3: Land at Blairgowrie, Main Street Upper Poppleton</p>
<b>Housing Policy PNP 6 D</b>
<p>Proposals for the redevelopment of the existing buildings on the Blairgowrie site will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> <li>• They preserve or enhance the character or appearance of the Upper Poppleton conservation area;</li> <li>• Replacement buildings are of a similar scale, location and mass to the existing buildings; and</li> <li>• The existing mature trees and landscaping elements of the site are protected and used as an integral part of the layout and design.</li> </ul>

<b>Housing Policy 6E</b>
<p>Proposals for the residential development of the Former British Sugar Site will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> <li>• They include a mix of housing types;</li> <li>• They provide amenities, outdoor sport and recreational facilities; and</li> <li>• They provide a principal access point off the Boroughbridge Road</li> </ul>
<b>Business and Employment Policy PNP 7</b>
<p>Proposals for new business development on established business parks in the Plan Area will be supported where they provide car parking for staff and customers to City of York Council standards at the time of the determination of the applications.</p>
<b>Safeguarding land at Manor Academy Policy PNP 8A</b>
<p>Site Ed 1 on the Policies map for future school playing fields, allotments and woodland expansion.</p>
<b>Safeguarding of Land for Buffer Strip to South of Manor Academy Policy PNP 8B</b>
<p>A buffer zone on the grade 2 agricultural land to the east of the school will be safeguarded, landscaped and planted to ensure that adequate separation and privacy is maintained between the school, the agricultural field, and development to the south which may arise following the adoption of the City of York Local Plan.</p>
<b>Land to the north of the Poppleton Tigers Junior Football Ground Millfield Lane PNP 9A</b>
<p>Land to the north of the Poppleton Tigers Junior Football Ground, Millfield Lane, shown as R1 on the Policies Map, will be reserved for development as a recreational open space.</p>
<b>Land adjacent to the Community Centre PNP 9 B</b>
<p>Land adjacent to the Community Centre as shown as R2 on the policies map is reserved for development as a play area)</p>
<b>Protection of Wooded areas and hedgerows Policy PNP 10</b>
<p>Woodland areas and hedgerows within the Plan area will be safeguarded. Development proposals should take account of existing wooded areas and hedgerows. The hedges within the areas shown on the Policies Map are particularly important and their removal will be not be supported.</p>
<b>Climate Change and Renewable Energy PNP 11</b>
<p><i>New developments that exceed the Building Regulations with regard to energy conservation and use of renewable energy technology will be particularly supported. Developers may also wish to consider harvesting of rain water and storm run-off, grey water recycling, porous surface provision wherever appropriate, solar photovoltaics for energy capture and high standard insulation of floors, walls, and roofs to reduce energy consumption.<sup>7</sup></i></p>
<b>Tree planting and landscaping at land to the north-east of Dutton Farm PNP 12</b>

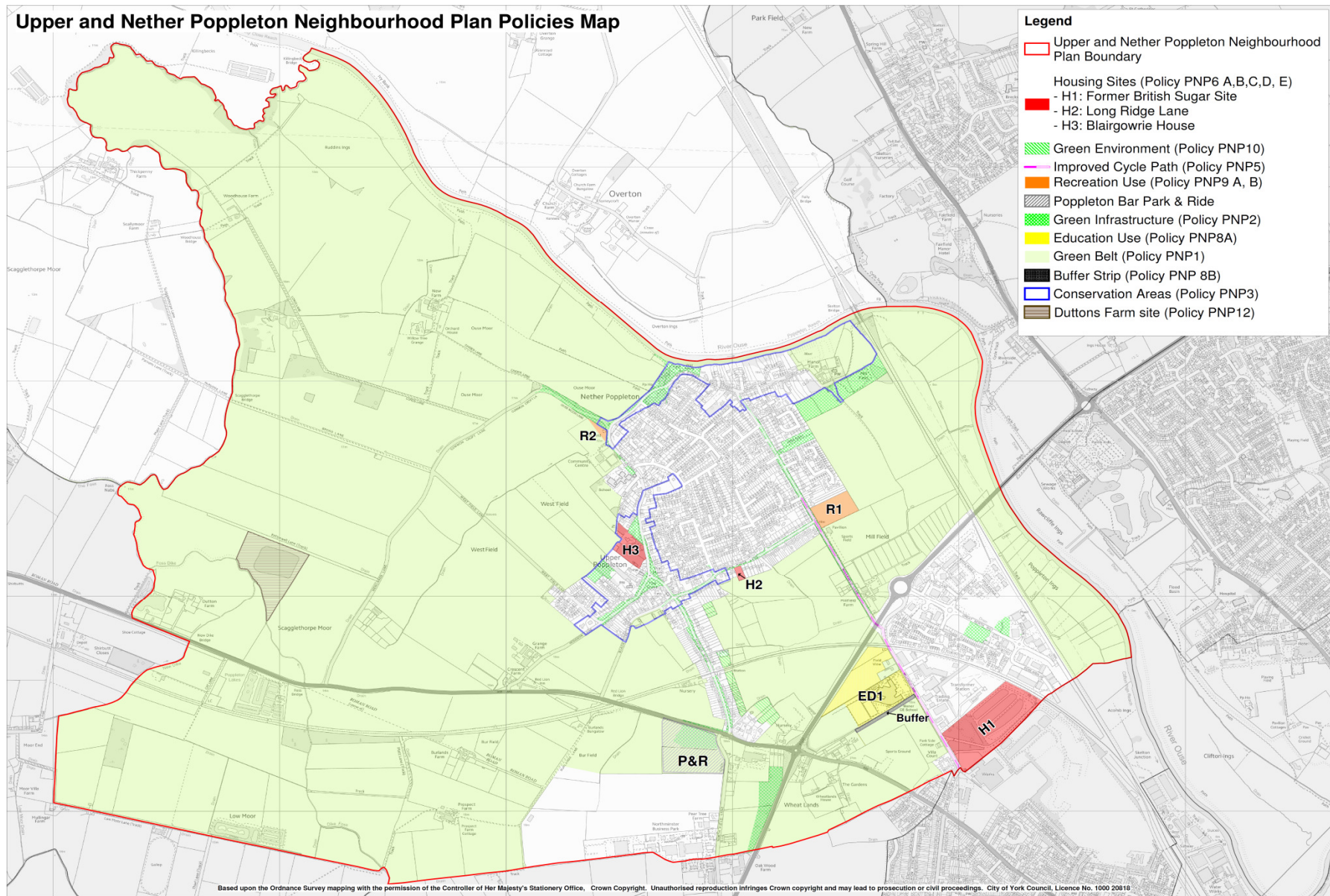
<sup>7</sup> The Council Renewable Energy Study ( 2014) undertaken by AMEC.

**Proposals for the restoration and reinstatement of land at Dutton Farm as shown on the Policies Map should respect its location within the general extent of the York Green Belt. Proposals should include details of indigenous tree planting and landscaping and details of initiatives to re-establish wildlife habitats.**

### 3.3 Policies in the Neighbourhood Plan

Land-use policies will be identifiable throughout the Neighbourhood Plan, as they will appear in a grey shaded box. Policy PNP11 is in a non-shaded box and is a non-landuse policy and is not therefore a development plan policy.

[Policies Map over the page](#)





## 4 Green Belt

As Green Belt in York refers to the RSS greenbelt, within this document green belt will concur with the City of York definition.

The Green Belt serves five purposes:<sup>8</sup>

- To check unrestricted sprawl of large built-up areas.
- To prevent neighbouring towns merging.
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

### 4.1 Inner Boundary of the Green Belt

4.1.1 The Inner Green Belt Boundary for the City of York lies in part within Upper Poppleton and Nether Poppleton. The draft 'original' Green Belt inner boundary for the City of York followed the old City of York boundary prior to 1996.

4.1.2 The general extent of the Green Belt land surrounding the villages of Upper Poppleton and Nether Poppleton forms an important part of the special open and agricultural character of the setting of the nationally significant historic city of York. Together with the other Green Wedges and Green Infrastructure land surrounding the villages they play an important role in maintaining the identity, character and setting of the Poppleton Villages. There is an important area of open land between the City of York and the villages of Nether and Upper Poppleton. At its narrowest point this is in the order of 600m in extent.

4.1.3 It is accepted that if new housing and business development envisaged in the Draft Local Plan preferred sites consultation (July 2016) is to be accommodated, then this should be on **Brownfield sites**. All Brownfield and windfall sites acknowledged by the City of York planning department should be brought back into use in the first instance.

4.1.4 The Green Belt plays an important role in determining the setting, character and identity of the villages of Poppleton. Areas of the City of York Green Belt lie within the parishes of Nether and Upper Poppleton. The setting offers access to the countryside and riverside walks into York to the east and to the neighbouring village of Moor Monkton to the west. The countryside is grade 1 agricultural land and extensively cultivated by local farmers some of whom live in the villages of Ne Upper Poppleton and Nether Poppleton. (City of York Map illustrates the agricultural land DEFRA 2002 commissioned and updated by Natural England 2010) page 38

4.1.5 The Green Belt surrounding the Poppleton villages has a high landscape and heritage value, characterised by the network of fields, ancient hedgerows, fences, copses and country lanes with individual farmsteads and associated outbuildings. The Landscape Appraisal carried out for the City of York Council by the University of Sheffield Environmental Consultancy in December 1996 stated that the grade 1 agricultural land surrounding Poppleton is the best agricultural land in the area as indicated on the York City Council land use map. ( page 38)

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<sup>8</sup> Ref NPPF para 80

4.1.6 The Green Belt to the west and south of Poppleton is prime food-producing arable farmland and is in the top land by quality in the Yorkshire and Humberside Region.

4.1.7 Paragraphs 83-85 of the NPPF are clear that the identification and modification of Green Belt boundaries are matters for the Local Planning Authority to determine. In this case that authority is York City Council. Furthermore, these paragraphs identify that these processes should be undertaken as part of the preparation or review of a Local Plan. In this case, this would be through the vehicle of the preparation of the emerging City of York Local Plan.

4.1.8 At the same time the Neighbourhood Plan needs to be in general conformity with the strategic policies of the development plan. In this case, these are policies YH9 and Y1 of the Yorkshire and Humber Regional Spatial Strategy. These identify the general extent of the York Green Belt and set out its national significance.

4.1.9 Whilst not forming part of the Development Plan the City of York draft Local Plan incorporating the Fourth Set of Changes Development Control Local Plan (April 2005) was approved for development control purposes. The effect of this process is that decisions on planning applications falling within the general extent of the Green Belt (as defined in the RSS) are taken on the basis that land is treated as Green Belt.

4.1.10 In these circumstances the submitted plan continues to apply the approach to the identification of the Green Belt as set out currently in the RSS and the Fourth Set of Changes Development Control Local Plan (2005) on an interim basis until such times as the emerging Local Plan is adopted. This will ensure that the preparation of the emerging Local Plan is used as the mechanism for the detailed identification of the York Green Belt boundaries in accordance with national planning policy. It will also provide the proper opportunity for developers and land owners to contribute to this debate both in general terms and to provide the agreed levels of development for the City. Once the emerging Local Plan has been adopted the Neighbourhood Plan will be reviewed in order to ensure that the two elements of the development plan are consistent on this important matter.

### Green Belt Policy PNP1

**The general extent of the York Green Belt within the plan area is shown on the Policies Map**

**Within the general extent of the Green Belt inappropriate development will not be supported except in very special circumstances. New buildings are regarded as inappropriate development and will not be supported other than in the circumstances identified in paragraph 89 of the National Planning Policy Framework.**

**Proposed developments for the following uses will be supported provided that they preserve the openness of the general extent of the Green Belt and do not conflict with the purposes of including land in the Green Belt:**

- **Minerals extraction;**
- **Engineering Operations;**
- **Local Transport Infrastructure that can demonstrate a requirement for a Green Belt location;**
- **The re-use of buildings provided that the buildings are of permanent and substantial construction; and**
- **Development brought forward under a Community Right to Build Order.**

#### **National Planning Policy Framework p21**

Para 87 As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88 When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances, ‘ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Para 89 A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use( excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

## 4.2 Green Infrastructure

### **City of York Local Plan draft publication 2014**

**Green Infrastructure is the term used for the overarching framework related to all green assets. Traditionally, environmental planning has looked at the functions of these assets in isolation, such as biodiversity, Open Space provision or public realm design. Whilst we should not devalue the benefits of looking at these issues individually, a Green Infrastructure approach considers how together these assets form an overall “system” that is greater than the sum of its individual parts.**

### **Definition of Green Infrastructure Assets 2009**

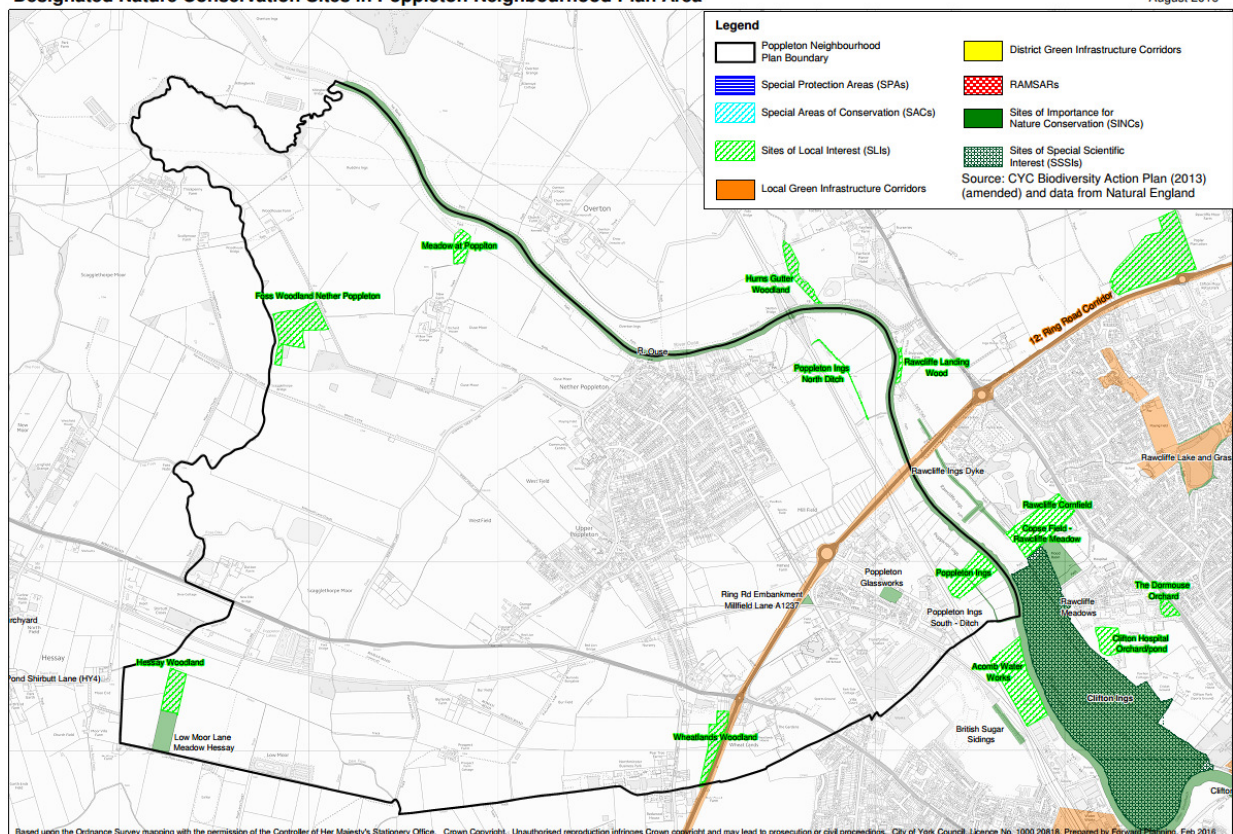
**Green Infrastructure is the term used for the overarching framework related to all green assets. In broad terms Green Infrastructure includes semi-natural habitats such as grasslands, woodlands, moorlands and river corridors; nature reserves and other outdoor destinations; cultural and historic landscapes such as parks and gardens; York’s Ings and Strays; historic buildings and ancient monuments; as well as features of wider rural landscape such as footpaths, hedgerows, paddocks and game coverts. The historic landscape provides the City and its outlying villages with a rural setting contributing much to its character.**

Total parished area showing the importance of the green infrastructure surrounding the villages.

Map G1 Crown Copyright produce by permission of CYC licence no 100020818

**Designated Nature Conservation Sites in Poppleton Neighbourhood Plan Area**

August 2016



4.2.1 There are many areas around Poppleton that play an important role in providing a haven for wildlife including several species on the ‘red list’. The British Trust for Ornithology carries out regular surveys on the fields adjoining the village and the Nether Poppleton Parish Council in

conjunction with the Conservation Volunteers Trust has preserved an area of woodland which hosts a wide variety of native birds and wild life. From the definition provided above there are many areas within the village area of the Poppletons that can be considered as Green Infrastructure providing natural and semi-natural habitats. These areas of wild life include paddocked areas, grasslands and extended gardens in the Green Belt to the rear of properties along both sides of Station Road as well as in Nether Poppleton conservation area.

4.2.2 There are areas within the Nether Poppleton village which contribute to the open character of the Green Belt. These areas are included within the Green Belt Designation in order to give additional protection to these sensitive areas. This is in compliance with NPPF 76-78 which recommends special protection for these areas which may be valued by the local community. These are illustrated on map G1 and also on the Policies Map in green

4.2.3 Parish Council managed and/or supported preserved green infrastructure areas

- The Moat Field, with visual evidence of a Medieval Manor House; managed by a committee reporting to and supported by Nether Poppleton Parish Council.
- The Millennium Green with a recently developed wetland area; managed by a charitable trust with financial help from both Parish Councils.
- The Tithe Barn Sensory Garden to mirror the planting evident in early Elizabethan Times; managed by a charitable trust.
- Pond and Wildlife area, managed by a committee reporting to and funded by Nether Poppleton Parish Council.
- The Village Green where the Children’s Sports day, and the Act of Remembrance Service takes place and which is the site of the Upper Poppleton War Memorial; managed and maintained by Upper Poppleton Parish Council.
- Chantry Green which adds a welcome swathe of green to the Main Street area of Upper Poppleton; managed and maintained by Upper Poppleton Parish Council.
- The Poppleton Lido and the riverside, which affords beautiful views of the river and open countryside and the expanse of green fields that surround the settlement. It is the site of the Nether Poppleton war memorial recently restored in preparation for the centenary of the First World War; managed and maintained by Nether Poppleton Parish Council.
- The swathes of green around the village particularly on the entrance to Upper Poppleton along Hodgson Lane, green verges and common land used by children and adults alike.
- Many of the areas shown in G1 as green infrastructure are used for recreational purposes such as allotment gardening, woodland walks with special interest, and walks on the river banks where Tansy Beetles are being monitored. It is the purpose of the Green Infrastructure Policies as a whole to preserve and protect the open aspect of the village to promote a healthy environment for all.
- NPPF 76-78 indicates that it has to be shown that the green area is special to the local community and the indications from the Environmental Report, the initial survey amongst the residents of the village and the many consultations that have taken place over the period of development of this plan have indicated that the green spaces and the provision where possible to expand them are of high importance to the residents of the villages.

#### 4.3 Green Wedges and Green Corridors

***City of York Council Technical Paper Green Corridors adopted 2009,***

***Establishment of a hierarchy of Green Corridors***

***\_ Officers identified a hierarchy using Natural England’s function matrix which set out all functions of Green Infrastructure identified in the regional evidence base. The corridors were named and graded – the more core functions they have, the higher up the hierarchy they are placed. Based on this approach, the regionally significant corridors in York are the Ouse, Foss and Derwent corridors (this includes the flood plains and the footpaths/ cycle ways alongside them)***

4.3.1 The Green Corridors and Green Wedges are a characteristic feature of York. They form large tracts of undeveloped land which largely extend from the countryside into the city. They prevent the lateral coalescence of different parts of the urban area and still retain the distinctive characteristic of earlier periods of individual settlements. The green wedges bring the countryside to within close proximity of the centre of the city. Their open nature allows views of the city to be enjoyed including important vistas towards the Minster. Upper Poppleton and Nether Poppleton provide many of these green corridors and wedges to York

4.3.2 The green wedges comprise the historic “strays” and the Ouse “ings” and additional areas of undeveloped land which separate the existing urban form. The river banks in Nether Poppleton have an important part to play in the protection of the rural aspect as well as providing additional floodplain for the Ouse. The River Ouse skirts the northern border of Nether Poppleton.

4.3.3 The villages surrounding York (including Upper Poppleton and Nether Poppleton) contribute, both individually and in conjunction with each other, to the setting and the special character of the city through their intrinsic form and character, distribution, and relationship with the surrounding agricultural landscape. This has helped engender their separate sense of community distinct from the urban area of York. The Village Design Statement highlights the relationship that the Poppletons have with other villages Para 4(vii) (VDS).

4.3.4 This Neighbourhood Plan when adopted will ensure that the Green aspects that surround the villages and clearly identify their rural setting will be retained. This is particularly important to identify the boundary between the city and the rural countryside. It will help to fulfil the function of a green belt which is to prevent coalescence between the urban and rural areas.

4.3.5 The area along the riverbank in Nether Poppleton needs to be protected because of the biodiversity of wild life. Kingfishers, otters, deer and other wild life are frequently seen in the area. It is also prone to flooding and is a valuable asset in protecting York centre from flooding. Upstream at Moor Monkton there is a large water extraction point, which is monitored during times of flood. Without this much of the centre of York would be under water more frequently.

4.3.6 The open access to the green spaces and countryside walks is much prized as noted by 88% of local residents in a recent survey (2014 report) on the plan4poppleton website . Green infrastructure in Poppleton particularly refers to green corridors , green wedges, village greens, common land, river bank, wild life areas, roadside swathes, paddocks, sports field area, allotment sites, walking and equestrian routes.



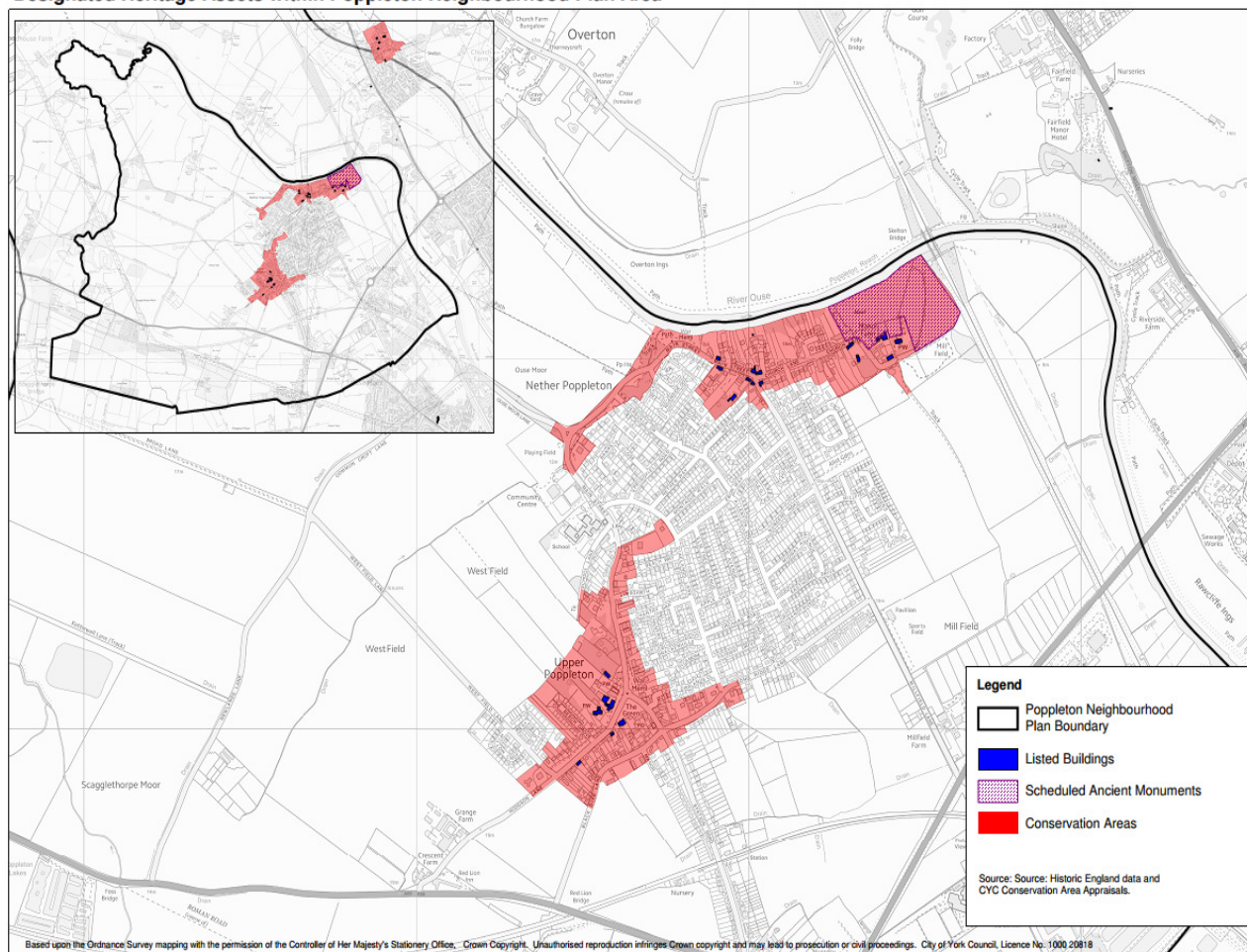
**Green Infrastructure PNP 2**

**The Green Infrastructure within and surrounding Upper Poppleton and Nether Poppleton as shown on the Policies Map will be safeguarded. Proposals for their enhancement will be supported.**

**Development that would harm the integrity or appearance of the Green Infrastructure will not be supported**

## 5 Conservation Areas

**Designated Heritage Assets within Poppleton Neighbourhood Plan Area**



5.1 Two protected Conservation Areas within the villages with listed buildings marked in blue on the designated heritage assets map. These are the original hearts of Nether and Upper Poppleton, with listed buildings and strong protection against inappropriate building development. At present there are areas that have a potential to be developed but the aim of this policy is to preserve the woodland and green nature of the villages.<sup>9</sup>

5.2 Parts of the western edge of the village are designated as conservation areas, the character of which has a close relationship with the surrounding agricultural landscape and is clearly visible from the A59 and minor roads to the west of the village.

5.3 These retained policies make it clear that development plans should define the detailed boundaries of the Green Belt around York. The outer boundary is to be about 6 miles from York city centre and the inner one is to be defined to establish the long-term development limits that safeguard the special character and setting of the historic city.

5.4 The villages have a number of historic buildings which contribute positively to the character of the villages. In order to protect the historic character and open nature of the village and green

<sup>9</sup> See Appendix C the full declaration of the conservation areas, history, and noted features and buildings.

belt it is important that their heritage value is conserved appropriately and in accordance with the Village Design Statement. Policy PNP 3 is worded to protect the open character of the village and green belt in relation to housing development within the village building boundary.

5.5 Some of these agricultural buildings are located within the conservation areas of Nether and Upper Poppleton which affords them special protection.

5.6 The villages have over the last 20 years experienced a significant amount of infilling on brown field sites at Poppleton Park, the King and Ellis garage and Challis nursery gardens. Some developments have increased pressure on the built up areas and could be considered as over-development and of poor design with increased parking issues. There is always a need to be aware of development which has the potential to increase pressure on land, resources, infrastructure and roads. An awareness of this increase in pressure should form part of development planning.

5.7 NPPF 126-141 refers to conservation and enhancement of the historic environment. All development must also take due account of national and international designation for landscape. While the landscape is generally protected by virtue of having Green Belt designation which gives special protection and enhancement of the historic setting of York, the detail of the boundary is not set by any higher tier policy.

<b>Conservation Areas Policy PNP 3</b>
<b>All proposals for development in the Upper Poppleton and Nether Poppleton Conservation Areas should preserve or enhance their special character or appearance.</b>
<b>All development and land within the Conservation areas should protect the open character and heritage assets of the village as set out in the conservation area character assessment for the relevant conservation area as included at Appendix C of this Plan.</b>

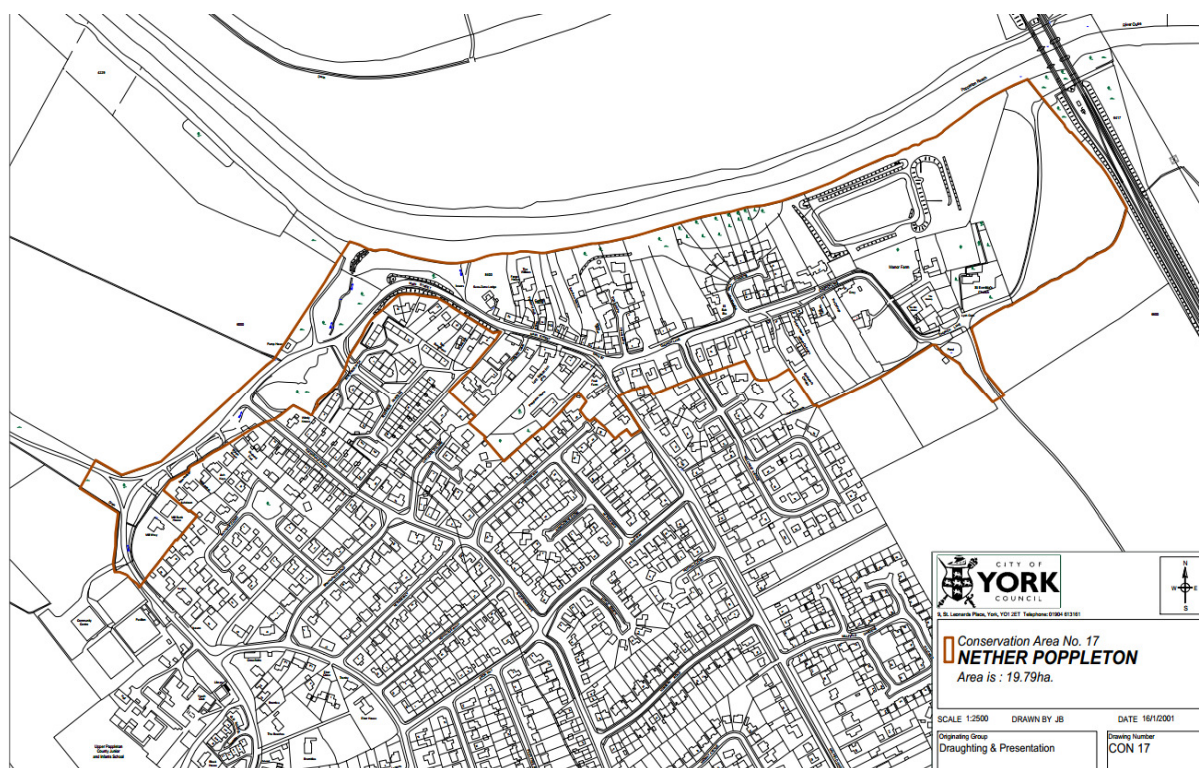
## Heritage Assets

5.8 There are no particular additional policies for protecting the heritage assets of the parishes proposed in this plan. The existing National and Local policies are considered to provide sufficient protection. A statement from Historic England and the Local List which will eventually be enshrined in the Local Plan will cover important structure, spaces, buildings and features which are not listed nationally or internationally but are important to the local communities for their local historical significance and association with well-known local people.

5.9 There is a list of Historic Assets within the villages of Upper Poppleton and Nether Poppleton on the Historic England website (<http://www.historicengland.org.uk/listings/what-is-designation/local/local-designations/>.) Photographs of the following can be viewed at the above site.<sup>10</sup>

<i>Nether Poppleton</i>	<i>Upper Poppleton</i>
Kilburn House	Manor Farmhouse gate and railings
Barn at Manor Farm	Model Farm, Barn and Railings
Church of St Everilda's	Greenview
Tithe Barn ( Prince Rupert's Barn)	Beechwood House
Dovecote at Manor Farm	Russett House
Gazebo North of Fox Garth	Priory House
Monument 1198194/11988389	Orchard House (1700-1732)
36 Church Lane circa c17	Boundary posts SE 5303 and SE 5336
Dodsworth Free school building	All hand water pumps in both villages
Old School House	

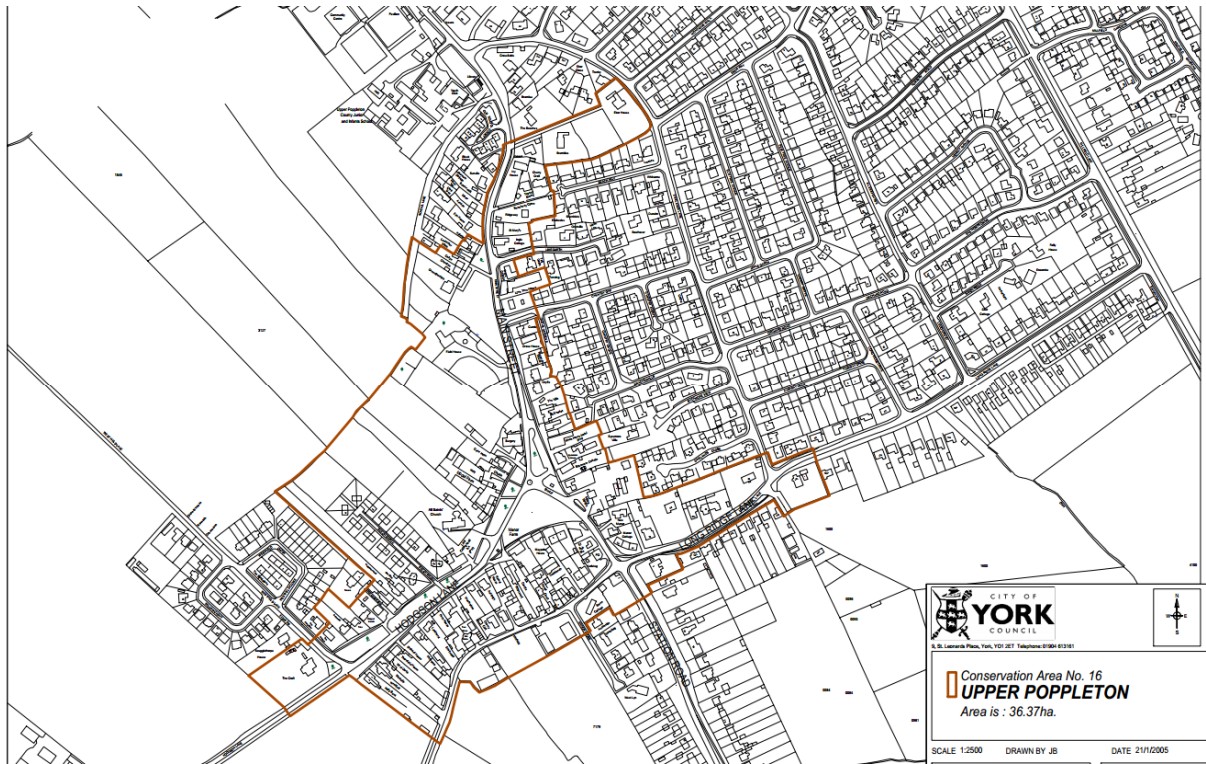
Map reference figure 5 Site location map for Nether Poppleton Conservation area established in 2001



<sup>10</sup> Local list adopted and held by York City Council through Alex Acomb



Map reference figure 6 Upper Poppleton Conservation area established and expanded in 2005



By permission of City of York Council





18c FARM BUILDINGS WITHIN THE CONSERVATION AREA UPPER POPPLETON



NEW HOUSES WITHIN THE CONSERVATION AREA BLENDING INTO THE SURROUNDINGS



APPROPRIATE BARN CONVERSION IN NETHER POPPLETON

## Heritage assets cont:

5.10 Over the past 20 years the History Society of Poppleton have researched and published a series of books outlining the history and assets of the village. The titles show the wide range of expertise and interest within the village community.<sup>11</sup>

**River Roads and Railways** : The Story of Transport in Poppleton(1991) Michael Fife, Ian Routledge and John Perkins

**Scholars, Schools and Staff of Poppleton** (1993) by 10 authors , edited by Michael Fife

**Georgian Poppleton** ( 1994) by Prudence Bebb

**Exploring the Poppletons** -Nether and Upper (1998) Mark Jones and Michael Fife

**The Public Houses of Poppleton** (1999) Barrie Davies

**One Hundred Years of Poppleton Children’s Sports Day** (2000) by Helen Mackman

**Poppleton War Memorial soldiers of 1914-1918 war** ( 2017) due

## Village historic character and setting

### History of Poppleton<sup>12</sup>

5.11 The Old English name “popel” probably means “pebble” and “tun” implies a non-forested landscape or hamlet farm. Thus Poppleton may have originated as “a farmstead on pebbly soil” (a reference to local glacial sands and gravels) or “by a pebbly bank”( higher land on the edge of the river). “Nether” suggest this settlement as the one closer to the river. Which of the two Poppletons came first is open to debate, but Nether Poppleton is most likely to be the older.

### History of Nether Poppleton

5.12 The earliest reference to Nether Poppleton is in a charter of Archbishop Oswald of 972. St Everilda’s Church (only one other dedicated to this obscure 7C Saxon Saint is known) is mentioned in the Domesday Book. In 1088 St Everilda’s and the manor of Nether Poppleton were given by Osbern d’Arches to St Mary’s Abbey in York, an association which continued until the Dissolution. The moated site between the river and the present 18 C Manor House may well be the site of its medieval predecessor. Over 350 years ago, it is reputed that Prince Rupert quartered his troops in the Tithe Barn, before being defeated at Marston Moor. From its origins around the Church, the village developed westwards along Church Land and Main Street, where there was a ferry crossing. The village remained virtually unaltered until 20 C expansion as a commuter settlement. The present population is about 1530.

### History of Upper Poppleton<sup>13</sup>

5.13 The earliest reference to Upper Poppleton is in the Domesday Book recorded as a subsidiary land holder. The original manor house was probably sited close to the present house of that name. All Saints’ Church was originally a “minster” church, thought to be of Norman beginnings, but was

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<sup>11</sup> Series of books available from the History Society all priced at £3.00

<sup>12</sup> Taken from the City of York Conservation Sites Document

<sup>13</sup> Taken from the City of York Conservation Sites Document

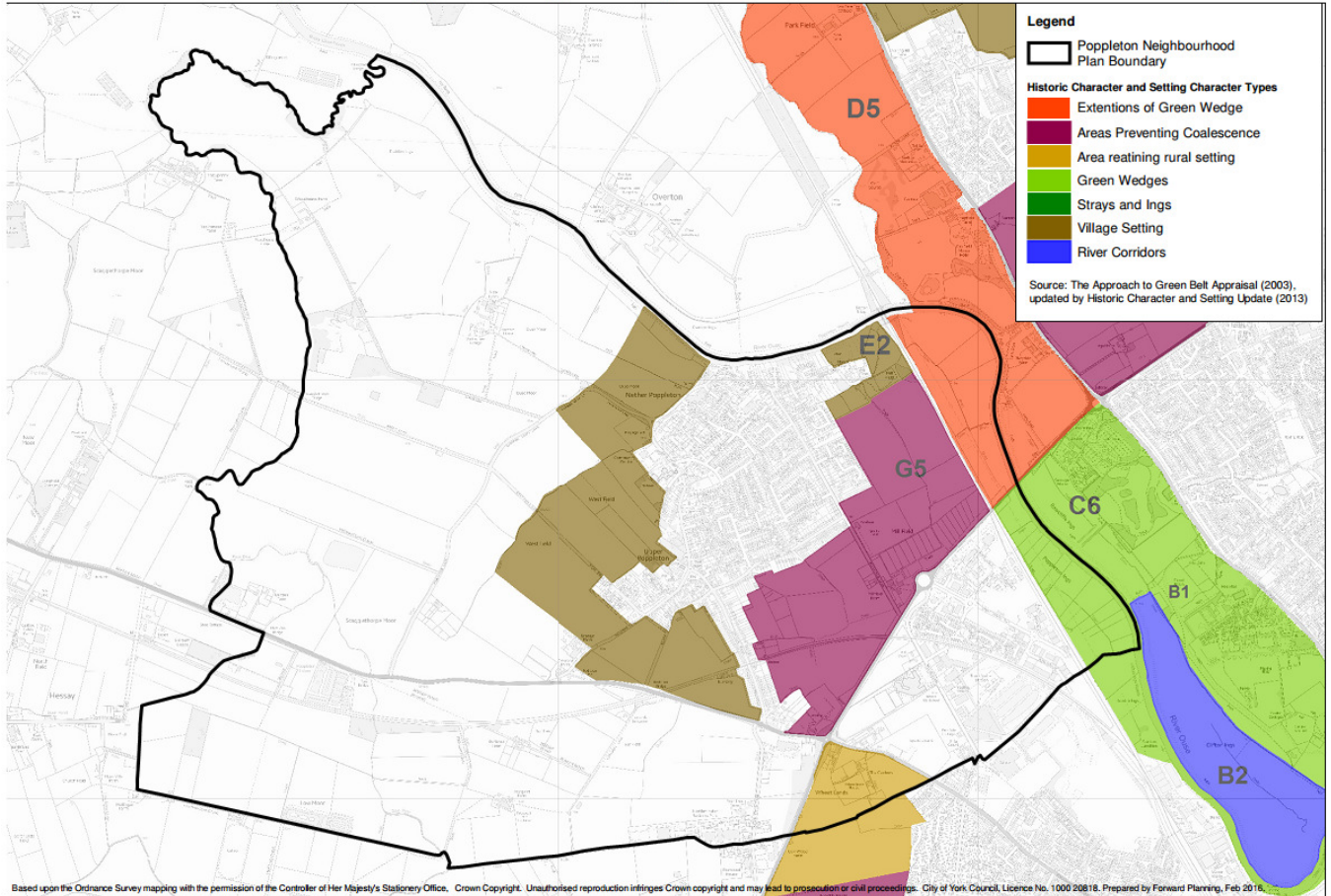


rebuilt in 1891. The railway came to Poppleton in 1848, later facilitating extensive 20C developments as a commuter settlement, the present population being about 1900 people.

5.14 The map provided by the City of York Council Planning Department (2016) shows how the historic character and setting of the villages is valued by Historic England. The area to prevent coalescence has been agreed with the City of York in the emerging Local Plan.

**Historic Character and Setting Character Types within Poppleton Neighbourhood Plan Area**

February 2016



## Village Design Statement

*The Poppleton Village Design Statement was approved and adopted by the City of York Council in 2003. It has, since that time, informed all building within the villages' building limits line to ensure that the character, open aspect and style of housing development is consistent with the street scene, the material consideration of planning law and in keeping with the historic character of the villages. A full copy of the PVDS is attached as part of Appendix to the plan document. Before building takes place, all building contractors should be familiar with the PVDS document contents and planning restrictions.*

5.15 The purpose of this policy is to secure high quality design and development without restraining economic development. Good quality design is a relatively low cost part of the development process, and the design phase of proposals in Poppleton must not be curtailed. Design quality and its subsequent execution are the most important parts of development within Poppleton villages designated area

5.16 Policy PNP4 sets out that proposals should respect the Design Guidelines in the Village Design Statement . Proposals that do not follow this approach will not be supported. The design process should be explained within the Design and Access Statement to show how the resulting design has been produced taking into account the relevant sections of the PVDS.  
*Appendix B*

5.17 The Village Design Statement ( PVDS) has clear guidelines on development of buildings within the Poppletons. Any dwelling must be well related in design, scale and siting to other buildings and landscape features and not be detrimental to existing living conditions.

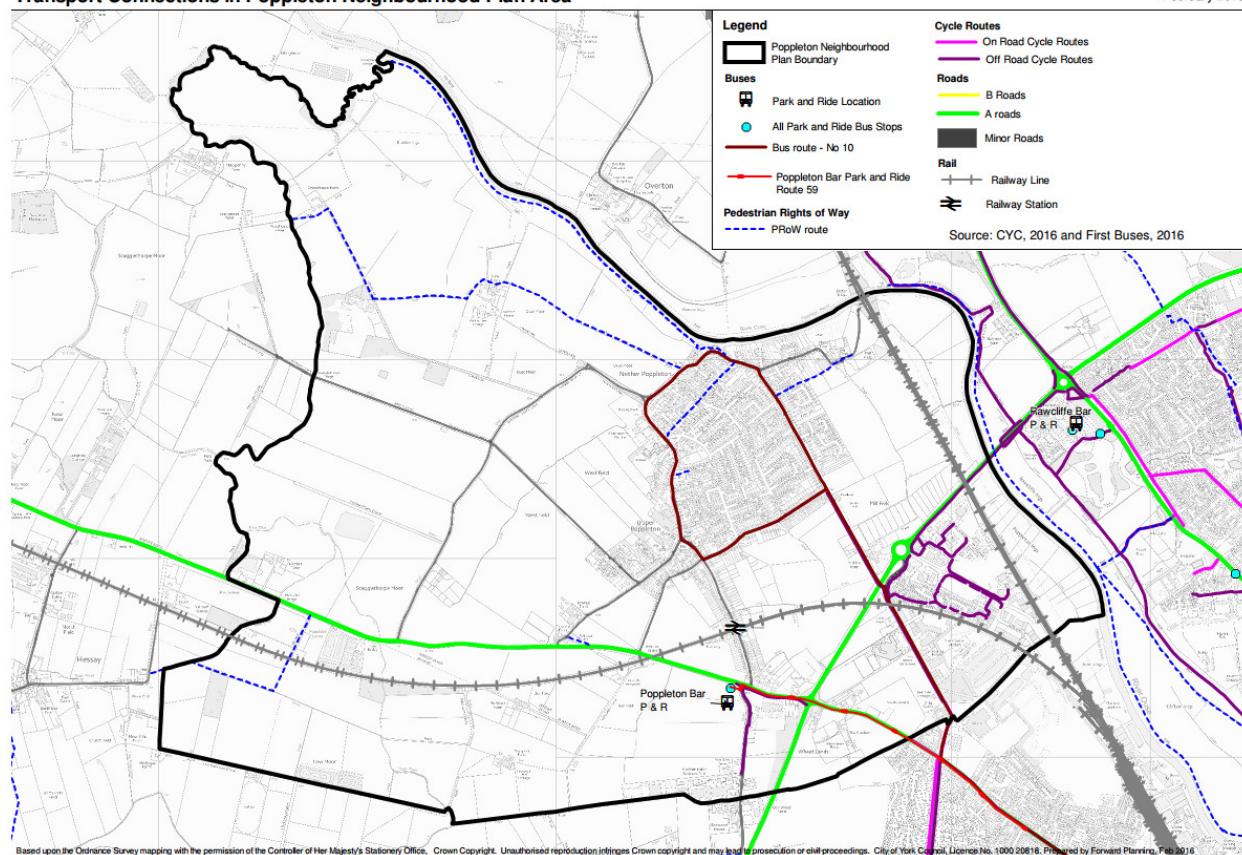
### **Village Design Statement PNP 4**

**Proposals for development within the villages of Upper Poppleton and Nether Poppleton will be supported where they bring forward high quality design appropriate to their character and appearance. All new developments within the settlement limits of the villages should respect the Design Guidelines**

## 6 Transport Corridors

Transport Connections in Poppleton Neighbourhood Plan Area

February 2016



Map showing current major roads, trains, cycle tracks, bus routes and general connectivity of the Neighbourhood Plan area in 2016. Cycle and pedestrian routes outside the parish boundaries are not shown.

6.1 The area between Poppleton and York is also used heavily for transport purposes which is strategically necessary but in conflict with other purposes of the green belt such as settlement, separation, wildlife corridors and openness. Significant rail lines and roads cross this part of the parishes.

6.2 Currently Upper Poppleton and Nether Poppleton are well connected to the city by rail links on the Harrogate to York line which may to be upgraded to an electric line. Regular bus services are currently provided to the city and other suburbs via the number 10 route.

6.3 A park and ride facility has been built on green belt land within the designated area in the past. Improvements to the roundabout provision on the A 1237 have been completed in the last year (2015). At present the City of York Council has indicated that it has no plans to dual carriage the A1237 outer ring road.

6.4 A cycle track to the city from the village is incomplete at present. It is a shared pedestrian and cycle path for all travelling to Manor Academy from west and east. It is narrow and congested at key periods and needs to be reconstructed to meet with the traffic use involved. It encourages all in the village to use the cycle path into York. Millfield Business Park has an entrance for heavy haulage vehicles directly opposite to the pedestrian exit from Manor Academy. This heavy traffic use is a further reason for limiting access to the British Sugar Site on to Millfield Lane.



6.5 Within the village there is a difficult three direction junction to be negotiated (The T junction between Longridge Lane and Millfield Lane). It is hazardous particularly in the dark mornings of winter. Approximately 60% of students from the village and 30% of students coming from the east to the Academy currently use this shared narrow path. This Policy would seek to improve the present situation for cyclists by extending and widening the current provision to ensure safety for all within the village and approaches to Manor Academy.

6.6 Regular speed checks are carried out along this road. Vehicles are frequently monitored travelling in excess of the speed limit, as a result making it dangerous for cyclists.

6.7 NPPF 17 states that a set of core land-use planning principles should underpin both plan-making and decision taking. This can be achieved by actively managed patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are, or can be made, sustainable.

6.8 The policy PNP 5 is intended to provide instruction for cycle path improvement and reduce the incidence of cycle and vehicle traffic conflict. The cycle and pedestrian improvements on Millfield Lane must be provided in advance of, or coincidentally with, other transport infrastructure improvements within the Green Belt between Upper and Nether Poppleton and the built up area of the City of York. This approach accords with para 35 of the NPPF. Safe and secure layouts will be required which minimise conflicts between traffic and cyclists and pedestrians.

6.9 Any further cycle path development which linked Poppleton to neighbouring villages, e.g. Hessay or Rufforth would be supported. The focus for cycling in the Neighbourhood Plan is to promote better health and well-being and sustainable transport for all residents.

6.10 Manor Academy staff and governors and the residents of the villages hope that developers at the Former British Sugar Site see the importance of linking cycle and pedestrian traffic to a sustainable network that provides for the secure transport connections for pupils and promotes public health by so doing.

6.11 Other potential building sites were noted in the Draft Local Plan. Some are on valuable agricultural green belt land and at present it is unclear if such developments will proceed. If in the future such developments were to take place then cycle path connections should be considered a major part of any planned development

6.12 In order that appropriate pedestrian and cycleway construction becomes part of any development, it will be a requirement that within the Neighbourhood Plan area paths are wide enough to accommodate people and cycles. These shared spaces will be the responsibility of the developers.

**Cycle and Pedestrian Access Policy PNP 5**

**Improved and extended cycle and pedestrian access to and from the village in relation to Manor Academy, local villages and the City will be supported.**



**THE CURRENT CYCLE PATH SHARE SPACED BETWEEN POPPLETON AND MANOR ACADEMY**

## 7 Housing development

### Sites and circumstances

7.1.1 There are limited opportunities for significant housing development within the Poppleton Villages' robust heritage and conservation boundaries. Sites include Former British Sugar Site, Longridge Lane Site and since 2016 emerging Local Plan, former Civil Service Site and Wyevale Garden Centre. Total housing numbers over the Neighbourhood Plan timescale will be in the region of 600 houses **within** the parish boundary with a further 900 immediately at the former British Sugar site. The indications from the emerging Local Plan (2016) suggests a target of 841 houses per annum in the York Unitary Authority area over a twenty year period.

#### Areas within the Poppleton Parish boundary of potential housing.

The area known as Blairgowrie is within the conservation area and the site is of special concern to English Heritage.

Response 238/14083 by English Heritage

*"This site lies in the Upper Poppleton Conservation Area. When originally designated it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area. Therefore one might assume that its' loss and subsequent development would result in harm to that part of the designated area. In view of the duty on the Council to preserve or enhance the character or appearance of its' Conservation areas, there will need to be some assessment of what contribution this plot makes to the character of the Conservation Area. If this area does make an important contribution, then the Plan would need to explain why its' loss and subsequent development is considered to be acceptable. If after undertaking this assessment, it is considered appropriate to allocate this area, development proposals would need to ensure that those elements which contributed to the significance of this area are not harmed."*

*(English Heritage objections to housing on Blairgowrie in Upper Poppleton sent to the City of York Council during the preferred options consultation 2013, 2014)*

7.1.2 The Blairgowrie site is centrally situated in the conservation area, located within Upper Poppleton.

7.1.3 The Neighbourhood Planning Committee is mindful of the impact on the road infrastructure within the village that housing on the Blairgowrie site would have. The present location of the local doctors' surgery, shops, public houses and the Methodist Church make this a particular bottleneck for traffic. On occasions the public bus service is disrupted due to car parking on the roadside. Further development of housing in this area would exacerbate the situation.

7.1.4 The area provides a wildlife sanctuary and forms part of the green corridor within the village linking the agricultural fields to one of the village greens. The aerial photographs show an extensive array of mature deciduous trees that give a rural woodland atmosphere to the area.

7.1.5 This area should be developed appropriately in limited fashion bearing in mind the caveats and policies 6A,6B,6C, 6D and 6E in the Neighbourhood Plan.

**Housing Policy PNP 6A Development with Upper Poppleton and Nether Poppleton**

Within the settlement limit of the two villages as shown on the Policies Map proposals for the subdivision of an existing dwelling or for the construction of a single dwelling within the curtilage of a domestic property will be supported where the proposals are:

- In character with the surrounding development;
- Designed to safeguard the amenities of existing residential properties;
- Designed to provide appropriate elements of garden and amenity space; and
- Designed to provide appropriate levels of parking and vehicular access to the City of York Council standards at the time of application.

**Housing Policy PNP 6B Conversion of Existing Buildings to residential use**

Insofar as planning permission is required the conversion of buildings of permanent and substantial construction to residential use will be supported provided that it can be demonstrated that the conversion of the building will not generate a demand for a replacement building in the future and is in accordance with Green Belt policy in the National Planning Framework Policy.



Blairgowrie site with adjacent agricultural fields. Conservation area with all trees TPO

7.2 Within the designated area of Upper Poppleton and Nether Poppleton there are sites which vary in size and opportunity for development. The total number of houses built within the village designated area in the last twenty years area is 423. These have mainly been built on brownfield sites or as infill into extended garden areas.

7.3 Back-land development within the village is increasing the pressure on former green belt land, creating traffic issues as visitors to the property frequently park on the village verges and block exits. Back-land development also is increasingly creating over-shadowing, which affects the amount of natural light presently enjoyed by a neighbouring property resulting in a shadow being cast over that property.



7.4 Over-development as a definition in this Neighbourhood Plan refers to increased housing density which is out of character with the surrounding housing types, increases the density of housing on a plot in such a way as to have significant impact on amenities, space for gardening, car parking on site where access may be compromised and which could impact on neighbours, open recreational space, schools or rural ambience.<sup>14</sup>

<b>Housing Policy PNP 6 C</b>
<p><b>The following sites shown on the Policies Map are allocated for residential use:</b></p> <p><b>H 1 : Former British Sugar Site Millfield Lane</b></p> <p><b>H2: Land at Long Ridge Lane Upper Poppleton</b></p> <p><b>H3: Land at Blairgowrie, Main Street Upper Poppleton</b></p>
<b>Housing Policy PNP 6 D</b>
<p><b>Proposals for the redevelopment of the existing buildings on the Blairgowrie site will be supported subject to the following criteria:</b></p> <ul style="list-style-type: none"> <li>• <b>They preserve or enhance the character or appearance of the Upper Poppleton conservation area;</b></li> <li>• <b>The replacement buildings are of a similar scale, location and mass to the existing buildings; and</b></li> <li>• <b>The existing mature trees and landscaping elements of the site are protected and used as an integral part of the layout and design.</b></li> </ul>

7.5 The Former British Sugar brownfield site (H1) is partially within Nether Poppleton. This plan supports the development of this site with a wide variety of housing types to meet the needs of York population expansion and which is in compliance with NPPF 56-68. The City of York describe this as a prime site for re-development to meet a significant housing need in this area.

7.6 The access to and from the site requires a great deal of attention. The whole site when completed will have approximately 1140 houses which will generate significant extra traffic. The exact number of dwellings on the wider site will be determined through the planning application process and its associated master plan. The main access to the site should be off the A59 Boroughbridge Road.

7.7 The developers of the former British Sugar Site and the City of York Planners are considering methods of controlling and slowing the traffic through the site. It is important to provide public transport to serve the residents.

*NPPF 30 states that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.*

<sup>14</sup> [www.planningportal.gov.uk](http://www.planningportal.gov.uk): Overdevelopment – an amount of development (e.g quantity of building or intensity of use) that is excessive in terms of demand on infrastructure and services or impact on local amenity and character.



7.8 The developers of the Former British Sugar Site have already carried out an Environmental Impact Assessment (EIA) in relation to the proposed redevelopment of the site, and the Environmental Statement (ES) has been submitted to the Council in support of the planning application for their consideration. This includes an assessment of traffic impact and consideration given to the main entrance being from the A59 Boroughbridge Road. Millfield Lane will provide a secondary access into the site.

7.9 The developers of the Former British Sugar Site have been in constant dialogue with the Neighbourhood Plan Committee since the first pre-submission consultation. Agreement on landscaping, preservation of mature trees whenever possible and screening on Millfield Lane has been agreed in relation to the Parameter and Design principles. The Neighbourhood Plan also supports the development of brown field sites ahead of any other sites.

#### Housing Policy PNP 6E

**Proposals for the residential development of the Former British Sugar Site will be supported subject to the following criteria:**

- **They include a mix of housing types;**
- **They provide amenities, outdoor sport and recreational facilities; and**
- **They provide a principal access point off the Boroughbridge Road**

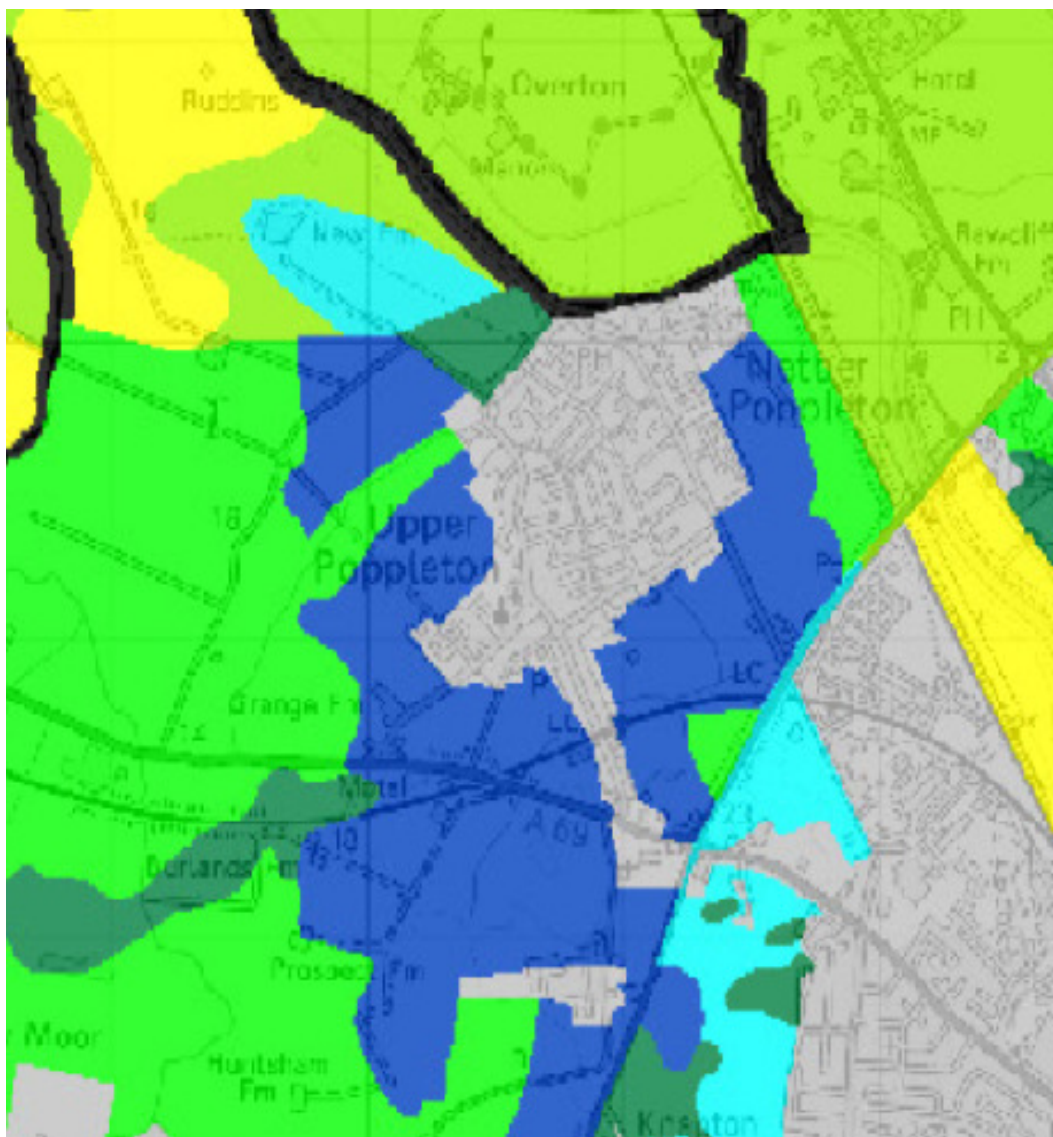
*Aerial photo illustrates two distinct land uses on the land to the left of the school buildings.*



Aerial photo of the relationship of Manor Academy to the former Civil Service sports ground and agricultural field. Mature trees and hedgerows clearly visible.

Foreground shows the electricity sub-station adjacent to the former British Sugar site where 1100 houses are proposed over the 20 year span of the Neighbourhood Plan

7.10 A further site known as Wheatland has been removed from the latest site allocations July 2016. The Neighbourhood Plan welcomes this removal as the area represents a significant break between the urban area of the City of York and the rural, historic character and setting of the villages of Nether Poppleton and Upper Poppleton. It also sits within the general extent of the Green Belt.



*Map Agricultural land use map provided by CYC under licence*

**Key** Grey is Poppleton Village, Blue is grade 1 agricultural land, turquoise is grade 2 agricultural land.

### Types and mix of housing

7.11 Proposed new dwellings should comply with relevant national and local policies for the delivery of a mix of housing types including affordable housing, older persons housing and appropriate dwelling size. Compliance with NPPF para 50 shows that mixed communities will be developed to reflect local demand.



7.12 Housing need identified in the City of York SHMA June 2016 draws the conclusions on the overall full objectively assessed need for housing over the 2012 -2032 period to be 841 dwellings per annum. However since 2012, 8000 houses have been built in the York area and considerable developments have occurred in the Neighbouring District of Hambleton, Selby and the East Riding in North Yorkshire. These are all within the travel to work analysis provided in the Preferred Options Consultation document released on 18 July 2016. This further suggests that brownfield sites should be brought into use significantly before greenfield sites area considered.

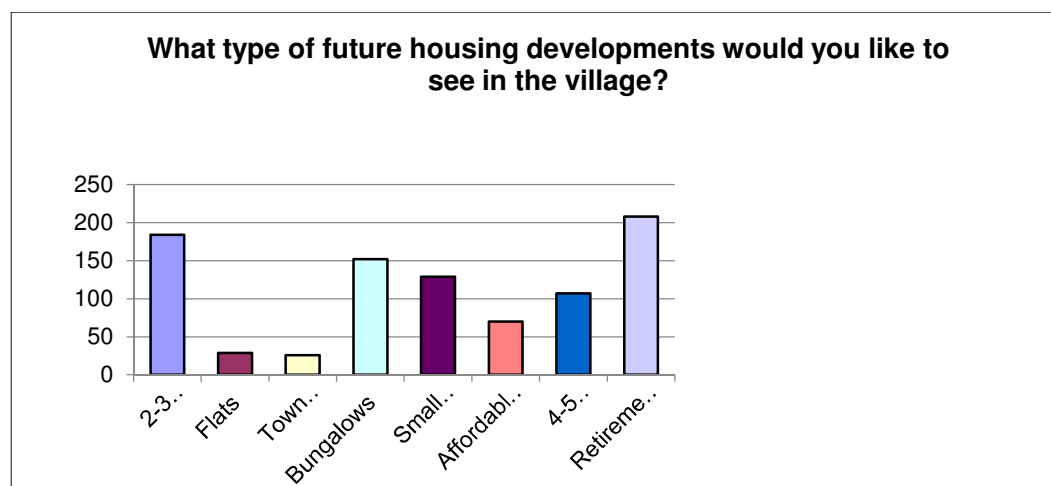


Photograph shows:

New Infill housing orange roofs built in 1998. To the right of these are infill houses built in 1990. Note the mixture of family homes and bungalows built in this area.

Extended gardens in evidence at the lower right corner. The land of the extended gardens was original green belt and the ancient hedgerows are clearly identified.

Response from 500 questionnaires regarding new housing to be built **within** the village.



7.13 The Neighbourhood Plan requires developers to use Building for Life 12<sup>15</sup> and to demonstrate the quality of their schemes through full and thorough assessment. Development in Poppleton Parishes should be exemplary and should ideally secure 12 out of 12 Greens as indicated below.

- **Connections** – Does the scheme integrate into the surroundings?
- **Facilities and Services** – Does the scheme provide (or is close to) community facilities?
- **Public Transport** – Does the scheme have good accessibility to public transport?
- **Meeting local housing need** – Does the development have a mix of housing types and tenures that suit local requirements?
- **Character** – Does the scheme create a place with locally inspired distinctive character?
- **Working with the site and its context** - Does the scheme take advantage of site characteristics e.g. Topography, Habitats etc?
- **Create well defined streets and spaces** – Do buildings enclose streets and spaces and turn corners well
- **Easy to find your way around** – Is the scheme designed to make it easy to find your way around?
- **Streets for all** – Are streets designed to encourage low vehicle speeds?
- **Car Parking** – Is resident and visitor parking sufficient and well integrated?
- **Public and private spaces** – Will public and private areas be clearly defined?
- **External storage and amenity** – Is there adequate external storage for bins, recycling and cycles?

<sup>15</sup> Building for Life 12 The sign of a good place to live by David Birkbeck and Stefan Kruczkowski ISBN978-0-95760009 6-6

## 8 Employment developments

### Sites and circumstances

8.1 Currently there are three business parks within the designated area of Nether and Upper Poppleton and one small farm diversification business unit. They provide employment locally and have varying degrees of success in attracting business and clients. Much of the success has to do with ease of access to the sites, security of tenure and sufficient parking for employees and clients.

8.2 A good example is cited as Northminster Business Park where the site is screened by trees and blends with the rural environment. Clear notice boards indicate names and locations of businesses and there is a high level of satisfaction by all using these premises. The site is compact and has limited road access down a narrow lane. Expansion within the curtilage of this site would be acceptable. Further expansion would compromise the green belt.

8.3 Millfield Lane is a linear business park with small units employing 10 or less. It is located opposite to Manor Academy and the area is congested at peak hours with school traffic. It is considered by employers to be a convenient site. It has capacity for additional businesses in the current premises.

8.4 The experience of York Business Park trading estate, has shown that business and houses may not always be a good mix. It creates traffic congestion, road side parking and difficult egress onto the A1237 Ring Road at peak times. It is considered that only a minor access to the Former British Sugar site should be from Millfield Lane to prevent vehicular traffic from the Former Sugar Site using the Millfield junction as a means of avoiding the main arterial road.

8.5 In order to preserve the rural aspect of any development on Millfield Lane, it is considered important to preserve the hedgerows, trees, shrubs and daffodils that have been part of the roadside environment. Currently this green vista provides a screen around the former British Sugar site from adjacent housing. It would be the wish of the neighbourhood plan that existing planting of trees shrubs and hedgerows is preserved to continue the rural setting and habitat for wildlife.

8.6 York Business Park is a site that was opened for development in 2000 and currently advertises over 14 acres of unoccupied brownfield site for business.

8.7 Some of the undeveloped area was noted by CYC as a Site of Interest for Nature Conservation (SINC). This designation was altered in 2015 to allow further business development to take place as shown on the map.

8.8 York Business Park is adjacent to a housing development Poppleton Park which has 200 houses. There is the potential to expand sections of this site either for further business premises or housing. There is onsite shop/petrol station, recreational facilities, a good cycle network and a recently completed care facility for the elderly. Currently the City of York has not designated the York Business Park brownfield for anything other than employment. The change of use to C2 residential land would be supported by the Parish Council if a suitable proposal came forward and was supported by the City of York Planning.

8.9 A care home for the elderly was built in York Business Park in 2014 and there are vacant sites adjacent to this area. Housing would be supported as it would give the residents of the care home a more integrated community feel. At present the care home site is surrounded by car retail outlets.



8.10 At the time of developing the Neighbourhood Plan there is also a proposal for two further developments on brownfield sites that were previously SINCS. One is opposite to the care home and will be a car retail outlet and work shop and the second is a car sales area and workshop to be built adjacent to Bannatyne’s Health Centre and Spa.

8.11 Whilst both are supported, as employment was the key function of this area, it should be noted that there exists at the present time a critical shortage of parking facilities for cars. There is no bus route round the Business Park so most employees of the 70 businesses arrive by car. Parking currently occurs on a daily basis parking on the cycle paths, pavements and fire roads and makes it difficult for traffic to enter and exit the site. Evidence would suggest that at the present time there is a shortage of around 100 car parking spaces.

**Business and Employment Policy PNP 7**

**Proposals for new business development on established business parks in the Plan Area will be supported where they provide car parking for staff and customers to City of York Council standards at the time of the determination of the application..**

Typical situation on York Business Park. The cars are parked on the cycle path and block the recess for the post box



8.12 Poppleton Garden Centre is extremely well supported by local people and visitors to York. The premises have been a garden centre for over 30 years and although ownership has changed, only sympathetic expansion has taken place. It still has the original open and green format. It would

be the wish of local residents that it is retained in its present format and situation. It has been sympathically landscaped and adds to the rural setting.

8.13 Poppleton Garden Centre is adjacent to the new Park and Ride provision known as Poppleton Bar which provides a regular bus service to the centre of the City. The Poppleton Bar Park and Ride Site was built on green belt land and village common land. The Village has accepted this development as a means of reducing congestion from cars to the city. For the most part the buses are electrically powered thus reducing emissions in the rural environment.

8.14 The landscaping around the Park and Ride Scheme as currently provided is insufficient to screen the area adequately. It is hoped that the birdlife and other wild life will return in the future when the habitat is suitable.

8.15 The Garden Centre site failed the criteria for housing as it is considered to be in the general extent of the Green Belt as identified in 2005, has poor access to schools, shops and amenities, and would create an isolated community with access to the village over a busy main road thus making it dangerous for children to access secondary and primary schooling.

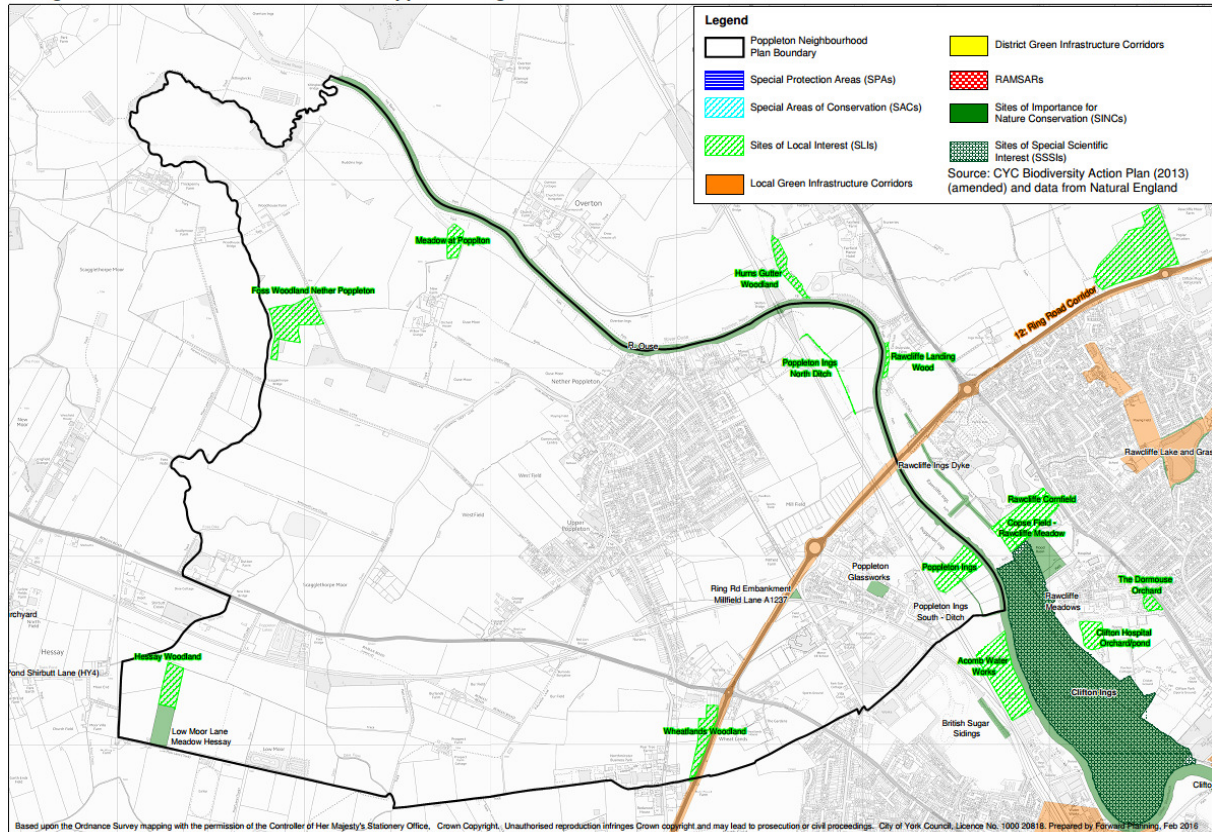
The roadside view of Poppleton Garden Centre 2016





Designated Nature Conservation Sites in Poppleton Neighbourhood Plan Area

August 2016



Map indicating glassworks area that was never developed and associated conservation sites

Map provided by City of York Council with names as per designation.

## 9 Education sites

9.1 Land allocated for education expansion shown as ED 1 on the Policies Map will be safeguarded for this use for the duration of the plan. The current Manor Academy student roll number is 1023 although only planned for 1000. It is envisaged over the life of this Neighbourhood Plan that there will be a requirement for more places, and expansion of the current school buildings.

9.2 At the present time there is no 16-18 provision on the North West side of the City of York. The nearest provision is either at Tadcaster Grammar 10 miles to the west, Easingwold 10 miles to the north or York College 5 miles through the centre of the city. Given that sustainability suggests that there should be a reduction in impact of pollution through transport it is envisaged that provision of 16-18 education would be most suitable close to the present provision.

9.3 Since there is a proposal for 1140 houses on the Former British Sugar Site (H1), there is also a requirement for a Primary School. If this could be developed in close partnership with and in proximity to the Academy, it would be a sustainable model of educational development for a prolonged period. This is supported by the City of York Planning as the land was identified for educational open space under policy G15 New Open Space Provision.(Draft Local Plan 2014)

9.4 There has been a dialogue between the Academy and the owners of the land to the south. In the event that this land comes forward for development as part of the adoption of the City of York Local Plan general agreement has been reached to safeguard the strip of land along the boundary as a buffer zone. This will be in the common interest of both parties. Policy PNP 8 B safeguards the land concerned for this purpose. The need or otherwise for the policy can be reviewed once the Local Plan has been adopted.

9.5 The Academy has purchased from the City of York an area of land immediately adjacent to the ring road, A1237. This will allow the Academy to expand the playing fields and community activity. This will also allow expansion of school buildings within the curtilage of the current building line. There will be no further development in the greenbelt area and privacy and separation between the school and the neighbouring development is assured for the duration of this plan.

Land for future playing field development between the school and the ring road.



<b>Safeguarding of land at Manor Academy Policy PNP 8A</b>
<b>Site Ed 1 on the Policies Map for future school playing fields, allotments and woodland expansion.</b>
<b>Safeguarding of Land for Buffer Strip to South of Manor Academy Policy PNP 8B</b>
<b>A buffer zone on the grade 2 agricultural land to the east of the school will be safeguarded, landscaped and planted to ensure that adequate separation and privacy is maintained between the school, the agricultural field, and development to the south which may arise following the adoption of the City of York Local Plan.</b>

9.6 Preschool education facilities exist within the village limits in a building on the heritage list, the Dodsworth Hall. This provides good facilities for preschool children. There is also a preschool facility at the York Business Park which is convenient for many employees on the park. At the time of development of the Neighbourhood Plan Muddy Boots, a preschool for children is being relocated from the former Manor School which was within York City Boundary to new premises which are situated within Upper Poppleton in a former farmhouse. Muddy Boots has recently received planning permission to transfer to the new facilities with capacity increasing to 90 children.

9.7 Concerns have been raised about the access onto the busy A 59. The Neighbourhood Plan Committee has been assured by the CYC planners that all traffic movements have been considered. The junction is to be splayed to allow good vision onto the road and passing places on the access road to Muddy Boots will ensure that there is no traffic build up backing onto the main road.

9.8 It is also noted that a new McDonald facility which applied for retrospective planning to accommodate a greater height will now overlook the playing area of the new Muddy Boots facility. There are again concerns by the Neighbourhood Plan Committee that intrusive visual access is now an unforeseen issue onto the children’s play area.

## 10 Community Facilities

10.1 Land allocated for recreational use shown on the Policies Map as R1 shall be reserved for use as a recreational area, probably a cricket pitch and outfield playing area. Small scale development for a pavilion will be acceptable without undermining the open character of the Green Belt.

10.2 The villages are fortunate to have a good selection of clubs and amenities for many activities. There are two village halls, a community centre, and a Tithe Barn. There are vibrant bowls, football and tennis clubs. There is no cricket club or facility and villagers have indicated that this would be a good use of site R1 adjacent to the junior football field.

10.3 A steering group has been formed and discussion taken place with City of York Council which currently owns the land about acquiring site R1 for the purposes of developing a cricket field or additional sports fields. The lack of cricket facilities in many schools means that the nearest cricket clubs to Poppleton are unable to cater for the number of juniors wanting to play. If cricket is not the major sport on the field it will be used as a further recreational space to provide a sports venue for the village.



10.4 During the pre-submission consultation a committee was formed to investigate the development of a new playing area for children adjacent to the Community Centre. This has been supported by both Parish Councils and has been highlighted during the pre-consultation period of this plan. There is currently a small area suitable for young children up to the age of 10 and it is extensively used at the end of the school day. It is felt that it is inadequate for children of all ages.

10.5 The land falls within the Community Centre grounds which were leased from the City of York Council in 1996 on a 99 year lease. The grounds are well maintained and secure and add to the open green aspect of the villages. The policy PNP 9B seeks to secure the land for future generations to enjoy, and promote healthy living and environmental sustainability.

**Land to the north of the Poppleton Tigers Junior Football Ground Millfield Lane PNP 9A**

**Land to the north of the Poppleton Tigers Junior Football Ground, Millfield Lane, as shown as R1 on the Policies Map, will be reserved for development as a recreational open space.**

**Land Adjacent to the Community Centre Policy PNP 9B**

**Land adjacent to the Community Centre as shown as R2 on the Policies Map is reserved for development as a play area.**

## 11 Environment

*NPPF 109 The planning system should contribute to and enhance the natural and local environment by:*

- *Protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *Recognising the wider benefits of ecosystems services;*
- *Minimising impact on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures;*
- *Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability and*
- *Remediating and mitigating despoiled, degraded, derelict and contaminated and unstable land where appropriate.*

11.1 Protecting and enhancing the rural landscape and natural environment is important. There is strong support in the community to work with other agencies in the preservation of woodland, hedgerows, and the promotion of biodiversity, including wetlands and wildlife corridors. Currently there is a wooded area known as Wheatland's Woodland with permitted access through privately owned farmland for public use situated parallel to the A 1237 and Northfield Lane which is well used by the local community.

11.2 There are several footpaths along the river bank, one of which allows villagers to walk 5 miles to the next village of Moor Monkton.

11.3 The Millennium Green is managed by a Trust and financially supported by the Upper Poppleton and Nether Poppleton Parish Councils. It is protected for the future and provides a wild life sanctuary to many migrant birds, as well as local wild fowl. The Wildlife Area surrounding the ancient farm pond is particularly attractive to many young villagers and families.

11.4 Adjacent to the above two areas are paddocks within the Green Belt which are designated agricultural land. These paddocks are adjacent to the conservation area and it would be hoped to keep them as rural areas for the duration of this plan.

11.5 The Diamond Jubilee walk along the “Ings” to the York Business Park was developed in conjunction with the City of York and has provided a good walking opportunity for many villagers.

11.6 Policy PNP10 seeks protection for those areas and paddocks not covered by the conservation areas. The surrounding agricultural land with ancient hedgerows provides a breeding ground for a wide variety of native bird species.

11.7 In the Conservation Areas all trees are protected. There are a number of individual TPOs on specific trees within the villages. It would be essential to replace trees removed due to disease or for safety issues with indigenous trees. Policy PNP10 reflects this need for continuous replacement of valuable trees to the rural landscape.

11.8 A woodland area known as Warren Lea close to the riverbank has been extensively replanted with low level bushes and shrubs to encourage an even wider range of native bird life to the area.

11.9 The key issue here is that distinctive rural landscape, settlement pattern, historical assets, natural environment and biodiversity of the Parish are protected and enhanced by the Neighbourhood Plan, whilst meeting the need for sustainable development. In promoting Healthy Lifestyles the Community considers that these green spaces, woodlands, footpaths, bridle paths and safe cycling areas are important to the Core Strategy of the National Planning Policy Framework.

11.10 There are currently several woodland recreational areas that may be reached by cycle, on foot or by horseback which provide an experience to travel between villages in the outer York area. It is hoped to maintain these paths for the future and restrict development that might reduce this amenity. The woodland areas include Wheatland’s Woodland, Warren Lea and the riverbank leading to Moor Monkton.

11.11 During the consultation period for the draft Local Plan in 2013-2014 the village settlement boundary line was changed. There is also a Green Belt line that is proposed by CYC in the draft Local Plan which would indicate a lack of congruity between the settlement limit and green belt boundary lines. In 1992 an enquiry in front of a Planning Inspector ( Mr J R Sheppherd. BSc, M.Phil.,FRICS.,FRTPI.) upheld the view that the settlement limit and the green belt should coincide.

11.12 The residents who have the extended gardens recognise that it is green belt land and may be used for meadow, pasture, orchard and grassland to maintain the biodiversity of the area. No permanent buildings are permitted within greenbelt land.

11.13 NPPF 114 indicates that Local Plans should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

11.14 Hedgerows have an important role in providing a natural habitat for native and rare birds as well as sustaining biodiversity. They also provide a valuable windbreak to prevent soil erosion of the valuable grade 1 Agricultural Land that surround the villages. When soil erosion takes place it incurs an additional expense for the farming community as the area has to be reseeded if a mature crop is to be harvested.

11.15 Woodland areas will be protected and managed to maintain the habitat for wild life to sustain biodiversity in conformity with NPPF 109-125. Forestry work on trees covered by TPOs in Poppleton shall only be carried out following planning applications and approval by CYC Ecology Department. Where a tree or trees are removed due to disease or for safety reason a replacement should be planted on or near the original position.

11.16 All the hedgerows within the villages and Neighbourhood Plan boundary play a vital part in assisting breeding areas for wildlife and will be protected. “Countryside Hedges” as defined under Hedgerow Regulations<sup>16</sup> 1997 and any deemed to be “important hedgerows” will require planning consent for their removal as approved by CYC Ecology Department. In Poppleton this includes former field boundary hedges.

11.17 Policy PNP10 provides a context for the delivery of these important objectives. The Policies Map identifies key areas to the east of the residential properties in Station Road.

**Protection of Wooded area and hedgerows Policy PNP 10**

**Woodland areas and hedgerows within the Plan area will be safeguarded. Development proposals should take account of existing wooded areas and hedgerows. The hedges within the areas shown on the Policies Map are particularly important and their removal will not be supported.**



Woodland walks that provide environmental protection for birds, and other wild life.

<sup>16</sup> Hedgerow regulations ( 1997) no 116





River Bank walks from the villages to Nun Monkton and back through agricultural landscape



Millennium Green providing a space to breathe in the countryside within the village.

## 12. Climate Change and Renewable Energy

12.1 It is evident from the proposed number of houses to be developed on the British Sugar Site that management of run-off from precipitation is a key issue.

12.2 When the recent Park and Ride Scheme was being developed an underground water holding tank was installed underground to collect flood waters and release them at a moderate rate into the River Ouse.

12.3 The River Ouse has the largest drainage basin system of any river in England. The precipitation rate on the Dales is high and in the event of heavy prolonged rainfall or sudden snow melt in winter the result in York is high levels of flooding which are frequently televised.

12.4 The need to ensure that building does not take place that will endanger the historic City of York is of high priority in this Neighbourhood Plan. A full environmental impact survey should be a requirement of any residential, business, or commercial development taking account of groundwater levels.



12.5 Given the need for sustainable renewable energy it would be proposed in this development plan that, with the exception of the Conservation Areas, all new building should be required to consider having solar photovoltaics to capture energy. Economic sense dictates that any development already connected to the National Grid could generate sufficient power to run appliances and lighting.

12.6 Flooding is not an issue for the present houses in the village as most were built above the 100 year flood line. However large scale housing development with non-porous surfaces present an immediate danger to the infrastructure within the City of York. Millers have indicated in their latest plan that a subterranean water holding area will be part of the new design for the development of the Former Civil Service Site.

12.7 In 2000 when the development of Rawcliffe and Clifton Moor was at its peak the highest level of flooding was recorded in York. The 'ings' provide a vital flood defence allowing water to spill out over the agricultural landscape and act as natural storage areas.

12.8 The Plan supports new housing that complies with or exceeds the requirements of Building Regulations in respect of the conservation of energy and use of renewable technology.

#### Climate Change and Renewable Energy PNP 11

***New developments that exceed the Building Regulations with regard to energy conservation and use of renewable energy technology will be particularly supported. Developers may also wish to consider harvesting of rain water and storm run-off, grey water recycling, porous surface provision wherever appropriate, solar photovoltaics for energy capture and high standard insulation of floors, walls, and roofs to reduce energy consumption.<sup>17</sup>***

### 13 Mineral Extraction and Waste Management

13.1 The Nether and Upper Poppleton Neighbourhood Plan acknowledges that the City of York Council as a unitary authority is also a waste and minerals planning authority. This responsibility involves identifying all waste arising from all sources in the area and requirements for minerals, including aggregates and how these will be sourced. The Municipal Waste Management Strategy for the City of York and North Yorkshire 2006 – 2026 and subsequent strategies highlight the need to develop planning policies relating to waste.

13.2 Minerals resource mapping undertaken by the British Geological Survey for North Yorkshire identifies broad areas of potential reserves in York for several types of minerals resources.

13.3 The area immediately upstream from the proposed Dutton Farm extraction as the allocation was included in the Preferred Options Draft of the Mineral and Waste Joint Plan but has not been adopted. The area is subject to flooding as the map below indicates.

13.4 There are several commercial fishing ponds that lie upstream from the potential site of Mineral extraction. The Neighbourhood Plan Committee is anxious that this natural area is not

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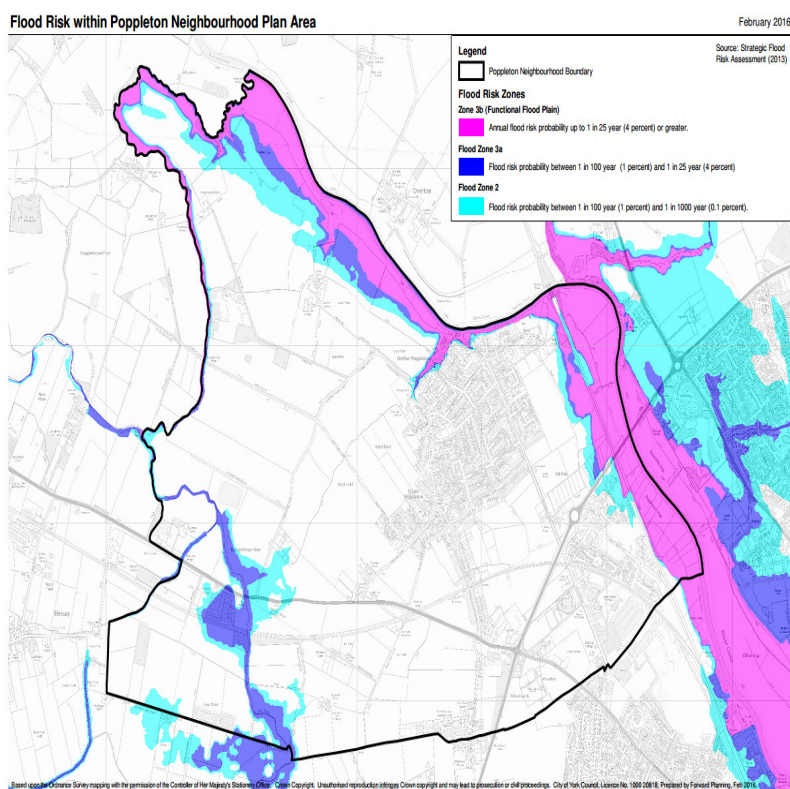
<sup>17</sup> The Council Renewable Energy Study ( 2014) undertaken by AMEC.

impacted in anyway either by extraction or subsequent infill when the extraction period ends, or should extraction recommence or be permitted by the City Council.

13.5 Flood waters are an issue for the City of York. The Foss Dyke, which forms the Parish Boundary, is adjacent to the proposed extraction pit at Dutton Farm. It would be hoped that the City Planners take all this into consideration before allowing further extraction.

### Tree planting and landscaping at land to the north-east of Dutton Farm PNP 12

**Proposals for the restoration and reinstatement of land at Dutton Farm as shown on the Policies Map should respect its location within the general extent of the York Green Belt. Proposals should include details of indigenous tree planting and landscaping and details of initiatives to re-establish wildlife habitats.**



*Electronic copies of all documents relating to this Neighbourhood Plan are available at [www.plan4poppleton.co.uk](http://www.plan4poppleton.co.uk)*

## 14 Site Allocation and selection

Site Allocation and selection is included in the Environmental Report and as an Appendix 1 to this document. It is available as a download on the [www.plan4poppleton.co.uk](http://www.plan4poppleton.co.uk) website

## **Acknowledgements**

The Neighbourhood Plan Committee is grateful to the consultants Tom Woof BEM MRTPI and Alex White BSc, MSc AIEMA for their assistance in producing this Plan.

The Neighbourhood Plan Committee would also like to acknowledge the help and support they received from Robert Bryan BA Hons DipTP MRTPI during the Health Check.

The funding for this work has in the main has been received from Locality and My Community both government sponsored bodies that have been granted funding.

Deb Appleby and Emma Crickley at Locality - an organisation which assists communities to achieve Neighbourhood Plans to ensure that the right houses are built in the right areas with the correct level of amenities and transport links.

Hutton Peach who designed and assisted and supported the website development for the Neighbourhood Plan including the email address system.

Support has also been most welcome from Julian Sturdy MP, Cllrs Chris Steward and Ian Gillies.

Finally the group have received advice and assistance from the City of York Council Forward Planning team (Alison Cooke, Caroline Strudwick, Rebecca Harrison, Martin Grainger and Rachel Macefield)

## Appendix A

### Formal letters and notification of designated area

#### FOREWORD

Letter from Parish Chairmen, regarding the Neighbourhood Plan at the pre-submission consultation period 11 May -1 July 2016

7 May 2016

Dear Resident of Poppleton

We are pleased to present the Poppleton Neighbourhood Plan. This has been promoted by Nether Poppleton Parish with Upper Poppleton Parish and has been prepared by a group of parish Councillors with the assistance of planning consultants Tom Woof BEM MRTPI., and Alex White BSc. MSc. AIEMA.

This is the second time the plan is out for pre-submission consultation as the lack of a Local Plan and Strategic Environmental Assessment meant that the Neighbourhood Plan has had to go through a scoping process and the attached environmental report has been produced from the evidence collected at that time.

This is very much **YOUR 2016-2036** Neighbourhood Plan. It is an expression of your wishes and is based on what you have told us over recent months through the events we have been running. It reflects the needs and aspirations of our community and gives effect to the views, opinions and information you have provided on how you wish to see the parishes and village of Poppleton develop over the next 20 years.

Please read the plan at [www.plan4poppleton](http://www.plan4poppleton) and pass any comment back to the plan committee at: [info@plan4poppleton.co.uk](mailto:info@plan4poppleton.co.uk).

or visit the exhibition in the library and leave your comments in the box provided there.

It is imperative that we have all your opinion and responses by **1 July 2016** so that we can present the final submission to the City of York Council for Examination by an external auditor.

We appreciate that your time is valuable and we know that for us your opinion on this plan really does matter to all the residents of Nether and Upper Poppleton.

You will all have the final say on whether the plan is adopted or not in a referendum vote in Autumn or Winter 2016. At that time 50% of all eligible voters who vote must give a positive approval for it to become adopted as the plan for Poppleton for the next 20 years.

Yours sincerely

Peter Powell Chairman of Nether Poppleton Parish Council

Stuart Robson Chairman of Upper Poppleton Parish Council



The Neighbourhood Plan Group comprises Edie Jones, Vivien Crabb, Kathie Brydson, Roper Langford, Peter Powell and Don Simpson.

The following notice was distributed on 10 notice boards around the village and emailed to 540 villagers who left email address, as well as to all the statutory bodies, and business in the area

**POPPLETON NEIGHBOURHOOD PLAN 2016**

**Town and Country Planning, Neighbourhood Planning (General) Regulations 14 (2012)**

**NOTICE OF NEIGHBOURHOOD DEVELOPMENT PLAN PROPOSALS**

You may remember being contacted in November 2014 by the Neighbourhood Plan Committee asking for your views on the village and the things that you felt made it special. We then had a pre-submission consultation in 2015 and you told us your thoughts on the plan. The plan was also featured at a public display/discussion at the Village Sports Day on 25 May 2015. The Neighbourhood Plan has since been revised taking into account

- Your views and comments
- Requirements and suggestions from City of York Planning Department Officers, including a Strategic Environmental Assessment, following a prolonged series of meetings.

As a result of these revisions we would like to hear your views on the amended proposals as part of the **2<sup>nd</sup> pre-submission consultation 2016**.

**Consultation Period :** 8 May 2016- 1 July 2016

**WHERE :** The latest version of the Neighbourhood Plan, Environmental Report and Comment forms can be viewed :- Electronically [www.plan4poppleton.co.uk](http://www.plan4poppleton.co.uk) website.

Paper copies at Poppleton Library, Lemon Tree Café, Community Centre Café, Doctor and Dentist Surgeries

On request an electronic copy pdf file can be sent to your email.

**How to make representation: Copies of the response form:**

**Down load from our website [www.plan4poppleton.co.uk](http://www.plan4poppleton.co.uk)**

**Paper copies at the above location**

Please send completed forms via email to [info@plan4poppleton.co.uk](mailto:info@plan4poppleton.co.uk)

or by sending the completed form to the Clerk to the Parish Councils:

[Mr James Mackman, 39 Calder Avenue, Nether Poppleton, York YO26 6RG](mailto:Mr James Mackman, 39 Calder Avenue, Nether Poppleton, York YO26 6RG)

[or Neighbourhood Plan Committee, 32 Midway Avenue Nether Poppleton YO26 6NT](mailto:or Neighbourhood Plan Committee, 32 Midway Avenue Nether Poppleton YO26 6NT)

REQUEST TO THE CITY OF YORK COUNCIL PLANNING DEPARTMENT AND CITY COUNCILLORS TO BE A DESIGNATED AREA FOR A NEIGHBOURHOOD PLAN AREA.

Request submitted in June 2014 and confirmed by the City in October 2014.

The two parishes of Nether and Upper Poppleton are situated approximately four miles north west from the centre of the historic city of York. The River Ouse bounds the village to the north and east and the A 59 York to Harrogate road to the south and west. Poppleton, Nether and Upper, consists of two old village cores, which have coalesced to form one community. Recent expansion in the Parish of new housing and commercial areas are now included within the parish boundaries and it is the whole parished area that is the subject of the Neighbourhood Plan.

The Parish Councils have jointly worked on a number of projects. Whilst meeting independently the Parish Councils represent the interest of all the residents of the area designated on the attached map. Nether and Upper Poppleton are statutory consultees on planning applications within the parishes. Consultation to date shows that there is a desire for a Neighbourhood Plan, particularly given the recent government legislation with regard to localism. The villages jointly produced a Village Design Statement in 2003 and this will give the initial platform for the development of a Neighbourhood Plan. The Parishes already manage and financially support many areas, including the village greens, the Millennium Green, the Moat Field and other significant green spaces. The Parish Councils give financial support to numerous village groups and organisations and actively keep parishioners informed through their websites, Twitter account, notice boards and regular newsletters.

The two parish councils are the official statutory first tier of government in this parished area and enjoy strong support of the local community. For the purposes of this submission it has been agreed that the Chairman of Nether Poppleton Parish Council, will act as the lead to the executive committee comprising initially 2 councillors from each Parish and other interested parties. The Councils have considerable collective knowledge of their areas and a deep understanding of the area's planning opportunities and constraints and how these interact with the aspirations and concerns of the residents of the parishes. Other parish residents have worked with the committee, and consultations have been extensive with local business on the three adjacent business parks, landowners and the City of York Planning Department.

15 June 2014

Appendix B

**NETHER WITH UPPER POPPLETON  
NEIGHBOURHOOD PLAN COMMITTEE  
TERMS OF REFERENCE**

**Objective**

The objective of the Neighbourhood Plan Committee is to prepare a Neighbourhood Plan for the designated area, that defines the planning policy priorities identified by the community, taking into account all representations made during the plan-making process and having regard to all relevant existing plans and evidence.

The Neighbourhood Plan Committee will communicate with residents, land owners, village organisations, local schools, service providers and businesses to ensure that the Plan is totally representative of the local community and provide a progress report at each monthly meeting of both Parish Councils detailing progress and financial position.

**Roles and responsibilities**

- Promote the process of preparing the Neighbourhood Plan, determining the overall scope and objectives
- Manage the process of preparing the Neighbourhood Plan, producing and updating a timetable
- Communicate with statutory bodies and seek their input
- Make contact with and maintain links to City of York Council Planning and Environmental Management
- Liaise with relevant authorities and organisations to make the Neighbourhood Plan as effective as possible
- Gather data from as wide a range of sources to ensure that conclusions reached are fully evidenced
- Identify sources of funding, complete application forms and establish an audit trail with the lead Parish Council (Nether Poppleton) through its own financial responsibilities
- Report monthly to both Parish Councils and receive endorsements of decisions taken
- Ensure that the final draft of the Neighbourhood Plan is fully representative of the views of residents and other consultees
- Progress to independent examination
- Carry out a successful community referendum
- Arrange for adoption into the City of York Council as Planning Policy

### **Membership**

- The Neighbourhood Plan Committee will initially comprise two parish councillors from each Parish Council
- The membership will be reviewed from time to time to change or increase the membership as circumstances develop
- The Chairman will be elected from within the Committee

### **Meetings**

- Committee meetings will take place regularly as least once per week initially and then latterly as progress determines at least monthly
- Decisions made by the Committee should normally be by consensus at Committee meetings

### **Funding**

- All grants and funding will be applied for and held by Nether Poppleton Parish Council who will ring fence all monies for the Neighbourhood Plan work
- The Committee will notify both Parish Councils of expenditure and a separate account kept detailing expenditure of funding from Locality

### **Conduct and interests**

- The Committee will follow the code of conduct agreed by the Parish Council code of conduct including declarations of interest
- Whilst members as individuals will be accountable to their parent organisations, the Committee as a whole is accountable to the wider community for ensuring that the Neighbourhood Plan reflects their collective expectations.

June 2014



## Appendix C

### Upper Poppleton

#### Conservation Area No 16 ( 18.2 ha)

##### Introduction

Upper Poppleton Conservation Area was designated in 1993. Originally it embraced the village green and its approaches along Hodgson Lane and Main Street. On 16 December 2004 the Conservation Area was extended to include the following: Beechway Close and the adjoining part of Main Street; part of Long Ridge Lane: land and buildings south of Black Dike Lane; the remainder of Beech Grove and adjoining paddocks and gardens; paddocks to the rear of Model Farm, the Green and a small extension along School Lane. Also at the same time No 1-5 (consecutive) Grove Gardens were deleted from the Conservation Area.

##### History

The Old English name "popel" probably means "pebble" and "tun" implies a non-forested landscape or hamlet farm. Thus Poppleton may have originated as "a farmstead on pebbly soil" (a reference to local glacial sands and gravels) or "by a pebbly bank" (higher land on the edge of the river). "Upper" implies that the settlement is further from the river. The earliest reference to Upper Poppleton is in the Domesday Book recorded as a subsidiary land holder. The original manor house was probably sited close to the present house of that name. All Saints' Church was originally a "minster" church, thought to be of Norman beginnings, but was rebuilt in 1891. The railway came to Poppleton in 1848, later facilitating extensive 20C developments as a commuter settlement, the present population being about 1900 people.

##### Important Buildings

Several of the houses and farmhouses around the village green are listed buildings including Model Farmhouse and Barn, and Manor Farmhouse, together with their gates and railings. The listed buildings all date from 18C. Although not listed, All Saint's Church is also important to the character of the green.

##### Character

The triangular village green overlooked by houses on all sides creates Upper Poppleton's particular character. Roads approach each corner of the green and along two of these – Main Street and Hodgson Lane – subsidiary greens extend. Overall there is an interesting spatial quality, to which the several mature trees contribute. The pump and maypole epitomise the role of the green as the focal point of village life.

Attractive groups of 18C and 19C two-storey houses front onto the green, interspersed by some more recent development. The houses tend to be detached or in pairs. They are sited close together, often having small front gardens defined by boundary walls with several examples of fine wrought iron railings and gates. All Saints' Church is set back from the frontage and has mature pine trees in the churchyard.

On the south-east side of the green and along part of the north-west side, the medieval patterns of long narrow plots extending to the open fields remains, being important to the setting of the village. However the 20C housing development, which effectively links Nether Poppleton and Upper Poppleton, extends up to the rear of the frontage buildings on the north-east side of the village core.

Grin is the predominant building materials, and there are examples of different bonding such as English Garden Wall and Flemish Bond. Some properties are rendered brick. Roofing is generally of pantiles or Welsh slate.

The main elements of the character and appearance of the area are:-

- 1 The essentially rural village quality of the green, with its individual triangular shape and the subsidiary greens leading from it.
- 2 The attractive groups of vernacular buildings, sufficient to create a cohesive overall character, and is valuable focal point in an area that has undergone extensive suburban expansion.
- 3 The rural setting that remains to the south-east and north-west of the village core.

## **Nether Poppleton**

### **Conservation Area No 17 ( 19.7 ha)**

#### **Introduction**

Nether Poppleton Conservation Area was designated in 1993. It includes the historic village core around St Everilda's Church Manor Farm, Church Lane and Main Street.

#### **History**

The Old English name "popel" probably means "pebble" and "tun" implies a non-forested landscape or hamlet farm. Thus Poppleton may have originated as "a farmstead on pebbly soil" (a reference to local glacial sands and gravels) or "by a pebbly bank" (higher land on the edge of the river). "Nether" suggest this settlement as the one closer to the river. Which of the two Poppletons came first is open to debate, but Nether Poppleton is most likely due to be the older. The earliest reference to Nether Poppleton is in a charter of Archbishop Oswald of 972. St Everilda's Church (only one other dedicated to this obscure 7C Saxon Saint is known) is mentioned in the Domesday Book. In 1088 St Everilda's and the manor of Nether Poppleton were given by Osbern de arches to St Mary's Abbey in York, an association which continued until the Dissolution. The moated site between the river and the present 18 C Manor House may well be the site of its medieval predecessor. Over 350 years ago, it is reputed that Prince Rupert quartered his troops in the Tithe Barn, before being defeated at Marston Moor. From its origins around the Church, the village developed westwards along Church Land and Main Street, where there was a ferry crossing. The village remained virtually unaltered until 20 C expansion as a commuter settlement. The present population is about 1530.

#### **Important Buildings**

The Church of St Everilda's (listed Grade 11) is 12C in origin with late medieval and subsequent rebuilding and restoration. It is built in limestone rubble and ashlar, with sandstone and brick in English Garden wall Bond, and a Welsh slate roof. The Church includes some 14C window glass. Manor Farm is a group of important listed buildings: the farmhouse (mid 18C with a 19C additions), the garage (probably 18C with walls approximately 1 metre thick) and the Barn of 15C or 16C origins, encased in brick in the 18C with a rebuilt east end and repairs in 1928. Main Street and its junction with Church Land contains several 18C listed houses, including the former schoolhouse of 1797. The gazebo north of the Fox in is also listed and dates from 1795.

#### **Character**

Sited discretely around a sharp bend in Church Lane, the original village nucleus of St Everilda's Church and Manor Farm retains a deeply rural and historic quality, with its important listed buildings, walls, trees and the moated site leading to the riverside. Church Lane "peters out" into a narrow lane and the setting of open fields remains.

This traditional open setting of the village continues for part of the way along the south side of Church Lane. From there onwards it is replaced by the more recent and extensive suburban style of development which in places has broken through onto Church Land and Main Street. However, to the North the relationship between the village and the river remains largely undisturbed, with long narrow fronted plots extending between the two.

The main stretch of Church Lane is relatively wide. Groups of vernacular buildings are intermingled with more recent development. Overall, Church Lane is pleasant, its frontage given unity by the grass verges and trees, and the view ahead to the attractive groups of 18C houses at the junction with Main Street.

At the western end of Main Street, mostly 18C and 19C houses and cottages cluster around the road junction and down the hill, creating another focus of traditional village character. The interesting changes in ground level, with the sloping grass verges, add to the attractive compositions. The elevations of each of the traditional houses vary subtly, yet all share the same good proportions and period character. Main Street continues in a series of curves, tree-lined with beck running alongside and development set well back; a country land character, important as a rural edge for the settlement. Traditional building materials in the village are brick walling with pantile and some Welsh slate roofing. Amongst the listed buildings, English Garden wall or Flemish Bond brickwork is found. Properties have usually retained their original multi-paned vertical sliding sash windows.

The main elements of the character of and appearance of the area are:-

- 1 The genuinely rural character of Manor Farm and St Everilda's Church and the historic association with the origins of the village.
- 2 The continuity of Church Lane and Main Street, linking areas of historic and rural character through a series of curves and changes in level, revealing a pleasant sequence of views.
- 3 The landscape elements – trees and grass verges – and the way they unify areas of different character ( It should be noted that earlier cobble verges exist under some grassed areas).
- 4 The traditional relationship between Nether Poppleton and the river which, with the cluster of historic buildings, keeps a sense of identity for the village, bearing in mind the extensive "hinterland" of suburban development has taken place.

List of books written about Poppleton from the History Society

**River Roads and Railways** : The Story of Transport in Poppleton(1991) Michael Fife, Ian Routledge and John Perkins

**Scholars, Schools and Staff of Poppleton** (1993) by 10 authors , edited by Michael Fife

**Georgian Poppleton** ( 1994) by Prudence Bebb

**Exploring the Poppletons** -Nether and Upper (1998) Mark Jones and Michael Fife

**The Public Houses of Poppleton** (1999) Barrie Davies

**One Hundred Years of Poppleton Children's Sports Day** (2000) by Helen Mackman

**Poppleton War Memorial soldiers of 1914-1918 war** ( 2017) due