

From: Edie Jones [REDACTED]
Sent: 26 March 2023 15:27
To: localplan@york.gov.uk
Subject: Green Belt in Upper Poppleton
Attachments: Attachment to Inspector map modifications and history.pdf; Photos 1 PMM51 PMM23 EX.pdf

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find attached papers relating to the Green Belt Boundary in Upper Poppleton and the consistence of approach between the Church, Green View Model Farm and the Blairgowrie Site. The evidence that the Green Belt hedge boundary has been removed and the proposal that a further adjustment is require. I was unable to put all the information on the restrict space on the Map Modifications response form

Yours sincerely
Edie Jones
Sent from [Mail](#) for Windows

ATTACHMENT TO LOCAL PLAN CONSULTATION MAP MODIFICATION.

Reference Guidance Note I would like to register to speak at the Public Examination of the New Local Plan .

EVIDENCE AND BACKGROUND INFORMATION TO THE INSPECTOR FOR A PROPOSED MAP MODIFICATION TO INCLUDE THE REAR HALF OF BLAIRGOWRIE FIELD, UPPER POPPELTON INTO THE GREEN BELT.

We ask the inspector to consider this request as an amendment to our response to the GB consultation in 2021 when we requested the inclusion of the Blairgowrie Site in the Green Belt (reference 205834 email sent 7.7.21).

Blairgowrie Site consists of two distinct parts, the House and garden area, and an adjacent Field, used as a paddock many years ago. The Blairgowrie site was designated Open Space (2005), part of an open space belt from Blairgowrie Site to the Church. The site's inclusion in the GB would have been **consistent** with the approach taken with all the other properties in this belt of Open Space: they are proposed as Green Belt in the new Local Plan in order to continue **to protect** the openness and landscape, the valuable contribution this belt makes to the Upper Poppleton Conservation Area.

In 2021, we were unaware that the Blairgowrie Site would be considered a Housing Allocation by CYC and, therefore, it would not be possible to implement our request as the Local Plan would then not be compliant with the Poppleton Neighbourhood Plan (PNP). It was only with the publication of the current Main Modifications Consultation we became aware of this. Considering the importance of the Blairgowrie site, we were surprised it was not included as a modification. We have been informed that PNP plan H3 showed the Blairgowrie Site property as a Housing Allocation.

It is not a Housing Allocation as normally understood, a blank canvas. It was included by the PNP under its Housing Policy because the whole or part of it had been put forward as a Housing Allocation during work on three separate Local Plans, and each time been rejected. The PNP was an opportunity to provide, within a statutory planning document, guidelines of what would be acceptable on this site. The guidelines were detailed and restrictive but considered reasonable for what was a previously occupied residential property whilst respecting the site's Open Space designation and retaining the contribution the site makes to the Conservation Area.

The relevant text under PNP policy 6D is precise: only replacement buildings for the three existing buildings, now derelict, and that "they should be of similar scale, location and mass." Two of the existing buildings, the house and outhouse bordering Chantry Green, are on the House and garden area, the other, a barn, is in the Field.

Housing Policy 6D

Proposals for the redevelopment of the existing buildings on the Blairgowrie site will be supported subject to the following criteria:

- **They preserve or enhance the character or appearance of the Upper Poppleton conservation area;**
- **The replacement buildings are of a similar scale, location, and mass to the existing buildings; and**
- **The existing mature trees and landscaping elements of the site are protected and used as an integral part of the layout and design.**

With the barn being in the front half of the Field, we consider it should be possible to put the rear half in the GB as the rear half cannot be built on. The PNP guidance was accepted as compliant with the 2005 Local Plan policy for Open Space thus limiting development on the Blairgowrie Site. Open Space policy GP7: “The development of land designated as open space on the Proposals Map....will only be permitted where: a) there will be no detrimental effect on local amenity or nature conservation.”

The loss of Open Space protection on the Blairgowrie Site with no equivalent protection provided and its proposed inclusion within the village settlement limit is of great concern. The site has been protected for at least thirty years for its contribution to the character of the village, its rural aspect and openness, its environmental importance, all recognised within the Upper Poppleton Conservation Area. (See History of Site attached below).

We accept that as a result of the PNP 6D housing policy the House and garden area cannot become GB as no doubt the two derelict buildings will be rebuilt; but we see no reason not to include as GB the rear open half of the Field which cannot be built on and would remain open under this PNP6D policy. This would also be consistent with the approach taken to the other properties in this belt of Open Space: to protect them where possible by replacing the Open Space designation with GB. It would also be consistent with the treatment of the Churchyard, Green View and Model Farm where the rear part of their properties are in the GB – wildlife area, garden area, and paddock/field.

This proposed field modification would accord with the Green Belt Map modifications relative to the other Open Space properties in this area in the new Local Plan.

Edie Jones. Chair of the Poppleton Neighbourhood Plan Committee

Janet Hopton Former Ward Councillor, Harrogate Borough Council (1995-1996), City of York Council (1999-2007)

See History Attached below

History of Blairgowrie Site – relating to decisions in earlier Local Plans (Green Belt, Village Settlement Limits, integral to the wider area designated as Open Space since 2005), and relating to its inclusion in the Upper Poppleton Conservation Area.

“Blairgowrie” consists of two separate quite different areas: Blairgowrie house which includes the derelict house and garden including the protected belt of woodland at the front of the site; and the Field adjacent which was used as a paddock many years ago. Below they will be referred to as Blairgowrie House (for the house, garden and woodland) and as the Field.

1993 Upper Poppleton Conservation Area was designated. It included Blairgowrie House and part of the Field for their contribution to the character of the Conservation Area. This was under Harrogate Borough Council (HBC), the District Council for both Poppletons.

Autumn 1995, HBC rejected Blairgowrie House site as a Housing Allocation for its Local Plan. Part of the Field, nearest the surgery, was included in the considered Housing Allocation. In its draft Local Plan 1996, HBC placed Blairgowrie House in the Green Belt, outside the Village Settlement Limit, to protect it.

May 1996 the Poppletons moved into the CYC local authority area. It was agreed that decisions made for Harrogate’s Local Plan were to be honoured by CYC for its Local Plan. Care was taken by the two former Poppleton Ward Councillors for HBC that the decisions were transferred accurately. Anomalies and errors were resolved.

December 1999, as part of CYC’s Local Plan Inquiry, in CYC’s Proof of Evidence Policy GP7 Open Space Site 20 (Blairgowrie House), CYC explained its starting point for its GB/Village Settlement Limit (VSL) review had been the advice of the Inspector for the North Yorkshire GB Review in 1994. He had advised the GB/ Village Settlement Limit (VSL) should follow the clear hedge boundary behind the area from Blairgowrie House to the rear of the church. “The land between the settlement limits and the existing houses and church was subsequently allocated as open space in recognition that this area is an important part of the village.” (Quote from this Proof of Evidence.) The Open Space policy then excluded private gardens, leaving Blairgowrie House within the village settlement and exposed but CYC stated there were policies in the Local Plan which would protect it; and the Council would be defending Blairgowrie House from proposals to allocate it for housing at the Inquiry.

As part of the Local Plan progress, numerous discussions, consultations and changes followed. By the 2005 agreed 4th Set of Changes, both Blairgowrie House and the garden area behind “Green View” were included in this belt of Open Space.

A significant change proposed in the Proof of Evidence was the inclusion of the smaller part of the Field as Open Space as it was part of the larger field already allocated as Open Space. Blairgowrie House and the Field, although under the same ownership, were recognised as separate areas.

1999 CYC proposed a revision of Upper Poppleton Conservation Area. Approved **2004**, with the addition of two large areas which were part of this wide swathe of Open Space:

- part of the garden of Green View and the paddock areas to the rear of Model Farm and Dene Holm, including the rest of the Field, as they form part of an important edge between the village and open countryside, with groups of trees adding to the high landscape quality;
- Beech Grove allotments, for the same reason, along with the housing on Beech Grove..

April 2005, The City of York Draft Local Plan incorporating the 4th Set of Changes was approved for development purposes, still used as such today. It included all of the wide swathe as Open Space. The limits of the Conservation Area and Village Settlement/GB boundaries now aligned. The small triangular area between The Manse and the Surgery and the verges fronting Blairgowrie House's belt of protected woodland and opposite were also listed as Open Space being part of the village greens..

2012/13, Blairgowrie House and Field together were considered as a Housing Allocation for this latest Local Plan. There were objections. The site was rejected for Housing.

2017, Poppleton Neighbourhood Plan approved by CYC. Included a Housing Policy for Blairgowrie House and the Field together (PNP 6D), for one replacement dwelling for the damaged house. As required, Poppleton Neighbourhood Plan was fully compliant with the Local Plan, using the 2005 4th Set of Changes document and map of the two villages.

From this point it was expected that the Poppleton Neighbourhood Plan would be contacted and consulted on any changes proposed for the draft Local Plan which were inconsistent with the approved Poppleton Neighbourhood Plan. This did not happen.

2018 (February), Local Plan - Publication Draft: Consultation. Responses from Poppleton Neighbourhood Plan, and both Nether and Upper Poppleton Parish Councils. Blairgowrie House and the Field were not listed in the document as a Housing Allocation. The large map available for residents in the local library did not show the proposed changed status of Blairgowrie House and the Field, nor was this clear on the digital map unless it were enlarged.

2021, GB consultation. Chair of Poppleton Neighbourhood Plan, Edie Jones, and former Harrogate Borough and City of York councillor, Janet Hopton, responded with concerns re the proposed changes to the village settlement limits affecting the swathe of Open Space which a) treated the areas within it differently and b) left Blairgowrie House and the Field exposed for development, both now being within the village settlement limits with no protection.

2023, Current consultation on the Major Modifications to the Local Plan. The Modifications' discussion appear not to have included the concerns raised in the 2021 GB consultation as they are not mentioned. Considering the importance of this area for the Conservation Area and the almost thirty years spent protecting it, this is surprising.

Edie Jones, Chair of Poppleton Neighbourhood Plan

Janet Hopton, former councillor for Harrogate Borough Council 1995/96, and for CYC 1999/2007

12th March, 2023

Photos 1 PMM51 PMM23 EX/CYC/120b



Former Farm Tract is not longer visible on the ground as the outer field hedge has been removed.

Photo 2 PMM51 PMM23 EX/CYC/120b



View indicating on the left the hedge of the last house down School Lane Upper Poppleton and Ousebank School boundary on the right.