



# **Heslington Parish Neighbourhood Plan (Submission Version)**

## **Strategic Environmental Assessment Screening Report**

**September 2019**

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## 1. Introduction

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- 1.1 Strategic Environmental Assessment (SEA) is a systematic and comprehensive process for evaluating the environmental effects of a plan or programme in order to ensure that environmental implications are taken into account before any decisions are made. The SEA has been prepared in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive<sup>1</sup>.
- 1.2 Under this Directive, Neighbourhood Plans may require SEA but this is very much dependent upon the content of the plan. For plans that "determine the use of small areas at local level" or are "minor modifications" to existing plans, the Directive only requires SEA where they are likely to have significant environmental effects. The expressions "small area" and "local level" are not defined in the Directive and must be interpreted in relation to the nature and scope of a particular plan. Screening is needed to determine whether such plans are likely to have significant environmental effects.
- 1.3 Annex II of the Directive lists criteria for determining the likely significance of the environmental effects of plans and to be used in a screening exercise. The findings of the exercise must be subject to consultation with Historic England, the Environment Agency and Natural England. The results of the screening process must be detailed in a Screening Statement, made available to the public.
- 1.4 This Screening Report is an assessment as to whether the Heslington Parish Neighbourhood Plan (HPNP), requires a Strategic Environmental Assessment in accordance with the Directive.
- 1.5 A Neighbourhood Plan may also require a Habitats Regulations Assessment (HRA) in accordance with Articles 6(3) and (4) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2017 (as amended). An HRA is required when it is deemed likely that there will be significant adverse effects on Designated European Sites (Natura 2000) as a result of the implementation of a plan/project. Sites within 15km of the HPNP area boundary, together with any additional downstream sites that may be hydrologically linked to the plan's zone of influence are included and considered to be a suitably precautionary starting point for the assessment of the plan. This is consistent with the HRA prepared for the emerging City of York (CYC) Local Plan.
- 1.6 Within the Heslington Parish there is one Nationally Significant Nature

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<sup>1</sup> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

Conservation site, the Tillmire<sup>2</sup> SSSI and two Sites of Importance to Nature Conservation (SINC):

(i) Fulford Golf Course taking in sites individually known as West Moor and Heslington Common and (ii) the grasslands that run either side of and between the runways and access roads of Elvington Airfield. References to both these sites are included within the York Draft Local Plan<sup>3</sup>.

1.7 The York Draft Local Plan proposes to allocate three development sites and one new open space within Heslington Parish (see Annex 2, page 29):

- i) Land adjacent to Hull Road (ST4) will deliver approximately 211 dwellings at this urban extension development site.
- ii) University of York proposed expansion (ST27) will provide 21,500sqm of B1b employment floorspace for knowledge based businesses including research-led science park uses and other higher education and related uses.
- iii) New open space (OS10) is identified on land to the South of the A64 in association with ST15.
- iv) The development of Land West of Elvington Lane (ST15) will provide approximately 3,339 dwellings, at this new 'garden village' site.

1.8 The HPNP sets out clear policies to protect the countryside, local green spaces, ecology and biodiversity as well as woods, hedges and hedgerows, ditches and grass field margins within the Parish.

1.9 **The HPNP does not allocate any sites for development but seeks to ensure those allocated in the York Draft Local Plan are developed consistently with the applicable policies and principles.**

1.10 Where it is relevant to the HPNP policies, issues impacting on:

- air quality
- climate change (sustainable modes of transport and housing design)
- historic environment and landscape (including listed buildings and scheduled monuments)
- land, soil and water resources (agriculture and rural enterprise)
- population and community including health and wellbeing
- local facilities, recreational space and affordable housing
- transportation (modes of sustainable transport, walking routes, PRow)

are considered.

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<sup>2</sup> The name appears to have acquired a second 'l' as an error during the preparation of the first (1858) edition of the Ordnance Survey map of the area; all previous written records, stretching back to the late C12, refer to the Tillmire.

<sup>3</sup> City of York Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on Friday 25 May 2018 for independent examination and is hereinafter referred to as the York Draft Local Plan.

## 2. Legislative Background

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- 2.1 The SEA Directive was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). Detailed guidance on these regulations can be found in the Government publication, *A Practical Guide to the Strategic Environmental Assessment Directive* (ODPM 2005).
- 2.2 The Planning and Compulsory Purchase Act 2004 requires local authorities to produce Sustainability Appraisals (SAs) for all Development Plan Documents in order to meet the requirement of the SEA Directive and it is considered best practice to incorporate the requirements of this Directive into a Sustainability Appraisal (National Planning Policy Framework (NPPF 2019)<sup>4</sup>, paragraphs 32, 33, 43 refer). As a neighbourhood plan is not a Development Plan Document, it does not legally require a Sustainability Appraisal. However, there are instances where a SEA would need to be undertaken in order to meet the requirements of the SEA Regulations.
- 2.3 Consequently, to establish whether this Neighbourhood Plan might give rise to significant environmental effects, it is necessary to screen the Plan (see Section 5, Page 13).

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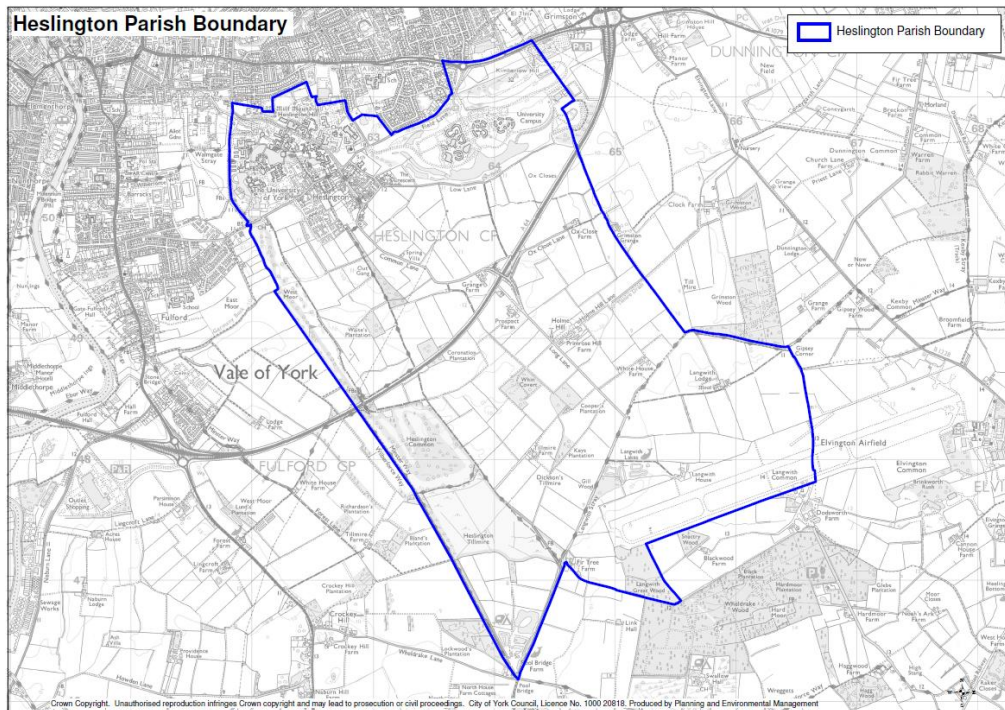
<sup>4</sup> References were made throughout the Pre-Submission version to NPPF 2012 to add useful context. In February 2019 an updated NPPF was released by government. In line with CYC guidance, the Submission version of the HPNP and its supporting documents are written to reference NPPF 2019.

### 3. Heslington Parish Neighbourhood Plan

Heslington Parish Neighbourhood Plan area was designated on 22 November 2016. A map showing the area that is subject to the SEA screening process is shown below. The designated area specified in the HPNP consists of the whole of the Parish area. The Plan area includes the village of Heslington and the University of York (Campuses East and West) in which the majority of the population and services of the Parish are concentrated. Within and surrounding the village and the University are large areas of open spaces and rural countryside.

- 3.1 The purpose of the HPNP is to provide a set of statutory planning policies to guide development within the Parish over a 20 year period and has been prepared by, the qualifying body, Heslington Parish Council.

**Heslington Parish Neighbourhood Plan Area**



**HESLINGTON NEIGHBOURHOOD PLAN DESIGNATED AREA AGREED BY THE CITY OF YORK COUNCIL 22 NOVEMBER 2016.<sup>5</sup>**

- 3.2 The aim of the Plan is to influence change in Heslington Parish, not to prevent it. By working with residents, the University of York and other local stakeholders, future developments will be welcomed but need to be sympathetic and protect the historic character and rural environment of the area.

<sup>5</sup> All maps in this Plan are “Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty’s Stationery Office, Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings”. City of York Council, Licence No. 1000 20818. Prepared by Strategic Planning Team, 2018.

3.3 The Neighbourhood Plan sets out a clear direction for the Parish that has been developed by the people and businesses in the area.

The most important aims are set out below:

- Strengthen the historic character, rural setting and core village identity
- Support new development of appropriate housing, without compromising the unique qualities of the built and natural environment
- Protect the rural, open character and green spaces of the Parish from inappropriate development
- Support those types businesses and employment developments that meet the needs of the community whilst retaining the essential nature of Heslington village and its surroundings
- Improve the choice and sustainability of traffic flows (motor vehicle, cycle and pedestrian) to enhance the quality of life for those who live, work, study or do business in the Parish
- Support and enhance the sense of community by improvements in infrastructure and facilities
- Foster effective and positive working relationships with all local stakeholders to achieve a balance between the unique identity of Heslington as a rural village, the proximity of a thriving university and opportunities for growth

3.4 In order to deliver these aims, the Plan sets out a number of Parish-wide policies. These indicate how new development proposals will be assessed in order to ensure that any future housing is sustainable and does not have a detrimental impact upon the Parish. Policies also provide protection to important environments and natural assets, including local green spaces, as well as supporting the provision of community infrastructure.

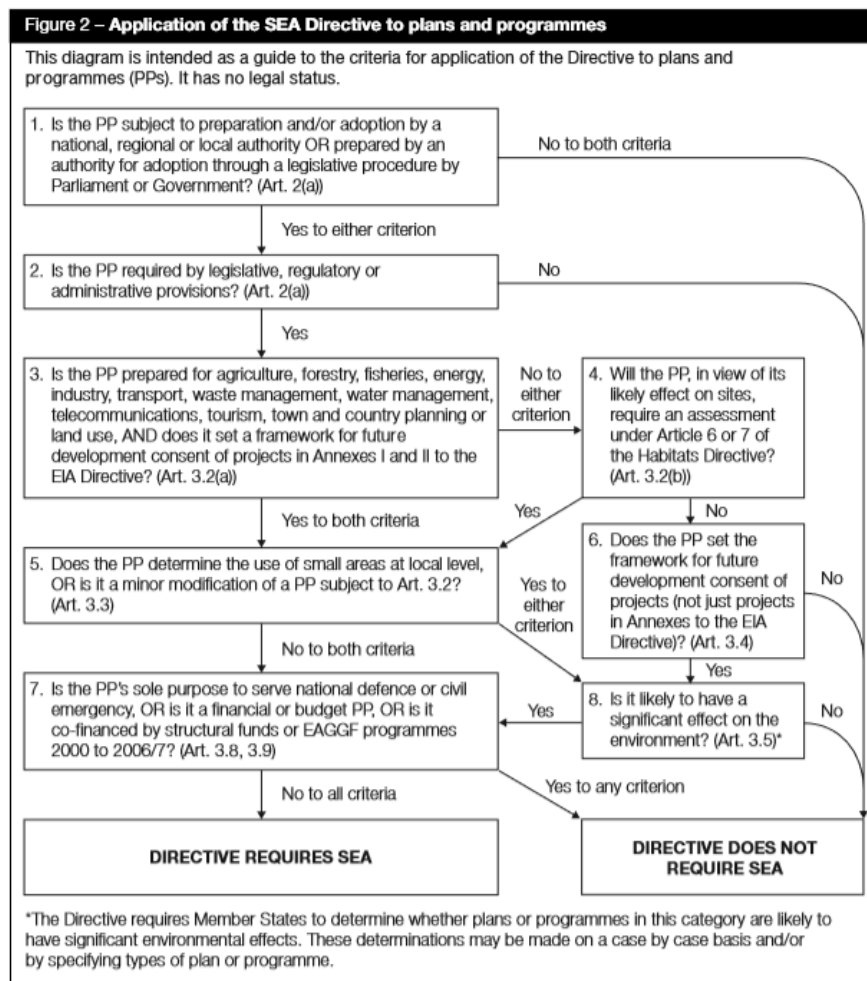
3.5 It is a requirement of the Localism Act 2011 that neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Heslington lies within the City of York and must therefore be in general conformity with the York Draft Local Plan.

## 4. Screening Process

- 4.1 It is the purpose of this report to assess whether the policies in the HPNP are likely to have ‘significant environmental effects’. This screening assessment has been undertaken in two parts:
- Assessment as to whether the Neighbourhood Plan requires SEA in accordance with the flow chart set out below.
  - Consideration as to whether the Neighbourhood Plan is likely to have a significant effect on the environment, using criteria set out in Schedule 1 of the EU SEA Directive and the Environmental Assessment of Plans and Programme Regulations 2004.
- 4.2 Government guidance, as set out in ‘A Practical Guide to the Strategic Environmental Assessment Directive’, identifies the following approach to be taken in determining whether a SEA is required:

### SEA Directive Criteria for Application to Plans and Programmes

(Figure 2 below is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.)





4.3 The process in Figure 2 above has been followed and the findings set out in the table below:

**Table 1: Establishing the Need for Strategic Environmental Assessment**

Criteria	Y/N	Reason						
1. Is the plan or programme (PP) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Neighbourhood plans may be prepared under the provisions of the Town and Country Planning Act 1990, as amended by the Localism Act 2011. They are drawn up by a qualifying body, which, in the case of Heslington Parish Neighbourhood Plan is Heslington Parish Council. It is subject to examination and referendum. If the Plan receives 50% or more 'Yes' votes at referendum, it will be 'made' by the local planning authority (City of York Council).						
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	The preparation of a neighbourhood plan is optional. However, once 'made', it will form part of the statutory Local Plan for the area and will be used in the determination of planning applications. It is therefore considered necessary to answer the following questions to determine further if a SEA is required.						
3. Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the Environmental Impact Assessment (EIA) Directive? (Article 3.2 (a))	Y	This Neighbourhood Plan has been prepared for Town and Country Planning and land use and sets out a framework for future development in Heslington Parish. Once 'made', it would form part of the statutory development plan and will be used when making decisions on planning applications that could include development that may fall under Annexes I and II of the EIA directive.						
4. Will the PP, in view of its likely effects on sites, require an assessment for future development under Article 6 or 7 of the	N	Local European Designated Sites have been identified using data from Natural England and CYC. <table border="1" data-bbox="762 1921 1273 2029"> <thead> <tr> <th>Site name</th> <th>Designation</th> <th>Closest Distance (approx. km)</th> </tr> </thead> <tbody> <tr> <td>Strensall</td> <td>SAC</td> <td>11km</td> </tr> </tbody> </table>	Site name	Designation	Closest Distance (approx. km)	Strensall	SAC	11km
Site name	Designation	Closest Distance (approx. km)						
Strensall	SAC	11km						

Criteria	Y/N	Reason															
Habitats Directive? (Article 3.2(b))		<table border="1" data-bbox="767 232 1273 595"> <tr> <td data-bbox="767 232 890 271">Common</td> <td data-bbox="890 232 1029 271"></td> <td data-bbox="1029 232 1273 271"></td> </tr> <tr> <td data-bbox="767 271 890 331">Skipwith Common</td> <td data-bbox="890 271 1029 331">SAC</td> <td data-bbox="1029 271 1273 331">12km</td> </tr> <tr> <td data-bbox="767 331 890 392">River Derwent</td> <td data-bbox="890 331 1029 392">SAC</td> <td data-bbox="1029 331 1273 392">6km</td> </tr> <tr> <td data-bbox="767 392 890 477">Lower Derwent Valley</td> <td data-bbox="890 392 1029 477">SAC, SPA, Ramsar</td> <td data-bbox="1029 392 1273 477">5km</td> </tr> <tr> <td data-bbox="767 477 890 595">Humber Estuary</td> <td data-bbox="890 477 1029 595">SAC, SPA, Ramsar</td> <td data-bbox="1029 477 1273 595">Approximately 30km downstream via River Ouse</td> </tr> </table> <p data-bbox="762 600 1401 1529">                     The nearest site, the Lower Derwent Valley SPA (LDV) is one of the UK's most important wildlife conservation areas, running primarily from just east of Wheldrake in the north to Bubwith in the south, an area of about 1000 hectares. Additionally, there is one Nationally Significant Nature Conservation site, the Tillmire SSSI and two Sites of Importance to Nature Conservation (SINC).                      Given that the Plan does not allocate sites for housing, other forms of development, amend existing or introduce Limits to Development, it is unlikely that it will have a significant adverse effect upon any European sites.                      Furthermore, the Plan actively seeks to protect and enhance the environment and supports the York Draft Local Plan designation of a Green Belt boundary.                      Additionally, the Heslington Parish Neighbourhood Plan HRA screening report identifies that no individual or cumulative likely significant (adverse) effects will arise as a result of the plan. The conclusion is that it is not necessary to continue to the next stage of the HRA process, an Appropriate Assessment, as part of the HPNP preparation (See separate HPNP HRA Screening Report for further detail).                 </p>	Common			Skipwith Common	SAC	12km	River Derwent	SAC	6km	Lower Derwent Valley	SAC, SPA, Ramsar	5km	Humber Estuary	SAC, SPA, Ramsar	Approximately 30km downstream via River Ouse
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5. Does the PP determine the use of small areas at local level OR is it a minor modification of a PP subject to Article 3.2? (Article 3.3)	Y	This Neighbourhood Plan determines the use of small sites at the local (neighbourhood) level. For example, it designates a few small areas of land as Local Green Spaces. The Plan also reflects the broader spatial framework laid out in the York Draft Local Plan in terms of where new development can be located.															
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Article 3.4)	Y	The neighbourhood plan forms part of the Local Plan and will be used in the assessment of planning applications and so sets the framework for future developments at a local level. It seeks to provide applicants/decision makers with a clear indication of how to react to a development proposal to ensure, for example, that local character is protected.															

Criteria	Y/N	Reason
		<p>Good examples are <i>Policies: HES: 4 Sustainable Design and HES: 8 New Housing</i>. These provide a framework to consider planning applications for housing related development.</p>
<p>7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Article 3.8, 3.9)</p>	<p>N</p>	<p>This Neighbourhood Plan does not have a sole purpose that falls within any of these categories.</p>
<p>8. Is it likely to have a significant effect on the environment? (Article 3.5)</p>	<p>N</p>	<p>Whilst a neighbourhood plan could potentially have an adverse effect on the environment, it is not considered likely that the proposals in the HPNP will have a significant adverse effect on the environment. Indeed the Plan seeks to protect and enhance biodiversity and identifies Local Green Spaces for protection.</p> <p>Policies for Housing and Transport and Movement offer further environmental benefits.</p> <p>Whilst supporting appropriate housing development the Plan seeks to ensure high quality design, based on sustainable urban design principles, which complement the local character of the Parish and Conservation Area.</p> <p>Heslington Parish (including the village but excluding parts of the University of York Campus East and Campus West) is within the general extent of the Green Belt. This status has been vital in ensuring that the village and its surroundings maintain their unique rural feel, despite proximity to York and the University. For the purposes of this document the Green Belt is defined as set out in the otherwise revoked RSS and the Fourth Set of Changes Development Control Local Plan (2005) until such time as the emerging York Draft Local Plan is adopted.</p> <p>The HPNP welcomes the clear position set out in the emerging York Local Plan on Green Belt and the protection it gives to the historic setting and character of the village of Heslington and the wider Parish area.</p> <p>There are two Scheduled Ancient Monuments in the Parish, recognised by Historic England: Siwards How, south east of the water tower on Heslington Hill (List</p>

Criteria	Y/N	Reason
		<p>entry Number: 1015690) and a World War II bombing decoy site 500m east of Bland’s Plantation (List entry Number: 1020404).</p> <p>There are no sites of national archaeological and geological interest within this Neighbourhood Plan area.</p> <p>There are 32 Historic England list entries within the Parish, 21 of which are listed buildings/structures and all lie within the Conservation Area (See Annex 3, Page31). These are recognised in the Plan and measures have been included to protect these structures and their setting and where possible, enhance this.</p> <p>The HPNP does not allocate housing; does not amend or introduce Limits to Development. An individual SEA screening assessment of the HPNP is included (see Section 5, Page13).</p>

## 5. Screening Assessment

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- 5.1 The results of the preceding assessment process could indicate that, depending upon the content of a neighbourhood plan, a Strategic Environmental Assessment may be required. For this reason, neighbourhood plans should be assessed individually in order to determine their likely significant effects on the environment.
- 5.2 The criteria for determining the likely significant effects referred to in Article 3 (5) of Directive 2001/42/EC are set out in Annex II of the SEA Directive and Schedule 1 of the Regulations. The proposals within individual neighbourhood plans will need to be assessed against these criteria:
- i) The characteristics of plans and programmes having regard, in particular, to:
    - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources
    - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy
    - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development
    - environmental problems relevant to the plan or programme
    - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)
  - ii) Characteristics of the effects and of the area likely to be affected having regard, in particular, to:
    - the probability, duration, frequency and reversibility of the effects
    - the cumulative nature of the effects
    - the trans-boundary nature of the effects
    - the risks to human health or the environment
    - the magnitude and spatial extent of the effects
    - the value and vulnerability of the area likely to be affected due to:
      - special national characteristics or cultural heritage
      - exceeded environmental quality standards or limit values
      - intensive land-use
      - the effects on areas or landscapes which have a recognised national, community or international protection status
- 5.3 The policies set out in the HPNP have been used to undertake this screening assessment. If the conclusion of the screening exercise is that a SEA is not required, any major changes to the existing policies or the introduction of new ones should be subject to a further screening assessment to ensure that significant effects are not likely.

5.4 The table below sets out the assessment of policies in the HPNP in relation to the criteria outlined earlier.

**Table2: Assessment of the Likelihood of Significant Effects on the Environment**

**Key to the Screening Assessment**

No likely significant environment effect (NLSE)
Likely significant environmental effect (LSE)
Uncertain whether it is NSLE or LSE

Criteria for determining the likely significance of effects	Environmental effect?	Justification for Screening Assessment
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	NLSE	The HPNP sets a local policy framework for development proposals that community and stakeholders consider are important to the sustainable development of the Parish and on which the Plan can have the greatest impact. There will be positive influence for the local green infrastructure, the promoting or connecting with other areas of York through enhancing sustainable transport corridors and support for housing development providing it is in accordance with the policies and provisions contained in the Plan. The HPNP is in general conformity, and is consistent, with the York Draft Local Plan.
The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	NLSE	The HPNP is in general conformity, and is consistent, with the York Draft Local Plan. It therefore supports the implementation of higher tier policies at the neighbourhood level and, as such, is not considered to have a significant influence on other plans and programmes.
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	NLSE	The HPNP contributes to the achievement of sustainable development at the neighbourhood level. The policies set out in this Plan protect assets of local environmental value and provide locally distinct planning policies to protect them. The likelihood of significant effects on the environment is, therefore, minimised.

Criteria for determining the likely significance of effects	Environmental effect?	Justification for Screening Assessment
Environmental problems relevant to the plan or programme.	NLSE	<p>There are no significant environmental problems within the Parish to address. However, there are some environmental impacts that the Plan includes measures to address. These are notably in relation to protecting important Local Green spaces as well as conserving nature conservation sites and heritage assets (designated and non-designated).</p> <p><i>HPNP Submission version policies HES 13: Local Green Space and HES 14: Green Infrastructure</i> seek to protect these areas as green space and avoid harm to local flora and fauna.</p> <p>Given that the Plan does not allocate land for housing or other forms of development; does not amend or introduce defined Limits to Development and has proposed a suite of policies to protect and where possible enhance the built and natural environment, it is likely to have a positive but not significant effect on the environment and unlikely to have a significant (adverse) impact on the environment.</p>
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	NLSE	<p>The HPNP is in general conformity, and is consistent, with higher-level plans that comprise the York Draft Local Plan. This Plan will be developed with regard to European Community legislation on the environment. Consequently, the policies of this Neighbourhood Plan are not considered to be relevant to the implementation of EC legislation.</p>
The probability, duration, frequency and reversibility of the effects.	NLSE	<p>It is considered that the policies in relation to the natural environment and heritage assets (designated and non-designated) will, in conjunction with the York Draft Local Plan, have a positive environmental effect for at least the duration of the HPNP. The impact of the housing development is less certain, but as the vast majority of the Parish is within the general extent of the Green Belt the amount of land available for windfall development would be restricted to small-scale infill development (normally for a single dwelling) and the re-development use of existing buildings. Windfall by definition cannot be predicted and therefore future assessment of schemes would also be subject to separate assessment where required. The Plan does not allocate land for housing or</p>

Criteria for determining the likely significance of effects	Environmental effect?	Justification for Screening Assessment
		other forms of development; does not amend or introduce defined Limits to Development and has proposed a suite of policies and provisions to protect and where possible enhance the built and natural environment.
The cumulative nature of the effects.	NLSE	The cumulative effects of the Plan's policies, as well as those of the York Draft Local Plan, are likely to be positive, but not significant. The Plan does not allocate land for housing or other forms of development but helps to shape development should it be proposed. Further, it does not amend or introduce defined Limits to Development and has proposed a suite of policies and provisions to protect, and where possible enhance, the built and natural environment. It is therefore considered that the plan is likely to have a positive impact and unlikely to have a significant adverse effects.
The trans-boundary nature of the effects.	NLSE	The policies in the Neighbourhood Plan relate to land uses within the Parish. It is unlikely that the policies set out will have trans-boundary effects due to the nature of their content being specific to Heslington Parish. Moreover, <i>HPNP Submission version policies HES: 4 and 6</i> seek to conserve the historic setting and local character. This is likely to have a wider positive impact on the character and history of York as this supports CYC evidence base wherein the village is surrounded by an area of historic character and setting <sup>6</sup> pertaining to retaining the rural character of the city. The policies in the HPNP are therefore likely to have a positive impact and unlikely to have significant adverse environmental impacts on neighbouring areas.
The risks to human health or the environment (e.g. due to accidents).	NLSE	The plan aims to shape development should it come forward and positively affect stakeholders through policies to conserve and enhance the environment. No significant risks to human health or the environment as a result of the Plan's policies have been identified. The Plan is likely to improve human health by improving access to green spaces and the countryside and promoting highway and pedestrian safety, as outlined in <i>HPNP Submission version policies HES: 15, 16, 17 and 18</i> thus having a positive

<sup>6</sup> TP1: Green Belt Topic Paper (2018) City of York Council: Approach to Defining York's Green Belt



Criteria for determining the likely significance of effects	Environmental effect?	Justification for Screening Assessment
		effect.
<p>The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</p>	NLSE	<p>The HPNP is concerned with development within the neighbourhood area. This is the entire Parish boundary for Heslington. Virtually the whole Parish (including the village but excluding parts of the University of York Campus East and Campus West) is within the general extent of the Green Belt. Baseline data indicates that when compared to other areas there is little deprivation in the HPNP area. The presence of the University of York gives a population with a high proportion of young people and transient residents. Of the 4,800 people who live in the Parish, approximately 4,100 are students with a good proportion here for 3 years for 3 academic terms each year. Of the 480 non-student accommodation households in the HPNP area, 150 households were 'one person', and in 65 households the person was over 65. The percentage of retired persons at 18% is broadly in line with York as a whole.<sup>7</sup> Policies relating to housing delivery and transportation are of particular relevance to these groups. <i>HPNP Submission version policies HES: 4 and 6</i> seek to conserve the historic setting of the village. This is likely to have a wider positive impact on the character and history of York as this supports CYC evidence base wherein the village is surrounded by an area of historic character and setting<sup>6</sup> pertaining to retaining the rural character of the city. Overall, potential environmental impacts from the HPNP are likely to be minimal and limited to the Plan area.</p>
<p>The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> <li>• special natural characteristics or cultural heritage</li> <li>• exceeded environmental quality standards or limit</li> </ul>	NLSE	<p>The Neighbourhood Plan area is generally rural in character (Grade 2 agricultural farmland) with the exception of the general built village area, University of York campuses and Science Park.</p> <p>There is one Nationally Significant Nature Conservation site, the Tillmire SSSI and two Sites of Importance to Nature Conservation</p>

<sup>7</sup> Source: Heslington Ward Profile supplied by CYC in 2017 based on 2011 census

Criteria for determining the likely significance of effects	Environmental effect?	Justification for Screening Assessment
<p>values</p> <ul style="list-style-type: none"> <li>• intensive land use</li> <li>• the effects on areas or landscapes which have a recognised national, community or international protection status</li> </ul>		<p>(SINC).  <i>HPNP Submission version policies in the plan relating to Local Green Space (HES: 13) and Green Infrastructure (HES: 14)</i> help to support these aspects in the Parish with the latter specifically asking for any effects to be mitigated by first avoiding, mitigating and as a last resort compensating for any effects. In addition, the Habitats Regulations Assessment screening report completed for the HPNP has concluded that there are no likely significant (adverse) effects as a result of the plan. It is therefore not anticipated that the plan will have a significant effect on the environment.</p> <p>Heslington is comparatively rich in buildings of architectural quality and historic value, with some 32 listed buildings and structures, of which 2 are Grade II* and lie within the designated Heslington Conservation Area. In addition to the listed buildings, Heslington has many others deemed to be buildings that make a positive contribution to the Conservation Area.</p> <p>The Heslington Parish Neighbourhood Plan is unlikely to adversely affect the value and vulnerability of the area in relation to its natural or cultural heritage. The plan aims to enhance the natural and cultural assets of the area through the support it provides for the natural and built environment in <i>HPNP Submission version policies HES: 4, HES: 6 and HES: 7</i>. Listed buildings and Conservation Areas are already protected through national legislation but other buildings identified as important, as well as the Parish as a whole, will be supported by the policies. It is therefore considered that the plan may have an overall positive effect but will not have significant effects as a result of these policies.</p> <p>Virtually the whole of Heslington Parish (including the village but excluding parts of the University of York Campus East and Campus West) is within the general extent of the Green Belt. This status has been vital in ensuring that the village and its surroundings maintain their unique rural feel, despite proximity to York and</p>

Criteria for determining the likely significance of effects	Environmental effect?	Justification for Screening Assessment
		<p>the University. Whilst Green Belt, per se, does not constitute a valued landscape feature, the area to the south of the village is identified as an area retaining the rural setting of York and the Tillmire forms part of an extension to a 'green wedge' from the city in CYC's historic character and setting evidence base. These areas contribute to the setting of York in the rural landscape, contributing to Green Belt purposes set out in NPPF, and should be retained. Given the plan does not allocate sites but aims to shape development should it come forward, this will have a positive effect on retaining this landscape setting.</p> <p>Furthermore, given the Plan does not allocate sites for development, impacts of windfall development on any vulnerabilities are likely to be minimised through application of the Neighbourhood Plan's policies and provisions together with associated policies in the York Draft Local Plan. It is not considered that the scale and type of housing windfall development that will come forward will be significant. In addition, the York Draft Local Plan conserves areas of historic character and setting as part of the spatial strategy for locating development.</p>

## 6. Consultation

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- 6.1 Consultation is an important part of SEA to ensure that the process is robust and supports the plan development process. The SEA Regulations require that: *“When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”*.
- 6.2 In England, in addition to guidance from CYC, the consultation bodies are the Environment Agency, Historic England and Natural England.
- 6.3 The responses received through consultation and any issues raised have been addressed and taken into account in finalising the HPNP SEA.
- 6.4 Neighbourhood planning consultation documents may be viewed via CYC Neighbourhood Plan webpage: [www.york.gov.uk/neighbourhoodplanning](http://www.york.gov.uk/neighbourhoodplanning)
- All previous documents which have been consulted on can be found at <https://www.heslington.org.uk/neighbourhood-plan/>
- 6.5 Views or comments on this work may be submitted via email to: [neighbourhoodplanning@york.gov.uk](mailto:neighbourhoodplanning@york.gov.uk) or [heslingtonpcnplan@outlook.com](mailto:heslingtonpcnplan@outlook.com)

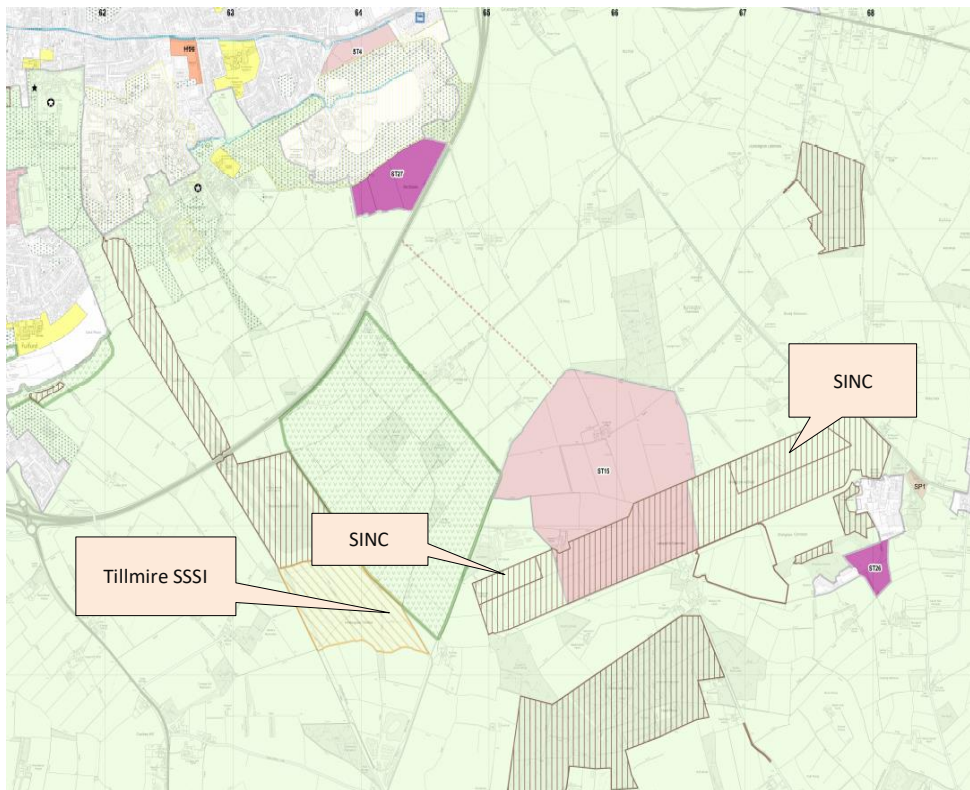
## 7. Conclusion

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- 7.1 On the basis of the Strategic Environmental Assessment out in the Table 2 above, the conclusion is that the Heslington Parish Neighbourhood Plan is unlikely to have any significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations and therefore does not need to go forward to full SEA.
- 7.2 The main reasons for this are:
- a) The Environment Agency, Natural England and Historic England agree with the conclusions which have been reached in this SEA, that there are not likely to be significant (adverse) effects as a result of the plan. CYC concur with this conclusion;
  - b) The HPNP is in general conformity, and consistent, with the policies in the York Draft Local Plan. As neighbourhood plans are a lower tier plan in the hierarchy of planning documents for the area they therefore have limited influence on other plans or programmes;
  - c) The HPNP is concerned with development at the neighbourhood level. Its impacts are therefore unlikely to be strategic;
  - d) The HPNP does not allocate land for housing or other forms of development and does not amend or introduce defined Limits to Development; and
  - e) Through its policies, the HPNP seeks to avoid or minimise negative environmental effects and has proposed a suite of sustainable policies and provisions to conserve and where possible enhance the built and natural environment, whilst catering for the needs of existing and future resident groups and businesses.
- 7.3 The SEA Screening Assessment has been updated in the light of comments received and latest guidance from CYC.
- 7.4 Under Regulation 11 of the Environmental Assessment of Plans and Programmes (2004) relevant statutory consultation bodies (Historic England, Natural England and the Environment Agency) were notified of the outcome of the screening determination process.
- 7.5 It is intended that the HPNP will be progressed to the next stage of the Neighbourhood Plan submission process.

## Annex 1: Details of the SSSI and SINC in Heslington Parish

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Extract from York Draft Local Plan<sup>8</sup> - 2018 Policies/Proposal Map South

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<sup>8</sup> Source: City of York Local Plan - Publication Draft (Regulation 19 Consultation February 2018)

## List of Sites of Importance for Nature Conservation (SINC)

(Further details on local environmental habitats are included within the HPNP HRA Screening Assessment)

No.	Name	Parish	Status	Reason
	Heslington Tillmire	Heslington	6/9/1990	Marshy grassland
16	Fulford Golf Course (roughs & woodland)	Heslington	Ratified 28/9/10	Acid Grassland, rare woodland, veteran trees
59	Elvington Airfield	Heslington / Elvington	Ratified 28/9/10	Grassland, Fen, Rare invertebrates

New Sites for Consideration -Possible SINC Quality				
	Site	Location		
	Elvington Airfield All	Heslington / Elvington	Considered CS-P 28/9/10	Birds

Non SINC sites of interest				
			Area(ha)	Interest
262	Heslington Outgang	Heslington	2.00	Acid grassland

Non SINC sites of interest		GR	Area (ha)	Interest
95	Heslington Site 1	621508	0.50	Grassland
96	Mill Hill Heslington Site2	622509	1.50	Neutral

Source: City of York Biodiversity Audit 2010<sup>9</sup>

<sup>9</sup><https://democracy.york.gov.uk/documents/s46232/bio%2520Audit%2520Review%25202010%2520with%2520appendices%25203%2520-%2520online%2520only.pdf>

## Heslington Tillmire<sup>2</sup> SSSI

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act, 1981, as amended.

Local Planning Authority:	Selby District Council, North Yorkshire; CYC
National Grid Reference:	Se 638475 (northern & southern extremities):
Ordnance Survey Sheets:	1:50,000: 105          1:10,000: SE 64 NW
Area:	46.67 hectares (ha)    115.32 acres
First notified:	6 September 1990

### Description

Heslington Tillmire is situated on silt and clay drift deposits on low lying, flat land in the Vale of York. It is important for its tall herb fen plant community and for its marshy grassland and associated assemblage of breeding birds.

The tall herb fen plant community is the only one of its type known within the Vale of York. It is characterised by marsh cinquefoil (*Potentilla palustris*), bogbean (*Menyanthes trifoliata*) and common cotton-grass (*Eriophorum angustifolium*) and a variety of sedges including bottle sedge (*Carex rostrata*), common sedge (*C. nigra*), tawny sedge (*C. hostiana*) and slender sedge (*C. lasiocarpa*). Herbs include greater bird's-foot-trefoil (*Lotus uliginosus*), marsh marigold (*Caltha palustris*), meadowsweet (*Filipendula ulmaria*), tubular water-dropwort (*Oenanthe fistulosa*) and common marsh-bedstraw (*Galium palustre*). Of particular note is the presence of the nationally scarce marsh clubmoss (*Lycopodiella inundata*).

The marshy grassland provides a breeding habitat for a range of wetland bird species. Up to ten species have bred in any one year including lapwing, snipe, curlew, redshank, teal, shoveler duck and pintail. The fact that the site is surrounded by intensively farmed arable and improved grassland makes it of particular importance for birds.

Source: City of York Biodiversity Audit 2010<sup>9</sup>



## SINC Citation 2010 Elvington Airfield

### Site 59

**Elvington Airfield** (Elvington) Last Surveyed Sept 2008

Grid ref: SE 666 480

NVC\_Communities:

Approx. Area 28.5 hectares (ha)

Elvington Airfield is an extensive area of open grassland established around the old Elvington Airfield site covering 170 ha but there are approx. 46ha of hardstanding and runway, including the longest runway in northern Britain. Overall the site stretches for 3.4km and is 500m wide. The majority of the remaining land within the site is primarily sp. poor grassland. However, within it are areas of much greater diversity, notably areas at the eastern and western ends of the site totaling 28.5ha.

These grasslands are a mosaic of neutral to acid grassland, fen and scrub with seasonal pools.

Besides the usual range of spp.<sup>10</sup> such as Knapweed, Bird's-foot-trefoil, Meadow vetch, etc, the site also has Adder's Tongue Fern, Marsh Speedwell, Twayblade and Fragrant Agrimony with heather, amongst others, indicating the more acidic influence on the site. Also of interest is the presence of Smooth Tare, known from only a handful of sites in the Vale of York.

The grasslands here are related to the neutral and fen grassland of the Brinkworth Rush/Elvington Air Museum and the acidic, wet grasslands of the nearby Heslington Tillmire SSSI and on to the Fulford Golf Course Roughs. Together, these form a more or less continuous block of open, diverse, permanent grasslands that stretch for 8.5kms into York. These are set within a largely arable matrix of enclosed land. These sites correspond to the old Elvington, Langwith Commons and the Heslington Tillmire and Common which were retained in part because of their low productivity and poor drainage. The importance of this largely continuous block has been recognised within both regional and local frameworks as part of York's green infrastructure network.

The other sites within this block also have significant invertebrate interest and, although with limited survey, the fen grasslands of the Elvington Airfield are also of value. Two nationally scarce species of invertebrates have been recorded and 5 UK Biodiversity Action Plan (BAP) spp. within the site. In addition, the rare water beetle, *Aqabus uliginosus* has been recorded within the seasonal pools within the sp. rich grasslands and is likely to be within the pools elsewhere on the airfield. It is probable that other uncommon invertebrates would be recorded with further survey of the airfield as a whole.

The open character of the grassland within a hedged arable landscape and the extent and continuity of this grassland is also extremely attractive to birds, particularly as it is contiguous with the Tillmire SSSI and very close to the Upper Derwent Valley SPA. Breeding spp. from recent surveys on the Airfield include Skylark (estimated 40+prs), Meadow Pipit (5+prs), Reed Bunting (3+prs), Sedge Warbler (1+pr), Snipe (1pr), Lapwing (7+prs), Curlew (3prs), Little Ringed Plover (1pr) Common Partridge and possibly Cuckoo, amongst others. Barn Owl and Buzzard breed very close to the site and utilise the area as part of their territory. Redshank and Yellow Wagtail have also previously been recorded on the site and are present in the immediate area during the breeding season. In winter, large flocks of Lapwing and Golden Plover have been recorded roosting and feeding, along with considerable numbers of overwintering Snipe and flocks of finches and larks. This in turn attracts other raptors such as Short and Long eared Owl, Hobby, Peregrine and Merlin.

### SINC Assessment

Because of the limited extent of survey on the site as a whole it is difficult to provide an overall assessment of the airfield. In botanical terms the areas indicated on the Citation plan score 32/20 for overall spp. using Criteria Gr5 for mixed grasslands, with each of the individual grassland blocks proposed also scoring 23/8 (Acid 21/8), 9/8 (Acid 6/8), 6/8 (Acid4/8) under neutral and acid criteria Gr, 3 and 4. The

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<sup>10</sup> spp. *Species pluralis* (spp. is the recognised abbreviation for multiple species; sp. for singular reference).

latter site is based on an incomplete survey and is therefore included until such time as the site is surveyed in full. In addition the main area of the site scores 15/10 under Guideline Fe5 for mixed fen communities 12/8 for rich fen and 11/8 for poor fen. These areas also fulfil criteria I1 for nationally scarce spp., although the boundaries of this invertebrate interest are unknown.

The site also has a good mosaic structure which under [Mixed habitat] Guideline Mh2 scores 8/6.

Unimproved neutral/acid grassland - 4pts.

Scrub of more than 2 spp. – 2, spp. rich fen 2.

In addition there is some standing seasonal water and small pools.

Equally with regard to birds, the existing information is incomplete but it does score 10/11 under Guideline B5 with the additional interest of good populations of Barn Owl, Skylark and Meadow Pipit and additional overwintering interest. The bird criteria are however to be reviewed to accommodate updated information. The undoubted wildlife interest of the site is enhanced by its position within an extensive corridor associated with a number of other statutory and non-statutory wildlife sites that are in close proximity. These include the Heslington Tillmire, the Air Museum and Brinkworth Rush and Wheldrake Woods.

### **SINC Designation**

At present, only the spp. rich grassland areas qualify under Criteria Gr3, 4, 5 for acid, neutral mosaic grasslands, Fe 3, 4, 5 for spp. rich fen mosaics and I1 for invertebrate interest. As such the areas indicated on the plan are designated as a Site of Importance for Nature Conservation. The boundaries indicated extend beyond the areas of known interest but follow a defined visible boundary. Notably this covers the grass margins of the main runway. These margins are not of SINC quality.

The Airfield as a whole is potentially of SINC quality under bird criteria but this requires further survey and a review of the criteria. As such, it will be retained as a Candidate SINC site pending this review.

Source: City of York Biodiversity Audit 2010<sup>9</sup>

## SINC Citation 2010 Fulford Golf course roughs and woodland

### Site 16

#### Fulford Golf Course roughs and woodland

Last surveyed – 12 August 2009

Grid refs: SE 623 495/SE 632 482

Approx. 38.9 ha designated (Total Course approx 73ha)

Principal NVC Communities:

W10: oak-bracken-bramble woodland

W4: downy birch – purple moor-grass woodland M25: purple moor-grass – tormentil mire

MG1: false-oat grassland

MG9: tufted hair-grass – Yorkshire fog grassland

U2: wavy hair-grass grassland (including U2a, sheep's fescue – common bent subcommunity)

U4: sheep's fescue – common bent – heath bedstraw grassland H9: ling – wavy hair-grass heath

Fulford Golf Course is situated on former heathland at Heslington Common and is a fine example of a traditional English Course whose design fits in well with the heathland character and incorporates many natural features within it.

It is divided into two sections, the long narrow section (29ha) within the ring road and the larger (46ha) block beyond it, between the ring road and Heslington Tillmire SSSI.

To the north west of the ring road, there are extensive areas of rough (approx 18ha) forming a spine through the centre of the course. This comprises areas of scrub and woodland, both natural and planted, with a number of mature and veteran trees. Much of the rough grassland is dominated by Yorkshire fog but within it are areas of acidic and neutral grassland with small areas of remnant heath. Great burnet (*Sanguisorba officinalis*), pignut (*Conopodium majus*), harebell (*Campanula rotundifolia*), tormentil (*Potentilla erecta*) and heath bedstraw (*Galium saxatile*) are occasional, with common bird's-foot-trefoil (*Lotus corniculatus*), zig zag clover (*Trifolium*), betony (*Stachys officinalis*) and devil's-bit scabious (*Succisa pratensis*) occurring very locally. Heathy areas are very localised with heather (*Calluna vulgaris*), Cross leaved Heath (*Erica tetralix*), Common Sedge (*Carex nigra*) and Green Ribbed Sedge (*Carex binervis*). There would appear to be some loss of interest through this area, with the apparent loss of some species and habitats, notably areas of sphagnum recorded in earlier surveys in the 1980's and early 1990's.

To the south of the ring road, there are some 36 ha of rough centred on the old Heslington Common. The fairways tend to follow a circuit around the edge with a large central area of woodland and rough. More neutral elements of grassland are largely absent with the vegetation being characteristically much more acidic. Areas of heather (*Calluna vulgaris*) are more frequent, along with extensive areas of wavy hair-grass (*Deschampsia flexuosa*) (U3) or purple moor grass (*Molinia caerulea*) (M25). Woodland is mainly sp. poor Oak woodland (W10) but there are sizeable areas of downy birch – purple moor-grass woodland. This acidic woodland community is uncommon and as such notable.

The more frequent acidic elements include mat grass (*Nardus stricta*), Heath bedstraw (*Galium saxatile*), Tormentil (*Potentilla erecta*), Heath rush (*Juncus squarrosus*), etc. with spp. such as (*Danthonia decumbens*), Heath Violet (*Viola canina*) and (*Luzula multiflora*) occurring more locally. Of particular interest are the wet flushes that occur throughout the grasslands. These are particularly rich with spp. such as Marsh Pennywort (*Hydrocotyle vulgaris*), Bog Pimpernel. An area of particular interest is the central grassland practice area. This is frequently mown grassland but is very diverse. It is likely that the invertebrate interest is also very high, with a mosaic of features likely to be of interest including heathland, Molinia stands, veteran trees and seasonal pools. 1 notable sp. has been recorded, *Agabus uliginosus*, a water beetle sp. of heathy seasonal pools.

A good variety of birdlife has been recorded at Fulford Golf Course including Tree Pipit, Bullfinch, Redpoll, Partridges and occasionally Green Woodpecker. The site is also known for its varied fungus flora.

### **SINC Assessment**

Because it is difficult to provide a definitive map of areas of high nature conservation value, any designation should take account of (a) the cumulative value of small fragments in maintaining the biodiversity of the site as a whole, but also (b) the need to avoid unduly constraining management of the golf course. The main issue with this site is not whether the rough/semi-rough habitats qualify for SINC status (they very clearly do) but how to deal with the collective value of multiple patches within a matrix of more intensively managed land.

Under guideline Gr3, the grassland habitats overall score 32/8, demonstrating the great importance of the site as a whole to acidic grassland flora.

Under guideline Wd2 (semi-natural woodland supporting scarce woodland NVC communities), the birch woodland east of the Outer Ring Road would qualify due to the extensive presence of W4 *Betula pubescens* – *Molinia caerulea* woodland. Elsewhere in the Vales of York & Mowbray Natural Area, this community is restricted to a few lowland heaths and mires such as Strensall Common and its fringes, Allerthorpe Common and Pillmoor.

Under guideline Mh2 (mosaic habitats) the areas of rough, semi-rough and woodland would produce a habitat diversity score of at least 11/6 [unimproved lowland dry acidic grassland + tall grassland/scattered scrub mosaic + heath/acidic grassland mosaic + secondary semi-natural woodland + marsh/fen (species poor)].

Maintenance of the ecological interest of Fulford Golf Course depends upon the retention of existing areas of interest through un-intensive management of generous areas of rough, the avoidance of herbicide, fertiliser and fungicide treatments in the rough and woodland, clearance and management of birch woodland. Specialised areas such as the practice area south of the ring road in particular require careful management.

### **SINC Designation**

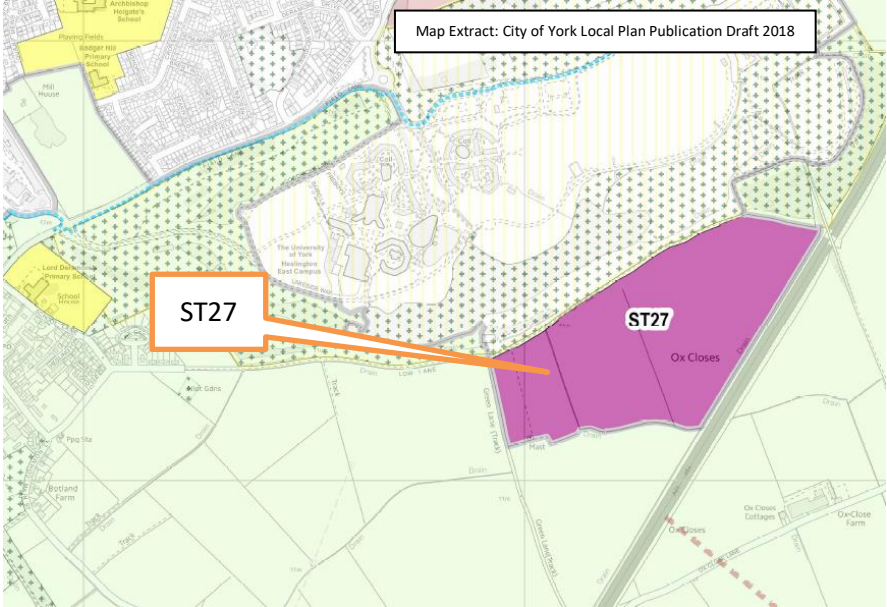
This is a complex site where it is difficult to identify exact areas of quality. As such the whole Course is proposed for designation but with the fairways and greens in their present locations being excluded. The site would merit a detailed survey to accurately plot the various vegetation types.

The course is designated as a Site of Interest for Nature Conservation for its semi-natural neutral and acidic grassland (Gr 3/4), heathland, scrub and woodland habitats. (PK2).

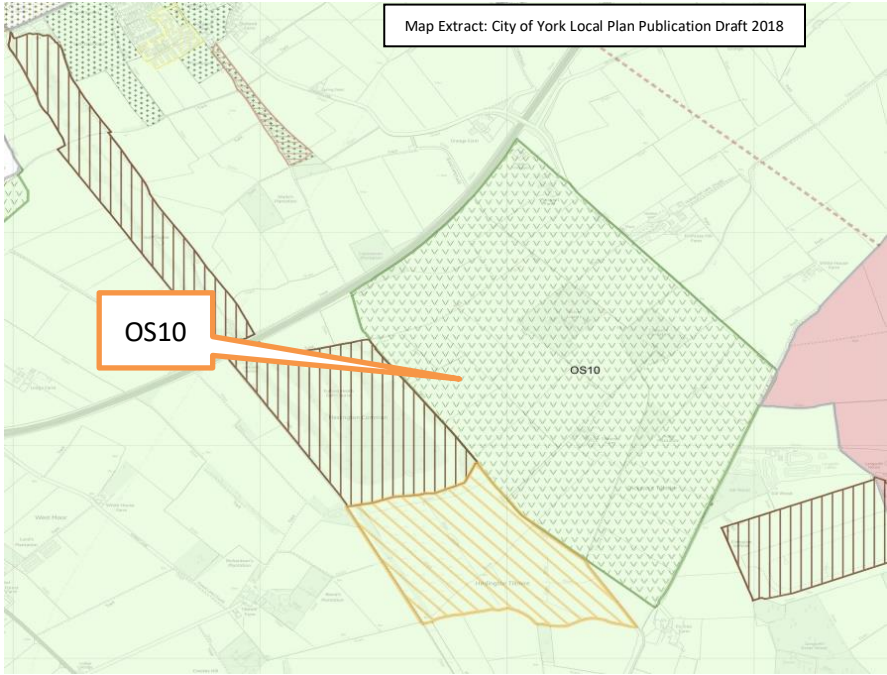
Source: City of York Biodiversity Audit 2010<sup>9</sup>

## Annex 2: York Draft Local Plan proposed strategic site allocations<sup>8</sup>

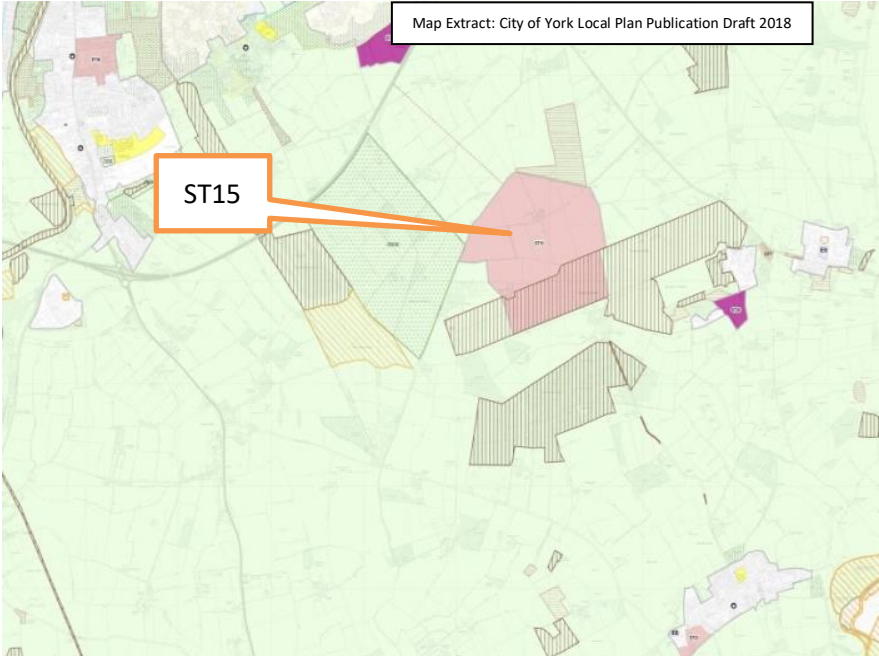
- 1. University of York proposed expansion (ST27) will provide 21,500sqm of B1b employment floorspace for knowledge based businesses including research-led science park uses and other higher education and related uses.



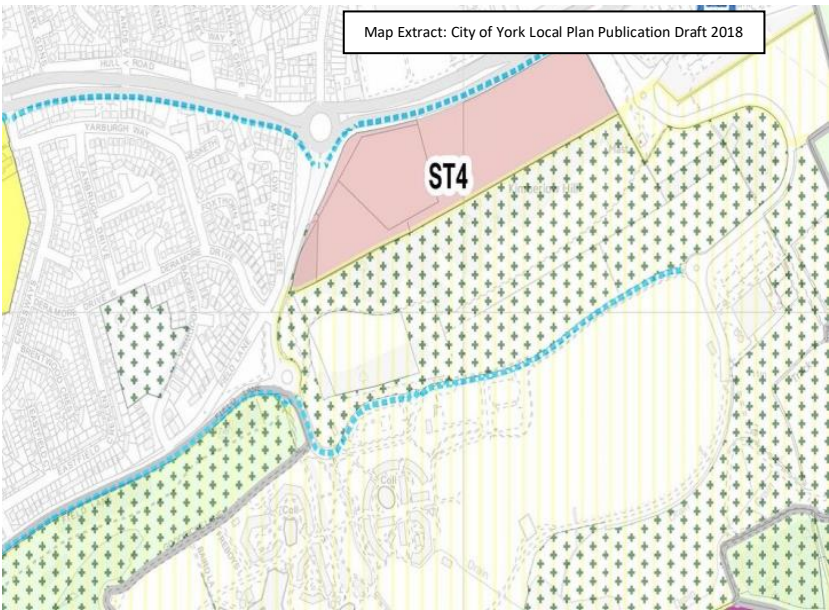
- 2. New open space (OS10) is identified on land to the South of the A64 in association with ST15 (below).



3. The development of Land West of Elvington Lane (ST15) proposes approximately 3,339 dwellings, at this new 'garden village' site.



4. The Land adjacent to Hull Road (ST4) will deliver approximately 211 dwellings at this urban extension development site.



### Annex 3: Heslington Conservation Area<sup>11</sup>

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In 1969, when under Selby District Council, the Heslington Conservation Area was designated in order to protect Heslington's architectural character and historical interest, its integrity and the coherence of its built and green environment. Following a review in 2004, the Conservation Area boundary was extended by the City of York Council (CYC) to include, principally, School Lane and Lord Deramore's School and grounds to the east and the fields and paddocks between Main Street [South] and Holmeffield lane/Halifax College to the west.

Around the same time, CYC formally adopted the Heslington Village Design Statement<sup>12</sup> as Supplementary Planning Guidance. In 2009, CYC commissioned and accepted an independent Conservation Area Character Appraisal.

This was followed in 2013 by CYC's Character Area Statement for Heslington which covered the whole village, not just the Conservation Area, and which further emphasises and stresses the importance of Heslington's architectural and environmental character and qualities.

Further details for:

Heslington Conservation Area (No. 28)

Heslington Conservation Area Appraisal, April 2009

Heslington Character Area Statement, November 2013

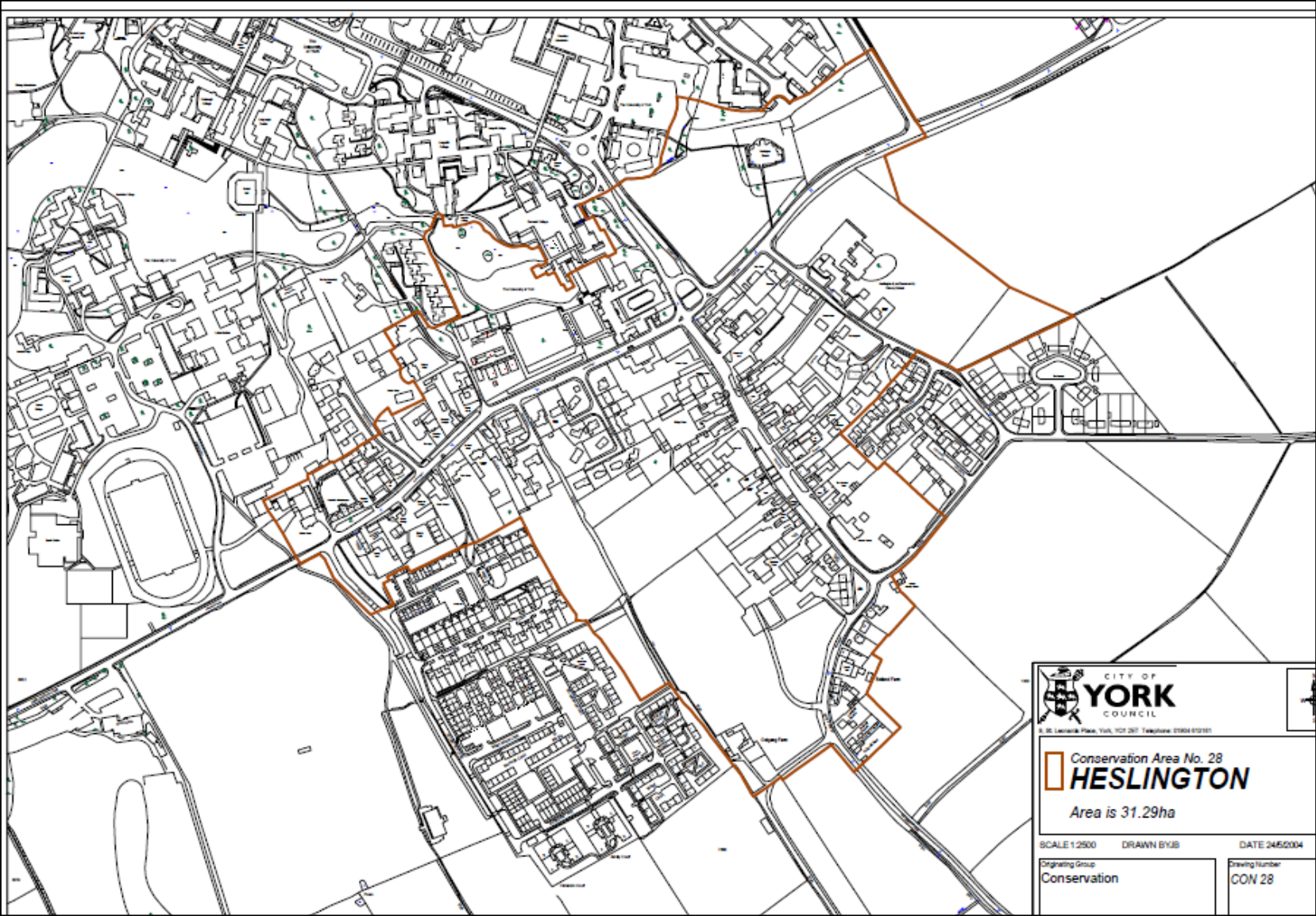
are available at the links given below.

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<sup>11</sup> <https://www.york.gov.uk/downloads/file/3488/ca28heslingtonpdf>  
<https://www.york.gov.uk/downloads/file/3398/heslingtoncaapdf> and  
[https://www.york.gov.uk/download/downloads/id/3592/area\\_62\\_-\\_heslingtonpdf.pdf](https://www.york.gov.uk/download/downloads/id/3592/area_62_-_heslingtonpdf.pdf)

<sup>12</sup> Heslington Village Design statement  
[https://www.york.gov.uk/downloads/file/3239/heslington\\_village\\_design\\_statement](https://www.york.gov.uk/downloads/file/3239/heslington_village_design_statement)

### Heslington Conservation Area Map





## **Annex 4: Statutory Consultation bodies summary comments**

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### **Environment Agency**

*“Having considered the nature of the policies in the Plan, we consider that it is unlikely that significant negative impacts on environmental characteristics that fall within our remit and interest will result through the implementation of the plan.”*

### **Historic England**

*“On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex 11 of 'SEA' Directive], Historic England concurs with the conclusion of the Heslington Neighbourhood Plan SEA Screening Report, set out on pg. 21, para. 7.1, that the preparation of a Strategic Environmental Assessment is not required.”*

### **Natural England**

*“... should you allocate sites within the plan (as opposed to shaping policies) Natural England advise that the Neighbourhood Plan is progressed post the adoption of the Local Plan. Natural England in their response advocate an approach that does not allocate development sites and advises the plan should implement Development Management style policies to shape development. If this is the contents of the plan, the response states that it is likely to not need to go forward to either HRA or SEA.”*

### **NOTE:**

The Heslington Parish Neighbourhood Plan does not allocate land for housing or other forms of development and does not amend or introduce defined Limits to Development.

## Annex 5: Heslington Parish Neighbourhood Plan Policies

Source: Heslington Parish Neighbourhood Plan (Submission version)

### **POLICY HES: 1 MAIN STREET – CHANGE OF USE**

**Within the Main Street area, development proposals for change of use to Retail (A1)<sup>13</sup>, Food and drink (A3, A4) and Medical and other community facilities (D1) will be supported subject to:**

- a) There being no significant detrimental impact on traffic safety or capacity;
- b) There being no significant detrimental impact on the amenities of nearby residents e.g. by restricting the hours of operation; and
- c) There is no change of use involving the loss of retail, food and drink, business or community facilities in Main Street including changes of use of ground floors to residential use, unless it can be satisfactorily demonstrated that none of the above are viable uses.

**In addition:**

- d) Proposals to diversify the use of public houses will be supported, providing the use as a public house remains as part of the mix of uses.

**In the event of there being no demonstrable acceptable viable use, any alterations to Main Street premises must satisfy the requirements of Neighbourhood Plan policies HES 4, 5, 6, 7 and 8.**

#### **Interpretation**

The current mixed commercial and residential character of Main Street [South] should be preserved and any commercial development, while being sensitive to the needs of local farmers and residents, should not reduce the amenity value for residents.

### **POLICY HES: 2 NEW BUSINESS AND EMPLOYMENT DEVELOPMENT**

**Development proposals for new business and employment will be supported in the following locations:**

- a) Existing science and knowledge-based business parks on University campuses;
- b) Within the strategic designated York Draft Local Plan housing site allocations to provide local facilities; and
- c) Within farm complexes, to support diversification, providing there is no significant adverse impact on traffic safety, congestion or residential amenity.

**Development for sports usage will be supported:**

- d) Where there is a proven local need and providing there is no significant adverse impact on traffic safety, congestion or residential amenity.

<sup>13</sup> Town and Country Planning (Use Classes) Order 1987 (as amended)

**Interpretation**

This policy recognises the strategic importance of the science/business park and the farming community. It enables employment close to new housing, to provide local opportunities and create more sustainable work-life patterns. The policy also enables farm diversification and, if justified, the provision for sports usage.

**POLICY HES: 3 AGRICULTURE AND RURAL ENTERPRISE**

**Development proposals will be supported where they:**

- a) **Are sited and designed to support and acknowledge the working farms and rural businesses;**
- b) **Ensure that farm traffic is accommodated; and**
- c) **Avoid compromise to farming activities.**

**Interpretation**

Application of this policy ensures that the operational requirements of farms and rural businesses are fully considered when development is proposed and there is no significant adverse impact on traffic safety, congestion or residential amenity.

**POLICY HES: 4 SUSTAINABLE DESIGN**

**Development proposals will be supported where they use high quality design incorporating key principles from the Design Council's *Building for Life 12*<sup>14</sup> and based on sustainable urban design principles. This includes:**

- a) **Complementing the surrounding character areas in terms of scale, height, massing, spacing, urban grain and set-back from street frontages;**
- b) **Providing active frontages to streets and public spaces, so as to provide natural surveillance;**
- c) **Providing a clear separation between private spaces (rear gardens) and public spaces and streets;**
- d) **Creating attractive, safe, permeable and convenient pedestrian environments, linking to the surrounding footpath network;**
- e) **Using permeable materials for hard surfaces; and**
- f) **Providing a range of parking solutions as an integral part of layout, ensuring that parking does not dominate the street scene; and**
- g) **Development proposals will be particularly supported where high speed broadband facilities are provided.**

**Creative and innovative design solutions are welcomed, especially where they incorporate superior environmental performance.**

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<sup>14</sup> *Building for Life 12* is a tool for assessing the quality of homes, developed by the Commission for Architecture and the Built Environment. A government endorsed industry standard.

**Interpretation**

Application of this Policy seeks to ensure that development is designed to be sustainable and inclusive. It seeks to promote sustainability by addressing local character, amenity, safety and pedestrian convenience. As part of the development process, rigorous analysis of the site and context is essential.

Although the policy applies to all scales of development, a proportionate approach is necessary as recognised in NPPF (2019) paragraph 126, which has a requirement for:

*“...creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.”*

The term ‘active frontages’ means elevations containing windows and doors, so that they overlook the public realm, providing natural surveillance.

Car parking may comprise a mix of garages, driveway space, on street and other provision, depending on the location. The aim is to ensure that the public realm is not dominated by parking.

Separation of public and private space involves layouts where rear gardens are located away from road frontages. This avoids the need for high fencing or walls next to roads, which would create dead frontages and a poor quality public realm.

Development proposals for major sites should make clear how NPPF’s policy for community engagement has been met, recognising that this is a material consideration. Community engagement should be focused on the pre-design stage, so that the community’s knowledge informs the design process. Late stage engagement, focused on narrow and subjective aesthetic matters, offers little opportunity to influence the fundamental characteristics of a scheme.

The City of York Council’s Statement of Community Involvement<sup>15</sup> (adopted Dec 2007) further underpins and supports this.

High speed broadband is an essential tool in running a business or farm. The York Draft Local Plan aims to “expand and continue the development of York’s world-class ultrafast connectivity “and it is vital to offer high-speed internet access as York continues to be promoted as a vanguard ‘Digital City’.

**POLICY HES: 5 CRIME PREVENTION AND REDUCTION**

**Development proposals will be supported where they:**

- a) Are designed to create safe communities and reduce the likelihood and fear of crime; and**

<sup>15</sup> [https://www.york.gov.uk/downloads/file/1287/statement\\_of\\_community\\_involvement](https://www.york.gov.uk/downloads/file/1287/statement_of_community_involvement)

**b) Incorporate the principles of ‘Secured by Design’<sup>16</sup> (SBD) to ensure that a safe and sustainable community is maintained.**

**Interpretation**

Good design can help ensure crime and the fear of crime does not compromise quality of life for those who live, work, study and do business in the Parish. The best design advice, incorporating community based views to inhibit and remedy the causes and consequences of criminal, intimidatory and anti-social behaviour, should be adopted.

SBD is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

<https://www.securedbydesign.com/>

With respect to NPPF (2019) paragraph 127f states:

*“Planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future use; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion”*

The York Draft Local Plan Policy HW7: **Healthy Places** states:

*“Proposals for residential developments must provide a statement, proportionate to the size of the development, showing how the following design principles have been adequately considered and incorporated into plans for development: e.g. considerations for how the design may impact on crime or perception of safety”*

The York Draft Local Plan Policy D1: **Placemaking** states:

*“Development proposals should adhere to the following detailed design points:*

- *designed to reduce crime and the fear of crime and promote public safety throughout the day and night.”*

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<sup>16</sup> <https://www.securedbydesign.com/>

**POLICY HES: 6 URBAN CHARACTER**

**Development proposals and extensions to existing buildings will be supported where they complement the local character of Heslington, including:**

- a) **Respecting the vernacular forms and scale;**
- b) **Enhancing and protecting the character and setting, including the medieval pattern of long, narrow burgage plots in Main Street;**
- c) **Preserving gardens and open spaces behind and between the houses and only allowing sub-division of such gardens and open spaces where the resulting layout would maintain the character and amenity value of the village;**
- d) **Maintaining historic paths and routes;**
- e) **Maintaining key views and the setting of local landmarks to help orientation and provide local distinctiveness;**
- f) **Having regard to the diverse character of the historic environment, based on variety in styles and construction methods, including use of materials that respect and are sympathetic to the context and building traditions;**
- g) **Within the Conservation Area, retaining wide green verges, without further crossways;**
- h) **Within the Conservation Area, wherever practical, taking every opportunity to re-route or install underground existing overhead electricity and telephone/data cabling services; and**
- i) **Within the Conservation Area, reinstating original features where inappropriate modern materials or other external features have been introduced to listed buildings or elsewhere.**

**Interpretation**

This policy highlights particular characteristics that contribute to the village’s distinctive character. The impact on these characteristics will need careful consideration to ensure that development is sustainable and appropriate to the local context.

High quality contemporary design is entirely appropriate in historic settings and is encouraged where it complements the qualities of the site and its context.

**POLICY HES: 7 CONVERSION OF EXISTING BUILDINGS**

**Beyond the strategic development site allocations and the existing development boundary of the university campuses, development proposals will be supported where they:**

- a) **Complement the vernacular forms, scale and character of local buildings; and**
- b) **Avoid dominating the parent building in terms of scale or siting.**

**Interpretation**

This policy ensures that conversions or extensions to existing buildings are of a scale that is subservient to the original parent building and are sited so as not to dominate the original. In most instances, this means that extensions should be set back from the front building line of any property.

**POLICY HES: 8 NEW HOUSING**

**Beyond the strategic development site allocations and the development boundary of the existing university campuses, infill housing development proposals will be supported, providing they:**

- a) Comprise infill development within an existing housing row or cluster;**
- b) Avoid the creation or extension of ‘ribbon development’;**

**Development proposals will be particularly supported if they:**

- c) Maintain or enhance the amenities of existing residential properties;**
- d) Complement the character of the area, including complementing the spatial characteristics of existing housing in terms of setback, spacing and garden space;**
- e) Incorporate screened storage space for refuse bins and recycling bins; and**
- f) Incorporate enclosed, secure, covered storage for cycles.**

**Interpretation:**

Heslington village sits within the general extent of the Green Belt. The retention of this status within the York Draft Local Plan is a material consideration that underpins this policy. In general, the policy enables some minor infill rather than allowing more significant housing development in or around the village.

The requirements to avoid detriment to residential amenity and to complement the character of the village are intended to prevent inappropriate ‘cramming’ of housing development into sites that are not capable of accommodating it in a sustainable way.

The policy also ensures that each dwelling meets certain standards in terms of storage. Moreover, the policy also contributes to the local environment, by ensuring bins are screened from view.

In addition, the provision of cycle storage encourages and enables more sustainable travel.

**POLICY HES: 9 HOUSING MIX AND AFFORDABILITY**

**Development proposals within the strategic development site allocations will be supported where:**

- a) They include a balanced mix of house types, to meet local needs and should as a minimum meet the Government's Technical housing standards<sup>17</sup>;**
- b) Affordable housing is provided on site and is not provided remotely through financial contributions; and**
- c) Affordable housing is tenure blind, forming an integral part of any relevant scheme.**

**Interpretation**

The policy does not seek to modify affordable housing requirements, which are a matter for the Local Plan, but to ensure that affordable housing is located within the York Draft Local Plan strategic development site allocations, so as to meet local needs.<sup>18,19</sup>

Channelling of developer financial contributions elsewhere instead of providing affordable housing or adequate infrastructure is not supported.

The requirement for 'tenure blind' development means that housing of different tenures should be similar in appearance, rather than having obviously lower specification housing as the affordable element.

Housing schemes should provide a scale and variety of housing that reflects and encourages a diverse social mix.

**POLICY HES: 10 HOUSES IN MULTIPLE OCCUPATION**

**Change of use to a house in multiple occupation (HMO) will be supported where:**

- a) The proposal would not harm the character and appearance of the building, adjacent buildings or the local landscape context;**
- b) The design, layout and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities;**
- c) Internal and external amenity space, refuse storage and car and bicycle parking is provided at an appropriate quantity and is of a high standard so as not to harm visual amenity;**
- d) The proposal would not cause unacceptable highway problems; and**
- e) The proposal would not result in a contravention of the threshold 'tipping points' set out in the CYC Article 4 Direction.**

<sup>17</sup> The Government's Technical housing standards March 2015 (a nationally described space standard), sets out standard room sizes and will be taken into account (or any equivalent standard superseding and replacing that document)

<sup>18</sup> [https://www.york.gov.uk/downloads/file/11251/strategic\\_housing\\_market\\_assessment\\_shma\\_2016](https://www.york.gov.uk/downloads/file/11251/strategic_housing_market_assessment_shma_2016)  
[https://www.york.gov.uk/downloads/file/14277/strategic\\_housing\\_market\\_assessment\\_update\\_2017](https://www.york.gov.uk/downloads/file/14277/strategic_housing_market_assessment_update_2017)

<sup>19</sup> <https://democracy.york.gov.uk/documents/s130692/Annex%20A%20-%20GL%20Hearne%20Housing%20Need%20Update%202019.pdf>



**Application for change of use from HMO back to dwelling house would be encouraged.**

**Interpretation**

CYC state<sup>20</sup> that a “House in Multiple Occupation (HMO) is defined in the Housing Act 2004, and includes houses occupied by 3 unrelated people who form 2 or more households. It is legal term and covers certain types of multi-occupied buildings as defined by the Act.”

“A HMO must be licensed if it satisfies all of the following criteria:

*The premises are occupied by 5 or more persons; and  
The occupiers comprise 2 or more separate ‘households’; and  
Share amenities such as bathrooms, toilets and /or cooking facilities; or  
Where all units of accommodation are not fully self-contained”*

The York Draft Local Plan seeks to deliver not only sufficient housing but also the right type and mix of housing to meet York’s needs. Many people, not only students, choose to live in the private rented sector, typically in HMOs. An historical mapping exercise set out in the Houses in Multiple Occupation Technical Paper (2011, updated 2014) indicates the number of HMOs has doubled or tripled in the ten year period. These are concentrated within certain areas. In 2012 CYC introduced an Article 4 Direction<sup>21</sup> in relation to HMOs. The Article 4 Direction removes permitted development rights for this type of development and requires a planning application to be submitted to change a property from a dwelling house into an HMO.

CYC has identified that “a threshold based policy approach is considered most appropriate which identifies a ‘tipping point’ when issues arising from concentrations of HMOs become harder to manage and a community or locality can be said to tip from balanced to unbalanced. Under the threshold approach an assessment of the proportion of households that are HMOs is undertaken within a given area. Whilst there is no formal definition of what constitutes a balanced community, recently, for York, through consultation, a threshold of 10% of all properties being HMOs within 100m and 20% across a neighbourhood area have been established as the point at which a community can tip from balanced to unbalanced.”<sup>22</sup>

This policy is based on the York Draft Local Plan Policy H8 .

Whilst CYC has made an Article 4 Direction that restricts home owners’ permitted development rights to use their property as HMOs, consultation on the HPNP clearly evidenced that residents would want to support this position and reinforce the Article 4 Direction within the HPNP policies. This is particularly important in

<sup>20</sup> [https://www.york.gov.uk/downloads/file/2889/hmo\\_licensing\\_-\\_application\\_form\\_guidance\\_notes](https://www.york.gov.uk/downloads/file/2889/hmo_licensing_-_application_form_guidance_notes)

<sup>21</sup> [https://www.york.gov.uk/downloads/file/9549/hmo\\_article\\_4\\_direction\\_and\\_plan](https://www.york.gov.uk/downloads/file/9549/hmo_article_4_direction_and_plan)

<sup>22</sup> [https://www.york.gov.uk/downloads/file/9547/houses\\_in\\_multiple\\_occupation\\_draft\\_spd](https://www.york.gov.uk/downloads/file/9547/houses_in_multiple_occupation_draft_spd)

Heslington, in view of its proximity to the University, in the event CYC choose to withdraw this Direction.

With the possibility of future expansion of the University of York and whilst pressure, generally, on available affordable housing continues in York this policy seeks to maintain a 'balanced community' within the Heslington Parish by adding weight to the existing CYC Article 4 Direction.

**POLICY HES: 11 HOUSING AND COMMUNITY FACILITIES**

**Development proposals for housing on the strategic sites will be supported where they:**

- a) Incorporate appropriate community facilities as part of the mix of uses, to support additional needs;**
- b) Include recreational facilities, convenient paths and green spaces to encourage healthy lifestyles; and**
- c) Submit and agree a masterplan design statement, if sites are developed incrementally, which includes the location of community facilities and satisfies the relevant requirements of Neighbourhood Plan policies HES 4, 5, 6 and 8.**

**Interpretation**

The policy seeks to ensure that the large-scale housing development envisaged through the York Draft Local Plan strategic site allocations does not comprise single use development, but includes the mix of uses necessary to support new residents, such as shops, medical, sports and recreational facilities. It should encourage provision of dog walking facilities on the development site to prevent encroachment on to the Tillmire SSSI.

**POLICY HES: 12 PURPOSE BUILT STUDENT ACCOMMODATION**

**Development proposals for purpose built student residential accommodation will only be supported within the existing development boundaries of the University of York campuses.**

**Interpretation**

The policy seeks to ensure that the York Draft Local Plan strategic housing sites contribute fully to meeting local housing needs and community needs. It is also essential that student accommodation and housing be kept in balance, so that no part of the village becomes predominantly a home for a transitory population.

**POLICY HES: 13 LOCAL GREEN SPACES DESIGNATION**

**The spaces listed in section 12.3 and Figure 4 [see the full Plan supporting text] are designated as Local Green Spaces and must remain as open community spaces except in very special circumstances.**

**Small size, ancillary development proposals will be supported, providing they meet all of the following:**

- a) **The open and green character of the Green Space is not compromised;**
- b) **They provide facilities to support the community use of space; and**
- c) **Community, wildlife, amenity or other values as a Local Green Space are preserved or enhanced.**

#### **Interpretation**

This policy protects the open character and community value of Local Green Space. The policy does allow for small-scale development to support the community use of the space. Examples of small-scale development that could be supported include:

- A sports pavilion, to support the use of sports pitches
- Storage facilities for tools and equipment used for maintaining green space
- A small refreshment kiosk to support the recreational use of space

#### **POLICY HES: 14 GREEN INFRASTRUCTURE**

**Development proposals will be supported where they can be shown to avoid significant harm to the environment of Heslington Parish as a whole, including:**

- a) **Trees, woods, hedges, ditches, grass field margins, flora and fauna;**
- b) **Local wildlife habitats and protected landscapes, including the Common Land and SSSI; and**
- c) **Designated and significant Local Green Spaces as listed in paragraph 13.5 and Figure 6 [see the full Plan supporting text].**

**Where significant harm cannot be avoided, it must be adequately mitigated, or as a last resort, compensated for.**

**Opportunities to incorporate improvements for green infrastructure in and around developments are supported.**

#### **Interpretation**

This policy seeks to conserve and protect the local rural identity and fulfil the obligations set out by those organisations and bodies with responsibility for supporting the historic and natural environments. It should consider the impact of cumulative small changes.

The 'rural feel' of Heslington, commented on and appreciated by a majority of residents, members of the University and local businesses is entirely dependent on the setting of the village within its largely agricultural hinterland and the green spaces within it, which in turn derive much of their character from the rich green infrastructure, which the HPNP seeks to protect and where possible enhance.

A major threat to UK biodiversity is the continual loss, degradation and fragmentation of sites of importance for wildlife. The HPNP seeks to prevent this erosion of sites and where possible enhance wildlife in the Parish, by promoting the green infrastructure and Local Green Spaces on which Heslington's wildlife depends.

**POLICY HES: 15 SUSTAINABLE TRANSPORT PROVISION**

**Development proposals on the strategic allocation sites will be supported where there is balanced and sustainable transport provision, including:**

- a) **Public transport facilities, including new bus stops;**
- b) **A layout providing convenient pedestrian links to footpaths, bus stops and community facilities;**
- c) **Strong cycle and pedestrian links on any new access roads to the A64, University and other major roads; and**
- d) **Preparation of a transport masterplan, where a site is to be developed incrementally, showing links to adjacent sites and the surrounding area.**

**Development proposals will be particularly supported where they deliver any of the following:**

- e) **Less visually intrusive, safer and less polluting alternatives to the current traffic calming chicanes, which also take into account the needs of the disabled;**
- f) **Curtailed traffic pressure on the main village roundabout by Heslington Hall;**
- g) **Creation of safe school drop-off points;**
- h) **Improvements on Heslington Lane, Field Lane and University Road to provide well-designed, safe and fully-integrated cycleways, avoiding impractical cycle/pedestrian sharing;**
- i) **Improved frequency of *Park & Ride* services from Grimston Bar to the University and the village;**
- j) **Inclusion of Heslington within citywide safe cycle routes scheme; and**
- k) **Secure, unobtrusive cycle parking.**

**Interpretation**

The policy seeks to ensure that development proposals incorporate choice of modes of transport, including sustainable options.

The purpose of a transport masterplan for sites that are being developed incrementally is to ensure that sustainable transport is properly considered for the wider site and each development then fits in to that wider framework.

The Policy endorses NPPF (2019) paragraph 110 which states:

*Applications for development should:*

- a) *give priority first to pedestrian and cycle movements, both within the scheme*

*and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*

- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.*

The policy should be applied with careful consideration of other policies in this plan, in particular design and natural environment policies.

**POLICY HES: 16 VEHICULAR AND PEDESTRIAN TRAFFIC**

**Development proposals will be supported where access to the strategic allocation sites is provided to safely accommodate the traffic generated and avoid additional movements through Heslington village. Achieving this would involve:**

- a) Providing the principal vehicular and pedestrian access from ST15 (Land West of Elvington Lane) to the A64; and**
- b) Avoiding motor vehicle, cycle and pedestrian connections to local roads through Heslington village or to the access roads south of Heslington.**

**Interpretation**

This policy seeks to ensure that the strategic allocation housing site (ST15) is fully served by a new principal access road to A64, bypassing the village and immediate locality to avoid any significant increase in traffic, which could cause significant harm in terms of road safety, congestion, local character and residential amenity, including the Tillmire SSSI.

Local roads that should not be linked in any way to the new strategic allocation sites include: Low Lane, Ox Close Lane, Common Lane, Long Lane and Langwith Stray. Full access from these existing roads to existing residents and visitors, businesses and farms must continue. These roads, which are narrow with limited passing places, must be kept clear of any major increase in vehicular or pedestrian traffic that would interfere with local businesses and farming activities.

**POLICY HES: 17 TRAFFIC IN HESLINGTON CONSERVATION AREA**

**Development proposals will be supported where;**

- a) Increase in traffic would cause no significant harm to the character or appearance of the Heslington Conservation Area, taking account of parking, movement and disturbance; and**
- b) Associated highway improvements within the Heslington Conservation Area, preserve or enhance and cause no significant harm to the character or contribution made by the area.**

<p><b>Interpretation</b></p> <p>This policy seeks to protect the Conservation Area status, road safety and amenity of residents without compromising the provision of flexible, sustainable transport solutions.</p> <p>Where a development proposal will lead to significant harm, it must be demonstrated that substantial public benefit clearly outweighs that harm.</p>
<p><b>POLICY HES: 18    PATHS AND OTHER RIGHTS OF WAY</b></p> <p><b>Development proposals will be supported where they:</b></p> <ul style="list-style-type: none"><li>a) <b>Do not obstruct or impinge on public footpaths, bridleways, cycleways or byways; and</b></li><li>b) <b>Preserve or enhance the distinctive character of nearby public footpaths, bridleways, cycleways and byways.</b></li></ul> <p><b>Interpretation</b></p> <p>This policy protects the route of footpaths, bridleways, cycleways and byways. It seeks to reinforce bridleways, which are available only to walkers, cyclists and horse riders. It also ensures that the impacts of adjacent or nearby development proposals are carefully considered.</p>
<p><b>POLICY HES: 19    UNIVERSITY OF YORK</b></p> <p><b>Development proposals for the campuses will be supported, subject to:</b></p> <ul style="list-style-type: none"><li>a) <b>The green open space ‘buffer zones’ protecting the landscape settings of Heslington village and Badger Hill remaining undeveloped [see Figure 5 Green open space ‘buffer zones (Landscape Reserved Matters) in full Plan supporting text]; and</b></li><li>b) <b>Implementation of good practice development principles [see para. 15.4 in the full Plan supporting text].</b></li></ul> <p><b>Interpretation</b></p> <p>This policy and supporting text seeks to ensure the continued development of the University meets outline permissions and good practice standards, whilst ensuring the village identity is not lost.</p>

## COMMUNITY ACTIONS

### HES: CA1 SIGNAGE, STREET FURNITURE AND LIGHTING IN CONSERVATION AREA

Where new signage or street furniture is proposed it should seek to:

- a) Reflect local materials and features evident in the immediate surrounding area.

Where new lighting is proposed it should be designed to:

- b) Avoid intruding into areas where darkness is a characteristic of the village; and
- c) Minimise impacts on adjacent rural habitats and wildlife.

#### Interpretation

- All road and business signage should be of a type that blends into the environment and is sensitive to the Conservation Area, consistent with statutory requirements and the need to reinforce the current village landscape
- A consistent and high quality design theme for street lamps, waste bins, benches, etc. should be maintained throughout the village
- Any advertising or signage should respect the context of the village. It should be low key (colour, size and lighting) and in keeping with a rural Conservation Area
- Care should be taken in the siting and design of bus shelters to ensure that they are appropriate to the historic setting
- Whilst advertisements play an important role in promoting economic vitality, and where well designed, they can make a positive contribution to the street scene. A proliferation of signs can be unsightly, distracting and damaging to the appearance of the area
- Lighting should respect the rural area and particularly the Conservation Area, maintaining dark skies and minimising light pollution. See: Institute of Lighting Professional Guidance: <https://www.theilp.org.uk/documents/obtrusive-light/>
- Obtrusive and excessive security lighting should not be permitted

The York Draft Local Plan Policy D2: **Landscape and Setting** states:

*“Development proposals will be encouraged and supported where they:*

- *conserve and enhance landscape quality and character and make a positive contribution to the character of streets, spaces and other landscapes*

*Elements such as street layout, architecture, materials, gardens, forecourts, verges, incidental spaces, village greens, boundary treatments, trees and other vegetation, **lighting** and **street furniture** can considerably influence landscape quality.”*

<p><b>HES: CA2 BUILDING AND LANDSCAPE CHARACTER</b></p> <p><b>A policy for long-term planting of trees, where appropriate, should be encouraged to replace those that will eventually become too old and unsafe.</b></p> <p><b>Access for walkers, bird watchers, horse riders and those who appreciate the countryside should be maintained.</b></p> <p><b>Interpretation</b></p> <p>The York Draft Local Plan Policy D2: <b>Landscape and Setting</b> states:</p> <p><i>“Development proposals will be encouraged and supported where they:</i></p> <ul style="list-style-type: none"><li><i>• conserve and enhance <b>landscape quality</b> and character and make a positive contribution to the character of streets, spaces and other landscapes</i></li></ul> <p><i>Elements such as street layout, architecture, materials, gardens, forecourts, verges, incidental spaces, village greens, boundary treatments, <b>trees and other vegetation</b>, lighting and street furniture can considerably influence landscape quality.”</i></p>
<p><b>HES: CA3 ELVINGTON AIRFIELD</b></p> <p><b>Future development proposals for the airfield and operations at Elvington should <u>not</u> be consented to by CYC, or even considered, without there first being in place a masterplan or design statement for any airfield operations development. This should set any proposal in its wider context and identify its long-term objectives so that it can be subjected to a public consultation process.</b></p> <p><b>Interpretation</b></p> <p>Large parts of the airfield are designated within York Draft Local Plan Policy SS13: Land West of Elvington Lane.</p> <p>However should an adopted Local Plan not include Policy SS13 then the above will apply.</p>