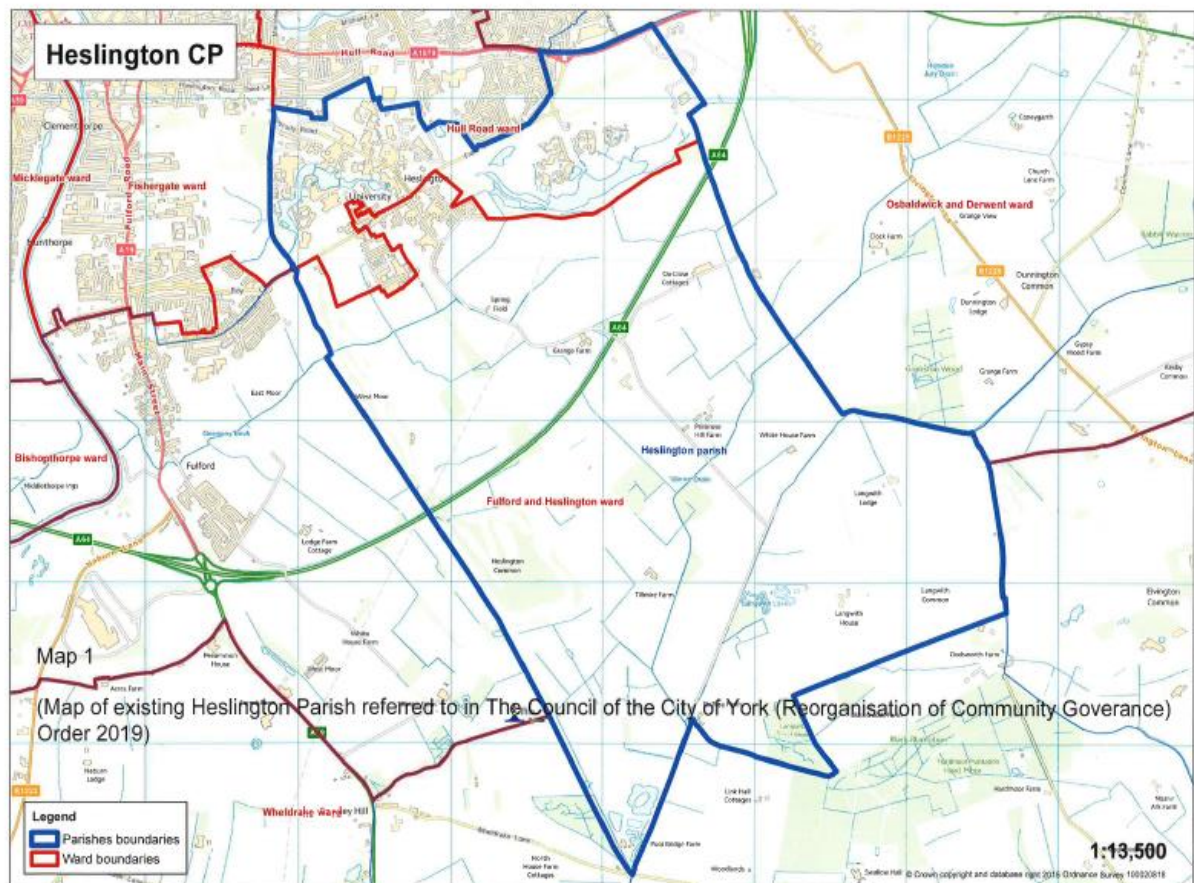




HESLINGTON PARISH NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

September 2019



Prepared By

Heslington Parish Council acting as Qualifying Body

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1 Introduction

- 1.1 The unusual combination of a major UK university embedded in a predominantly rural parish, on the outskirts of one of Europe's great medieval cities makes the Parish of Heslington unusual, if not unique, in England. This report summarises the methods used to gather information to develop the Heslington Parish Neighbourhood Plan (HPNP) and shows how the consultations informed both policy development and the Plan to final submission.

2 Background

- 2.1 Heslington Parish Council established the Heslington Neighbourhood Plan Working Group (NPWG) to be responsible for the development of the HPNP in compliance with the Localism Act 2011. The NPWG is a sub-committee of the Parish Council with clear terms of reference.
- 2.2 The HPNP development process commenced in November 2015, with Heslington Parish Council submitting an application for designation of a Neighbourhood Plan area.
- 2.3 People who live, work and conduct business in the area were able to comment on the application and boundary from 18 January 2016 to 29 February 2016 as part of a 6 week consultation.
- 2.4 Heslington Parish Council withdrew the Neighbourhood Plan area application on 13 April 2016.
- 2.5 A revised area application was submitted by Heslington Parish Council on 10 October 2016 for the whole Parish. This application was granted automatic designation on 22 November 2016 following amendments to the Neighbourhood Plan (General) and Development Management Procedure (Amendment) Regulations 2016, which came into force on 1 October 2016.
- 2.6 The HPNP has been developed in parallel with the emerging City of York Local Plan following consultation and advice from CYC. The HPNP has been informed by, and is consistent with, the evidence and strategies contained in that emerging Local Plan.

3 Compliance with Neighbourhood Plan Regulations

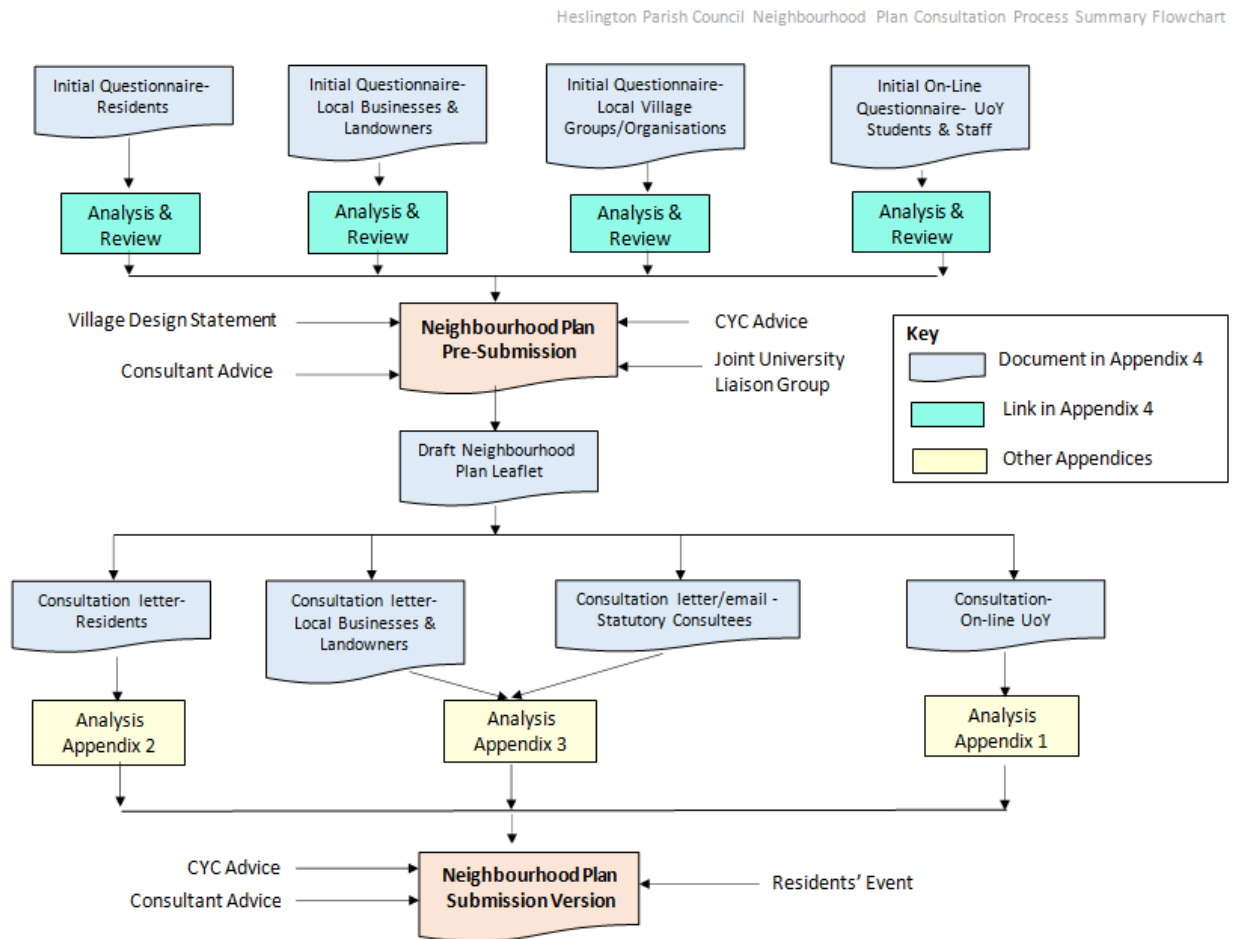
- 3.1 The Neighbourhood Planning (General) Regulations 2012 (as amended).
Regulation 15.

Plan proposals:

- 15 — (1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—
- (a) map or statement which identifies the area to which the proposed neighbourhood development plan relates;
 - (b) a consultation statement;
 - (c) the proposed neighbourhood development plan; and
 - (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.
- (2) In this regulation “consultation statement” means a document which—
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - (b) explains how they were consulted;
 - (c) summarises the main issues and concerns raised by the persons consulted; and
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

4 Development of the Heslington Parish Neighbourhood Plan

In order to fulfil the legislative requirements, the NPWG gathered evidence and feedback from a range of sources. The process is shown as a flow chart and is described below:



4.1 Initial Survey Questionnaires

In February 2017, as part of the continuing process of community and stakeholder engagement and consultation in developing the HPNP, questionnaires were sent to a number of groups:

Printed copies (hand-delivered)

- All resident households
- All businesses, landowners, other stakeholders and community organisations

On-line through the University of York (UoY)

- Undergraduate students
- Postgraduate students
- University academic staff

All groups were asked broadly the same series of 'core' questions, but with tailored modifications appropriate to their involvement in the Parish. The questionnaires sought to identify key issues for each of these groups, and canvassed their opinions about their 'likes and dislikes' plus issues and concerns including future potential developments over a wide range of topics. An analysis of the response rates to these follows below.

4.1.1 Residents

A single copy of the paper version of the questionnaire was delivered to every household in the Parish (486 questionnaires). A notice about the survey questionnaire was also available on-line on the Heslington website. Notices about the Neighbourhood Plan, the purpose of the questionnaire and how to respond were posted on the Parish Council notice board.

88 questionnaires were returned, a response rate of 18.1% of eligible households. There were two kinds of questions – quantitative ('box-ticking'), and qualitative (requiring an 'open', verbal answer).

4.1.2 Businesses, Landowners and other Organisations

A single copy of the paper version of the questionnaire was delivered to all businesses, landowners and other bodies and organisations in the Parish (180 questionnaires). Every effort was made to contact all eligible businesses and landowners based on information provided by CYC, the University of York and the Science Park. A stamped addressed envelope was provided for responses.

39 questionnaires were returned, an overall response rate of 21.7%.

Response rates for specific segments of the community were as follows:

	Questionnaires		
	Distributed	Returned	% Return
Science Park/Businesses	153	27	(17.6%)
Working farms	7	2	(28.6%)
Landowners/farmers	5	3	(60.0%)
Other village and Parish	14	7	(50.0%)

The responses to both Resident and Science Park/Business survey questionnaires were analysed by a retired natural scientist with additional input from a retired data-analyst.

4.1.3 Liaison with University of York

As already indicated, Heslington is unusual (possibly even unique) in hosting a world-class university on two main sites (Campus East and Campus West) within what is still a predominantly rural Parish. Accordingly, a joint Neighbourhood Plan working sub-group was established with the University. Meetings were held with senior representatives from the University of York, who shared with us their plans for future developments. NPWG are extremely grateful to the University for facilitating electronic communication with staff and students.

4.1.4 University Undergraduates, Postgraduates and Staff

An electronic version of the questionnaire using Google Forms was circulated by the University of York to all undergraduates (approx. 12,500), postgraduates (approx. 4,500) and staff (approx. 3,500) using the internal e-mail system and staff newsletter, irrespective of whether they lived in the Parish or outside it, making clear that their responses should refer only to their activities (i.e. work, leisure and using facilities) within the Parish and not the wider City of York. NPWG are extremely grateful to the

University for facilitating electronic communication with staff and students.

Responses were analysed automatically using spread sheets.

Response rates

Undergraduates	278 (2.2%)
Postgraduates	99 (2.2%)
Staff	238 (6.8%)

Details of the questionnaires and analysis of the responses can be found at:

<https://www.heslington.org.uk/neighbourhood-plan/np-questionnaire-analyses/>.

4.1.5 Village Design Statement

The HPNP also incorporates appropriate elements of the Heslington Village Design Statement¹ produced, following extensive consultation, and adopted as Supplementary Planning Guidance in 2004 in its evidence base and in its policies.

4.1.6 The City of York Council provided a large body of background information and detailed maps on topics ranging from population statistics to traffic flows, local green spaces to listed buildings, and city-wide housing policies to footpaths, bridleways and cycle routes. Throughout the process, the HPNP has been developed in consultation with CYC, who have been generous with their help and advice. The HPNP has been informed by, and is consistent with, the evidence and strategies contained in the emerging York Draft Local Plan.

4.1.7 Detailed advice was also taken from an independent planning consultant on a range of matters in the course of the Plan development.

4.2 The NPWG met regularly in the Village Meeting Room; all meetings were advertised and open to the general public. The Parish Council also established a Neighbourhood Plan webpage and dedicated email address (heslingtonpcnplan@outlook.com) to make all public documents easily accessible and to provide up-to-date information.

4.3 Progress was reported to the Parish Council at their monthly meetings. Details of meeting minutes, consultation questionnaires and supporting documents are available on the Heslington website: <https://www.heslington.org.uk/neighbourhood-plan/>.

4.4 In addition, residents and other stakeholders were kept up-to-date with progress on the Plan development via monthly minutes of Parish Council meetings, a quarterly Heslington newsletter, the Heslington website and the village notice board.

4.5 Findings from all these consultations, specifically common response themes referring to business and facilities, the advantages and disadvantages of having a university close by, transport, housing and the green and built environment were carefully analysed and collated. This provided important and substantial input to the policy development informed the development of policies in the Pre-Submission Draft Neighbourhood Plan.

¹ https://www.york.gov.uk/downloads/file/3239/heslington_village_design_statement

5 HPNP Pre-Submission Consultation

- 5.1 In January 2019 a Draft Plan consultation letter and a Draft Plan summary booklet were delivered to every household, all businesses were contacted by letter and all statutory consultees and landowners/agents contacted by email/letter. Hard copies of the full Plan were made available locally in libraries, etc and their locations advertised. All appropriate documents were made available on Heslington website: www.heslington.org.uk/neighbourhood-plan/.
- 5.2 In January 2019 all University of York students and staff received an electronic communication giving details of the Pre-Submission Draft Plan for consultation and with information on how to view the Plan in full or where hard copies of the Plan were available.
- 5.3 A ‘drop-in’ meeting was held in the Heslington Village Meeting Room on 11 February 2019 to provide residents with the opportunity to ask questions and express their views. Thirty residents attended over the course of the day.
- 5.4 Pre-Submission Consultation on the Plan took place from 29 January to 14 March 2019, inviting responses electronically to heslingtonpcnplan@outlook.com, in paper form (by post to the Parish Clerk, or in a dedicated mailbox at a business on Heslington Main Street).
- 5.5 As part of the Pre-Submission Consultation all interested parties and statutory consultees were directly mailed or emailed copies of the Draft Neighbourhood Plan seeking comments. Consultees included:

Fulford Parish Council	Northern Gas
Osbalwick Parish Council	National Grid
Murton Parish Council	British Gas
Wheldrake Parish Council	Yorkshire Water
Deighton Parish Council	Campaign to Protect Rural England
Elvington Parish Council	National Farmers’ Union
Kexby Parish Council	York CVS
Coal Authority	National Trust
Homes England	North Yorkshire Police
Natural England	Heslington Brownies/Rainbows
Environment Agency	York Civic Trust
Historic England	Badger Hill Residents Group
Network Rail	Heslington Village Trust
Highways England	Heslington Sportsfield
Northern Powergrid	UoY Allotment Association
University of York	Persimmon Homes
O’Neill Associates	Halifax Estates
Quod	City of York Council

5.6 The response rates to the consultations were:

Residents	153 ²
Business, Landowners, Other stakeholders/consultees	13
Undergraduates/University Staff	13

5.7 A summary of all responses and comments made can be found in the Appendices and on the Heslington website.

6 Action Taken

Following the Pre-Submission Consultation all responses were analysed in detail. As a result of these responses several amendments were made to the HPNP and these revisions are noted in the Appendices below that accompany this Consultation Statement.

7 Appendices

Appendix 1 Pre-Submission Consultation responses – UoY

Appendix 2 Pre-Submission Consultation responses - Residents

Appendix 3 Pre-Submission Consultation responses - Consultees

Appendix 4 Consultation Documents - All

² Includes 107 responses to an independently prepared and distributed flyer by a local resident (highlighting the importance of Heslington's Local green spaces).

Heslington Parish Neighbourhood Plan

CONSULTATION STATEMENT

Appendix 1:

Pre-Submission Consultation

University of York responses

September 2019

Are you:	Overall what is your opinion of this Plan?	Are there any comments about one or more of the policies you would like to make?	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
A member of staff	Seems sane and fairly well thought-out.		Gen		The support for the plan is welcomed.	No change.
A undergraduate student	Eh	Better uni of York bus services between Badger Hill and campus west.	Tr		Local bus timetables are outside the remit of the Neighbourhood Plan. However, Policy ¹ HES: 15 supports improved frequency of <i>Park & Ride</i> services from Grimston Bar to the University and the village.	No change.
A undergraduate student	This may be good however there is one down fall, if students living near residents (e.g. Halifax College) went partying and come back late hrs in the night besides begin respectful for the community there might be a distrust between students and the community we share together. May be putting fines onto students who disturb in the	Be nice to know about the dates of parish council meetings.	Gen		Heslington website and the Notice Board on Main Street both have details of Parish Council meetings. The Parish Newsletter delivered to all properties also has further details.	No change.

Key

- Bu - Business Employment and Local Facilities
- Ag -Agricultural and rural Enterprise
- Ur - Urban design and Character
- Ho - Housing
- Gr - Local Green Environment
- Tm - Transport and Movement
- Un - University of York
- Tr - Traffic-current issues
- Co - Conservation area
- Gen - General

¹ Policy references in response are based on the HPNP Submission Version

Are you:	Overall what is your opinion of this Plan?	Are there any comments about one or more of the policies you would like to make?	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
	night (like in Bristol) to remind some students about stop being kids and start growing up.					
A postgraduate student	Needs a serious rethink	I strongly recommend going back to the drawing board for all of them.	Gen			No change.
A postgraduate student	Drastic improvements to the reliability and cost of public transport in and around Heslington is needed in order to preserve its unique character. Pollution levels around the village are becoming intolerable and the only way of mitigating this is to improve bus/cycle provision and actually make the bus fares affordable to local residents as well as students. I say this as a member of both communities.		Tr		<p>Public transport reliability and setting of fare costs are outside the remit of the Neighbourhood Plan.</p> <p>Policies HES: 15 and 16 seek to ensure that new development is supported by a balanced mix of sustainable transport options and does not have an adverse impact on traffic safety and congestion. Balanced and sustainable transport facilities for cyclists and pedestrians are supported.</p>	No change.

Are you:	Overall what is your opinion of this Plan?	Are there any comments about one or more of the policies you would like to make?	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
A undergraduate student	Overall - good, see the next comment.	<p>There should be greater parking availability to Campus (even a multi-storey) with yearly permits available - so that local residential roads have fewer student cars on them. The car parking availability could be straight off the A64, reducing traffic through the local roads. As mentioned in the Additional Guidelines, local busy roads should have adequate provision for cyclists, and businesses ought to have bike racks outside (e.g. Heslington Post Office).</p> <p>I am aware that the local opinion is that there are too many student homes, but as a student there are not enough - perhaps imposing that the university provide accommodation for a greater proportion of its continuing students would help.</p>	Tr		On-Campus UoY parking arrangements are outside the remit of the Neighbourhood Plan.	No change.
			Tr		Policy HES: 15 seeks to ensure that new development incorporates choice of modes of transport, including sustainable options. E.g. provision for cyclists. Provision of local bike racks on Main Street is a matter the Parish Council is currently evaluating.	No change.
			Ho		Policy HES: 12 specifically refers to Purpose Built Student Accommodation.	No change.
					Policy for HMO adds further consideration.	No change.
A undergraduate student	I think it's jolly good, I'm pleased to see the main focus of the plan is the village. Without Heslington village, the University	Development of area ST27 is quite concerning, at present there is a farmers track running down the back of Campus East which makes for a relaxing bike ride. I hope that all will be done to keep it as green as possible, with a bike route through it to connect it up to the York	Gr		The support for the plan is welcomed.	No change.

Are you:	Overall what is your opinion of this Plan?	Are there any comments about one or more of the policies you would like to make?	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
	would lose its connection to its surroundings in my opinion.	Sports Village. The buildings should be as unimposing as possible too so to not detract from the beauty of the fields. I've also notices that there are numbers of garden birds that nest in the hedgerows round there, from my experience I've seen blue tits, great tits, wrens, robins, and green finches. It would be a grave error, not only as village planners, but as humans not to preserve such creatures.				
A member of staff	It is reasonable to allow new businesses to open in Heslington Village. For example, there is no proper eat-in restaurant (apart from the pubs) which could provide a useful service to both residents and the University.	While it is certainly understandable that Heslington wishes to retain its image and independence, the reality is that it is effectively a sub-section of the University (for better or worse). Many Heslington home owners and residents work at the University so the notion that it needs to preserve some sort of independence is a bit hypocritical. I certainly agree that it should not be home to more student housing. However, given a number of the buildings within the village are already controlled by the University, it makes sense that this be considered in a direct and positive way. There are certain provisions lacking on campus that could be well served if additional shops (not chains, I stress) are allowed to open.	Bu	HES:2	Policies HES: 1 and 2 set out the Neighbourhood Plan position regarding New business development on Main Street.	No change.
A undergraduate student	It looks sensible and balanced		Gen		The support for the plan is welcomed.	No change.
A postgraduate	Let's go zero carbon	By looking at the existing policy, Parish is a bit far from being a zero carbon village.	Gen		Noted.	No change.

Are you:	Overall what is your opinion of this Plan?	Are there any comments about one or more of the policies you would like to make?	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
student		Some councils are declaring climate emergency. I think, Parish must have a step by step strategy of how to achieve its zero carbon target and take it out on the street for its citizen to get involved.				
A postgraduate student	NA	Ensure the university leaves direct footpaths from the crossroads to the management annex open during the accommodation construction on Hes East campus. So long as construction site fence is kept south of the small lake (the little rock filled one where birds nest, the one north of lakeside way) then pedestrians/cyclists will only need to do a 20m cut across some grass between existing footpaths.	Un		Temporary footpath access routes on Campus East are outside the remit of the Neighbourhood Plan.	No change.
A member of staff	All sounds sensible	No			The support for the plan is welcomed.	No change.

Are you:	Overall what is your opinion of this Plan?	Are there any comments about one or more of the policies you would like to make?	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
A member of staff	Reasonable, but insufficiently ambitious	<p>Transport: why are pedestrians and cyclists treated in the same way as vehicular traffic in this statement? 'Avoiding vehicular, pedestrian and cycling connections to local roads through Heslington village or the access roads south of Heslington.' Pedestrians and cyclists do not produce emissions, or noise, or take up space equivalent to cars, vans etc, and having multiple routes for pedestrians and cyclists helps to encourage these healthier, non-polluting and more sustainable means of transport.</p>	Tr	HES:14	Policy refers to Vehicular access so inclusion of pedestrian restrictions is inconsistent.	Policy HES: 16 revised so as to better distinguish vehicular and pedestrian traffic flows.
		<p>Housing. The plans says: 'New housing development will be permitted if it includes a balanced mix of house types, to meet local need and should meet the Government's technical housing standards.' A village like Heslington could and should be in the vanguard of expecting better than Government's technical standards, to ensure that truly sustainable housing is constructed. There is no explicit encouragement for solar power, heat exchange technology, ground source heat pumps, rainwater harvesting, or Passivhaus levels of insulation built into new construction or modernisation. Heslington could become a model village for such housing. I can see an aesthetic objection to solar</p>	Ho	HES:8 s10.9	<p>Comment noted.</p> <p>Plan text amended to include reference to "meeting.....Gov. standards as a minimum", but does not set build/energy efficiency stds for the new strategic housing allocation sites should these developments come forward.</p>	Plan text amended.

Are you:	Overall what is your opinion of this Plan?	Are there any comments about one or more of the policies you would like to make?	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
		<p>panels, but new less obvious roofing materials exist.</p> <p>Environment. The plan says: 'Where significant harm cannot be avoided, it must be adequately mitigated, or as a last resort, compensated for.' It is time to prevent all development that causes significant environmental harm - we know enough now to understand that this is a slow road to suicide, and mitigation is never adequate as the wildlife is disrupted.</p>	Gr	HES:12	<p>Policy HES: 14 wording was advised by CYC to bring the policy in to line and avoid conflict with the NPPF/York Draft Local Plan and reflect the mitigation hierarchy. The Plan allows for the possibility that whilst an unsupported development may be approved, balanced mitigation would be achieved.</p>	No change.

Heslington Parish Neighbourhood Plan

CONSULTATION STATEMENT

Appendix 2:

Pre-Submission Consultation

Resident responses

September 2019

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>The green and open spaces both in and around Heslington serve to retain and enhance the rural aspect of the Village and maintain the vestiges of its medieval plan. They continue the relationship between the outlying farms and the one farm that remains in the Village itself. The very pleasing wide verges and mature trees of Main Street [South] are typical of many Yorkshire villages and are, with the houses, an integral part of the attractive nature of this street. Similarly, the green verges throughout the remainder of the Village (particularly those seen on entering from the Fulford direction) add to the rural feel of the area. Boss Lane, an ancient public right of way and historic route out to village pasture, follows the winding hedgerows of the old field system leading to the Sportsfield and then via the Outgang to the Tilmire. The Lane passes the remains of one of the oldest orchards in the Village and the paddock behind Little Hall (possibly the only vestige of ridge and furrow of the medieval fields). This paddock was particularly valued in the Public Enquiry of 24 January 1990 by DoE Inspector K. Barton, who emphatically refused to pass it for development. The mixed hedgerows of Boss Lane, including several fine mature trees, together with the wide diversity of vegetation, are of great importance to wildlife. The fact that it is retained as an earth-surfaced pathway adds to its charm. This whole area, with paddocks on both sides, allotments and other fields, forms a vitally important green lung, ensuring a natural break between the Holmefield Estate, Halifax College and the houses on the west side of the Village Main Street [South]. The green belt should remain green and the open spaces retained; if these are lost then Heslington will lose its special nature and become another suburb of York. It is similarly important that the green space between the two campuses is never allowed to be lost or compromised.</p>	<p>Website form</p>	<p>Gr</p>	<p>s12</p>	<p>The importance of green open spaces plays a significant part in the plan and this support is welcomed.</p>	<p>No change.</p>
<p>"Four further smaller points; 1.The cycle lane on University Road badly need to be hard surfaced. Its spongy nature means that it is often avoided by cyclists who still compete for space on the main road. 2. Off</p>	<p>Website form</p>	<p>Tr</p>	<p>s14</p>	<p>1 -4. These are considered a <i>CYC / UoY</i></p>	<p>No change.</p>

Key

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- Ho - Housing
- Gr - Local Green Environment
- Tm - Transport and Movement
- Un - University of York
- Tr - Traffic-current issues
- Co - Conservation area
- Gen - General

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
road bays for buses are required by the Library bridge; delays there often result in dangerous manoeuvres. 3. The chicanes should be removed and a 20mph limit imposed. Chicanes cause pollution. 4. Main Street needs more visits from traffic wardens.				<i>Highway Matter</i> and therefore outside the remit of the Neighbourhood Plan.	
I thought this was an excellent effort balancing the wishes of current residents who wish to preserve what is special about Heslington whilst acknowledging the need for flexibility to allow the area to continue to develop. I am broadly in favour of the plan. I had a query about Policy HES 12 which may just reflect the way that these things need to be written. The policy starts off stating that development will be supported providing that it avoids significant harm. However it goes on to say that where significant harm can't be avoided it must be mitigated or compensated for. Surely if a development will <u>only</u> be supported if it avoids significant harm, mitigation and compensation don't come into it as they would only be required if harm occurred and if harm was going to occur the development wouldn't be supported. Perhaps the statements about mitigation and compensation are required as a fail safe but to my reading it suggests that actually development will be supported even if it is shown to cause harm as long as that harm is mitigated / compensated.	Website form	Gr	N/A	The support for the plan is welcomed. Wording for policy on Green Infrastructure was advised by CYC to bring the policy in to line and avoid conflict with the NPPF/Draft Local Plan and reflect the mitigation hierarchy. The Plan allows for the possibility that whilst an unsupported development may be approved, balanced mitigation would be achieved.	No change.
The plan seems well thought out. We agree with what is in it, and cannot think of anything to add, so we support it as is.	Email to PClerk			The support for the plan is welcomed.	No change
<i>"I have today received a copy of HPC 'local green space'. It lists 14 potential spaces but sadly omits, either overlooked or by intent, our village green. Rather than write pages of observations which in any case may need explanations, I wondered if you would be good enough to call and see me."</i> Resident has highlighted verbally to a Parish Councillor that "The protection of the original village green does not get a mention in the flyer* re 'Preserve Heslington local green spaces'" that he has received. He says that the original village green is the grassed area along Main Street (South) in front of the old Midland bank.	Letter and Verbal to PC	Gr	s12	It is acknowledged that Main Street [South] wide green verges (without crossways) are fundamental to the rural appearance of the village.	Policy on LGS has been revised.

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>PRESERVE HESLINGTON'S LOCAL GREEN SPACES; MAKE YOUR VOICE HEARD!</p> <p><i>Through the Heslington Parish Council a short summary draft of The Heslington Parish Neighbourhood Plan has been circulated to residents. This is an important document and when adopted will form part of the statutory development plan together with the emerging City of York Draft Local Plan.</i></p> <p><i>In the full online document at Section 12 there is a highly significant section titled: Designations: Local Green Spaces. These are shown on the map overleaf. Full details can be found online at:</i></p> <p>https://www.heslington.org.uk/perch/resources/heslington-parish-neighbourhood-plan-pre-submission.pdf</p> <p><i>The purpose of this idea is "to ensure that that Local Green Space is valued and protected" and the draft plan notes that: "there are currently no Local Green Space designations in the Parish." To qualify such spaces need to be "where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;" and "where the green area concerned is local in character and is not an extensive tract of land". The following are identified in the Neighbourhood Plan as potential Local Green Space designations:</i></p> <ol style="list-style-type: none"> 1. Allotments between the southern half of Boss Lane and Holmefield 2. Allotments on Low Lane 3. Boss Lane and associated paddocks 4. Campus West lake and grounds 5. Church Field 6. Dean's Acre 7. Heslington Hall Gardens 8. Heslington Hill, Mill Mound and Siwards How 9. Heslington Parish (St Paul's) Church Yard 10. Heslington Village Sports Field 11. Lord Deramore's Primary School Grounds 12. Pond Field 13. Sports Fields between Holmefield and Fulford Golf Course 14. The Outgang <p><i>It is very important that residents are fully aware that this is a unique chance for the village to make its views known about Heslington's setting and landscape. It is vital that these listed green spaces are registered as part of this plan and that this is accepted by CYC (and so far they have not objected). This can be achieved if the majority of residents support the idea. These Local Green Spaces then become adopted as part of the planning document, to be ratified by CYC.</i></p> <p><i>The aim must be to get this agreed and supported by votes by as many people as possible in the village. Please will you support this key idea so that the character of Heslington will be maintained? Please complete and sign the following and return it to Sinclair's Office (next to the Deramore in Main Street):</i> NAME: ADDRESS: I support the Local Green Space designations as listed above: SIGNATURE and DATE</p>	Flyer*	Gr	s12	<p>* Independently prepared and circulated flyer by a local resident (not named).</p> <p>The support for the plan is welcomed.</p> <p>107 returns were received.</p>	Policy on LGS has been revised.
We completely support the draft Heslington Neighbourhood Plan	Resident	Gen		The support for the plan is welcomed.	No change.
Wow a very well presented document a lot of time, effort has gone into such, thanks. The village is a little dead, the school has very few intake	Email	Gen		The support for the plan is welcomed.	No change.

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
from the village, Deramore Arms struggles, the banks are moving out. York has a housing issue. New housing on the south east side of the village may indeed fulfil needs and enhance the quality of village life?					
The green spaces seeks to retain Boss Lane and the Bridleway down the side of the golf club, other public footpaths in the village? Why is part of the Uni sports field not denoted as green space?	Email	Gr	s12 HES16	Other footpaths do not meet the LGS designation tests. University sports fields are not considered to meet LGS designation tests.	No change.
Main St has a chicane speed calming scheme, this is awful, encourages aggressive driving, congests the road at rush hour leading to engines idling, unnecessary pollution. Please can such scheme be removed, a vertical scheme as deployed say in Fulford is much better.	Email	Tr		Existing calming schemes are considered a <i>CYC Highway Matters</i> and outside the remit of the Neighbourhood Plan. However the HPNP supports less visually intrusive, safer and less polluting alternatives, which also take into account the needs of the disabled, to the current traffic calming chicanes.	Policy on Sustainable Transport has been clarified and revised.
I think it is very important to have a Neighbourhood Plan for Heslington so future developments won't change its character and any potential increase in traffic can be managed. Overall, I think it is excellent.	Resident	Gen Tr		The support for the plan is welcomed.	No change.
Evidence of a lot of work having gone into the production of this. I commend the result and support it.	Resident			The support for the plan is welcomed.	No change.
The Plan is a sound, comprehensive and well-considered piece of work. There has clearly been a thorough approach to developing an evidence base. There is a good understanding of the local community's views set within the context of a shared village/university area. The wide consultation approaches are appreciated. The policy proposals to: (i) maintain the 'feel' of the village Main Street,	Resident	Gen Ur Tr	s5 s10 s14		

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
(ii) underpin the protections afforded by the Conservation Area, (iii) designate Local Green Spaces and (iv) raise the need for a concerted effort to tackle the growing problem of traffic congestion are all good. Sections 5, 10 and 14 are 'too wordy' and would benefit from being more concise.				Re: s5, 10 and 14. Draft Plan text is intended to provide the appropriate context, background and evidence that underpins the draft Policies.	Text has been reviewed in all sections to improve explanation, clarity, context and background.
Having read the Plan carefully, I fully support this draft Neighbourhood Plan	ResidentL			The support for the plan is welcomed.	No change.
I fully support this plan. I particularly endorse Policy Hes11 Local Green Space, which seeks to preserve and enhance wildlife and Local Green space. Also, Policy HES12 Green Environment. I agree that it is essential to avoid significant harm to the environment of Heslington. The plan outlines and suggests points of consideration, which create a real balance of perspective regarding the protection of the village and its environment with the prospective requirements of existing infrastructures such as the University. Thank you!	Website Email to PC	Gr	HES11 HES12	The support for the plan is welcomed.	No change.
[There is an error on the LGS map flyer.] The private house [and school buildings, etc] within Item 11 should be excluded.	Flyer	Gr	HES11	Agreed, map detail is not correct.	Map boundary designation details have been corrected.
You've done a brilliant job at putting together a thorough plan, and as a resident in Heslington Parish, it's reassuring to know that an accepted Neighbourhood Plan will be consulted in all future proposals, of whatever nature, in the Parish.	Resident			The support for the plan is welcomed.	No change.
I am concerned about the way traffic, and roads, are developed. Over the years, it has been increasingly more onerous and problematic to use a vehicle, as a resident, because of all the traffic "calming" hazards added on our local roads. I would like the HPNP to include wording related to highways development, particularly traffic "calming", cycle paths, bus routes, avoiding street 'clutter' with sensible placement of any necessary signage only, etc.	Resident	Tr	s14 s16	Existing traffic calming and bus routes are considered a <i>CYC/UoY Highway Matter</i> and therefore outside the remit of the Neighbourhood Plan. HPNP supports less	Plan text (Community Actions) revised to include reference to street furniture, signage and lighting.

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
				visually intrusive, safer and less polluting alternatives, which also take into account the needs of the disabled, to the current traffic calming chicanes. Cycle path provisions are covered in Policies.	Policy on Sustainable Transport has been revised and includes clearer reference to needs of the disabled.
I fully support all aspects of this Plan and look forward to its adoption by CYC for the benefit of all residents of the Parish of Heslington.	Resident			The support for the plan is welcomed.	No change.
I support the draft plan.	Resident			The support for the plan is welcomed.	No change.
<p>I feel the plan is extremely well constructed and detailed and contains many protections for retaining the wonderful character of Heslington. Well done. However, I have no confidence that the University will not continue to grow and upset the cultural balance between it and the village as it has over the last few years.</p> <ol style="list-style-type: none"> There are many statistics in the plan so where is growth in student numbers shown for recent years? Full version 15.2.2 2nd para: <i>"the level of student housing capacity is retained at no less than 3,586 bed spaces unless the spaces are re-provided on Campus East"</i> This seems to guarantee maintaining or increasing student numbers on Campus West! 15.2.2 3rd para: <i>"additional student housing shall be provided to cater for expansion of student numbers which is clearly evidenced in terms of demand. (Any additional student housing provision on Campus West (over and above the existing 3,586 bed spaces) shall be taken into account when assessing need)"</i> <i>"expansion of student numbers which is clearly evidenced in terms of demand"</i> in the above para is so woolly it shows growth is entirely in the hands of the University. Evidenced by who; in what circumstances? Their recent and future policy of expansion is in my 	Resident	Ho	s15	<p>Re: Points 1-4 incl. Background Rationale and Evidence text in s15 (UoY) is taken from the City of York Local Plan - Publication Draft February 2018 (Policies ED1, 2 and 3) [https://www.york.gov.uk/downloads/file/15308/local_plan_publication_draft_2018]. Latest revisions to the York Draft Local Plan can be found on CYC website.</p>	For clarity, reference for source data for this text has been included.

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>opinion a desire to increase income regardless of the impact of the village or infrastructure. If there is a case for increasing a department to achieve a critical mass for example, it could be achieved by reductions in demand in other departments.</p> <p>4. "an annual student accommodation survey shall be submitted to the Council". This implies a degree of control but what weight does it carry?</p> <p>5. I do not understand why the Plan does not acknowledge the problem of increased student numbers not housed on the campuses limiting the availability and cost of accommodation for York residents.</p> <p>I believe the village character is enhanced considerably by students but how can we ensure it remains this way. For example swearing seems to be socially acceptable amongst students but they do not constrain their use of it when on the buses which we use a lot. The University can alert students to this aspect of behaviour but are the powers for consultation and action by the University available to the village sufficiently strong, if not can they please be strengthened.</p>				<p>Student accommodation is a permitted use in some cases. A policy for HMO adds further consideration.</p> <p>Only development within the Parish of Heslington is covered by this Plan. Student behaviour is outside the remit of the Neighbourhood Plan.</p>	<p>HPNP text revised to add weight to current CYC Article 4 Direction and planning rules which govern HMOs and to qualify provision of purpose built student accommodation.</p> <p>No change.</p>
<p>I think that this plan is both competent and coherent – a neighbourhood plan is of great value and will benefit the community.</p>	Website form	Gen		The support for the plan is welcomed.	No change.
<p>I attended the meeting on Monday 11 February. In general the Plan is an excellent one. A number of questions:</p> <p>1. What is the status of the field in School Lane where donkeys are kept? Reply: This land is owned by the University: no buildings were to be permitted or access path between the campuses and the village.</p>	Resident	Gr Ho	s13	It is understood this is land within the planning area development boundary for UoY Campus East. It is designated as green space in the UoY master plan and designated as	No change.

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>2. What are the old school buildings to be retained [as]? Reply: Permission to change of use to houses. I have no objection.</p> <p>3. Under Policy HES: 1 it is noted that support to diversify the use of Public House will be supported. With ref. to The Deramore Arms, this could mean the first floor as Residential provided Ground Floor is retained as pub. I would not object to this but the brewers who own the pub may yet want to sell the pub and apply for change of use of the whole site to Residential. Would this either be a) supported or b) not supported?</p>		Ho	s10 s10	<p>green open space in the York Draft Local Plan. It is also defined within the HPNP as the green 'buffer zone'.</p> <p>Noted.</p> <p>The Deramore Arms was listed as an Asset of Community Value on 13.3.2017. (https://www.york.gov.uk/downloads/file/5882/list_of_successful_nominations). HPNP policy on <i>New Housing</i> refers to 'infill development' and is further underpinned by other policies which acknowledge the distinctive vernacular and architectural character of Heslington. This area is also within the Heslington Conservation Area.</p>	No change.
<p>I welcome the work carried out to produce the Neighbourhood Plan and believe it is important to use all the tools to hand to influence planning decisions in our Parish. I am pleased that the Plan supports business and enterprise while protecting the essential character of the village. The University makes a huge contribution to life in Heslington but the needs of residents and that of the University do not always coincide and so the Village position must be managed assertively. For example the green open space "buffer zones" must be clearly defined and defended. I see the rural setting as a defining</p>	Card	Gr	HES10	<p>'Buffer zones' are indicated in the policy on Green Infrastructure and designated as Green Belt in the York Draft Local Plan.</p>	Noted. Boundary mapping on this area has been updated.

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characteristic of the Village and so it is critical that developments in housing and the University do not “close in” around the village leaving Heslington an island surrounded by an urban and commercial sprawl. I would encourage the Council to include the wide green verges that characterise the Main St to be included in the list of green open spaces.				Although Main Street verges are classified as CYC Highway they have been considered for designation as LGS.	Policy on LGS has been revised.
In Policy Hes 10 – Student accommodation, I would like to see a stronger and clearer position taken wrt Houses of Multiple Occupation. I would hope that the Parish Council would resist any further loss of family homes to HMO conversion and support the conversion of existing HMOs back into family homes.	Card	Ho		Policy for HMO adds further consideration.	HPNP text revised to add weight to current CYC Article 4 Direction and planning rules which govern HMOs.
Please ensure the fields on the road - Low Lane between School Lane and the Village are not built on – they are a special part of our lovely setting.	Card	Gr		No housing development is supported in this area	No change.
In August 2018 Campus West lake and grounds was registered as a Grade II Historic Parks and Gardens (List Entry Number: 1456517) by Historic England for its special historic interest, thereby rendering its inclusion as a designated LGS as redundant.		Gr	s12	Noted and agreed.	Removed from the proposed list of sites to be designated LGS and referenced as a significant green space in Heslington.
<p>1. What do I think? Overall it seems fine to me. There is necessarily quite a lot of motherhood-and-apple-pie but I saw nothing to object to.</p> <p>2. How could the plan be improved? Not by me.</p> <p>3. My overall opinion? The plan looks fine but I wasn’t sure who or how any action could be taken on all the answers particularly as some of them seemed individual bees in individual residents bonnets. I would just like to comment on two areas where there are a lot of comments:</p> <p>Traffic on University Road and Main Street (old Heslington Lane part). Is this something that comes under the Plan or is it purely a CYC matter? There is no doubt that the bumps and barriers slow down the traffic, causing bad and polluting congestion with very dubious safety gains over that from the traffic islands. Bus bays were asked for by various parties before the extensive work on University Road; they are needed more than ever. The bumps are unpleasant for those with bad</p>	Website form	Tr		<p>Policies in the Plan seek to ensure that new development is supported by a balanced mix of sustainable transport options and do not have an adverse impact on traffic safety and congestion. Existing traffic calming and bus routes are considered a <i>CYC / UoY Highway Matter</i> and</p>	<p>No change.</p> <p>No change.</p>

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>backs. The congestion is entirely contrary to the main thrust of the Plan. To have a pleasant village some action is needed. Relations between the University and the Village. The University has a track record of ignoring the village and officials e.g. the development at Kimberlow Hill was contrary to the Inspectors findings and on potential green-belt land while containing unattractive shops and a poorly designed and situated medical centre. It would seem that neither the Village nor members of the University have any leverage with the University administration. Maybe the City could have discussions with the new V-C when appointed?</p>				<p>therefore outside the remit of the Neighbourhood Plan. Sustainable Transport Policy supports less visually intrusive, safer and less polluting alternatives, which also better take into account the needs of the disabled, to the current traffic calming chicanes.</p> <p>The Plan seeks to foster effective and positive working relationships with all local stakeholders to achieve a balance between the unique identity of Heslington as a rural village area, the proximity of a thriving university and opportunities for growth.</p>	<p>Sustainable Transport policy revised to include clearer reference to needs of the disabled.</p> <p>No change.</p>
<p>We wish to register our support for the designated green spaces in the plan (section 12) and our concerns about commercial development in the village which we would not support. The latter would increase traffic problems & there are more than adequate facilities on Heslington East.</p>	Card	Gr Tr		<p>Proposals for new commercial development in the village are covered in Policies HES: 1 and 2.</p>	No change.
<p>Policy HES1 and 2 - supported. Policy HES 3 – Possible renewable energy development could have an adverse effect on the historic character and setting of Heslington Village and also on the rural feel and identity of the area. This should be conditioned.</p>	Card	Bu Ag Gr		<p>All 'renewable energy development' proposals would be tested against national policy provisions</p>	No change.

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<p>Policy HES 4 and 5 supported. Policy HES – para 11.2.2 should surely state at the end “It is important that: There ARE enough affordable/family/single person homes and that there SHOULD NOT BE MORE rented HMOs to students.” Policy HES 7 supported.</p> <p>Policy HES 8 – I agree that new housing should meet local needs but this should be for fulltime residents and not specifically for students.</p> <p>Policy 11 – This is excellent and fully supported. However the small scale development in the interpretation should include dedicated parking facilities for the Sportsfield.</p> <p>Policy 12 – This is fully supported. Local green spaces are too easily lost and must be protected. Policies 13, 14 and 15 and 16 – fully supported. Policy 17 is supported. The preservation of the buffer zone is vital to preserve the rural feel and identity of Heslington village.</p>		<p>Ho</p> <p>Un</p> <p>Gr</p> <p>Gr</p>	<p>11.2.2</p>	<p>and HPNP Policy HES: 2 – New Business Development.</p> <p>Policy for HMO adds further consideration.</p> <p>Policy proposals for student accommodation are covered in the HPNP.</p> <p>The Plan does not support conversion of local community open space for parking.</p> <p>The support for the plan is welcomed.</p>	<p>HPNP text revised to add weight to current CYC Article 4 Direction and planning rules which govern HMOs and to qualify provision of purpose built student accommodation.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>
<p>I really think a plan is a good idea and support it being adopted for Heslington Parish.</p>	ResidentL	Gen		The support for the plan is welcomed.	No change.
<p>I have lived & worked in Heslington for 15 years – I think a Neighbourhood Plan is an excellent idea. We need to protect the character of the village, the tree-lined Main Street, wide grass verges and open ‘green’ spaces. My wife and I are concerned over the constant pressure from the University of York and encroachment in the village.</p>	Resident	Gen		Noted. The support for the plan is welcomed.	No change.
<p>1. [Policy] Change of Use. This seems sensible. Change of use to residential seems less controversial than the other way round. 2. Yes.</p>	ResidentL	Gen		Noted. The support for the plan is welcomed.	No change.

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>3. Agree with supporting local agriculture.</p> <p>4. Especially agree with bullet points 7 & 8. Parking is a problem now & looks likely to become more so. Building style & materials definitely need to reflect the character of the village.</p> <p>5. Yes –bullet point #4 – maintain historic paths – we’ve had problems with motor bikes on bridle paths & no help from the council to solve this problem. So it sounds admirable, but how is it going to be enforced and policed.</p> <p>6. OK. 7. Fine. 8. Yes.</p> <p>9. Community facilities are v important & to be supported. 10. Yes.</p> <p>11. & 12. V important. Need to be vigilant in support & protection of our green spaces.</p> <p>13. & 14. & 15. A lot of vigilance needed to ensure this works well.</p> <p>17. The University and what it wants and needs, tends to hold sway over the village & its residents. It’s a mixed blessing: many benefit, but disadvantages in the anti-social behaviour of students who’ve consumed too much alcohol.</p>				<p>Motor vehicle/ motor bike use is prohibited on bridleways, which are available only to walkers, cyclists and horse riders. Issues with Public Rights of Way can be reported to CYC or the Police. https://www.york.gov.uk/info/20120/public_rights_of_way/1216/report_a_public_rights_of_way_problem</p> <p>Noted. Addressing student behaviour is outside the remit of this Plan.</p>	<p>Policy revised to include clarification on restrictions affecting use of Bridleways.</p> <p>No change.</p>
<p>The origin and purpose of the Heslington Parish Neighbourhood Plan is explained clearly. The HPNP will form part of the York Draft Local Plan which includes Green Belt decisions (HPNP 5.1.3) and an ambitious housing programme (HPNP 5.1.1), both matters which will affect Heslington (HPNP 5.1.5). The HPNP has the admirable object of encouraging good planning and design and of avoiding or at least minimising the damage that insensitive or inappropriate developments can cause (and have caused in the past).</p>	<p>Letter</p>	<p>Gen</p>		<p>If ‘made’ by the City of York Council the HPNP will become part of the City of York Development Plan in accordance with Reg. 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended).</p>	<p>No change.</p>

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>I take it that the destruction of an old cottage or outbuilding to replace it with a cheap modern prefab would no longer be possible. But I wonder how effective will it be against widening roads from Elvington to Heslington and York to cope with increased traffic. The Neighbourhood Plan Working Group have produced an excellent, thoroughly researched document based on the views of residents and extensive consultations with local organisations, businesses and the University of York on planning matters within the parish. Architectural, geographical, historical features of the village which contribute to Heslington retaining its distinctly attractive rural character, making it a real asset to the City of York, are systematically are briefly laid out (some I was not aware of). On a personal note, when I first saw Heslington in 1964, there were broad grass verges and a bus stop opposite the Main Street. The kerbs were needed to stop cars steadily widening the road by being parked on the grass. Regrettably, some attractive old farm cottages and buildings were demolished to make way for commercial developments, including a car park. I trust that there will be no more of that thoughtless development. Some suggestions/improvements: Local Facility table HPNP p. 20. There is one Local Facility missing: the Mobile Library comes to Heslington weekly (info in Outlook). There are two "Places of worship". Why not name them: Heslington Church (St Paul's) and More House Main Street.</p> <p>Typo: The "and/or" between Village Meeting Room and Holmefield [Community] Centre should be removed and the two facilities should be listed separately.</p> <p>While publications are not a planning matter, The Outlook, produced by the Church, and the Parish Council Newsletter, are delivered to each household in the parish each month. This provides a link to everyone in the village and keeps them up to date on village news and events. For the elderly these institutions can be invaluable and they form a part of</p>	<p>Letter</p>	<p>Gen</p>	<p>8.2 8.6 8.2 8.6 8.2 8.6</p>	<p>The support for the plan is welcomed.</p> <p>Table reflects the original survey questionnaire data collection format.</p> <p>Heslington Church (St Paul's) Local Ecumenical Partnership (LEP) and More House, Catholic Chaplaincy now included.</p> <p>Table reflects the original survey questionnaire data collection format.</p>	<p>No change.</p> <p>Text updated to include other examples given.</p> <p>No change.</p> <p>No change.</p>

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<p>the invisible fabric that makes up the village. But I'm not sure how you'd fit it in to your planning framework. The Meeting Room, where Parish Council meetings are held, is also a venue for local societies, such as the Yorkshire Country Women's Association, the Village Trust and University student groups; recently the Heslington Lunch Club has begun holding monthly lunches there. Is there some way planning considerations could be used to encourage the beneficial communal use of these facilities venues? Overall, I agree with all the recommendations of the Plan and congratulate the Working Group on a substantial contribution to protecting the features of Heslington that make it such a pleasant place to live.</p>				<p>Noted.</p> <p>The support for the plan is welcomed.</p>	<p>No change.</p> <p>No change.</p>
<p>We welcome continuing efforts to maintain and enhance Heslington and its parish's sub-rural character which includes all aspects of its design. Heslington is a wonderful place to live and I have lived here since 1975.</p> <p>General We think it is most important that Heslington continues to be a flourishing community, which encourages agricultural and rural activity and maintains its unique character. It is most important that green spaces are not compromised or encroached on and that the village in its entirety does not become an island within university development.</p> <p>HE 17 University of York and Heslington The presence of the university has had many positive benefits to residents including preservation of green spaces and public transport but it is easy for the needs of the relatively small number of permanent residents to be forgotten, or deliberately overlooked. Tension is inevitable between the needs of the University and residents of the parish. The University, because of its very size and economic importance has unequal power over the village and residents' lives.</p> <p>Transport and Movement The nuisance of noise and traffic generated by students continues to jeopardize the benefits to residents of living in Heslington's unique setting. Traffic pollution threatens our green air and in this Heslington is not unique, of course.</p> <p>Housing</p> <p>1. This plan can be read as if only people living within the village may be</p>	Website	Gen		Noted.	No change.

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>considered to be <i>local</i> people.</p> <p>2. The area of Holmefield and West Moor Lanes have long terms owner-residents who have borne the brunt of college expansion and accompanying disruption from student footfall and noise, and large delivery-vehicle and other traffic.</p> <p>3. It should be remembered that although often regarded as such, this is not part of the university campus. That the university was allowed planning permission to build in this area was strongly resisted at the time (and nearly didn't get passed) and that was for around 400 graduate students. The number of college members now exceeds 2,700. The pressure on the quality of life, and infrastructure of the two estates with its privately owned un-adopted roads is considerable.</p> <p>4. Any efforts by the university to establish "commercial" services at Halifax college (as in their published plan) should be as rigorously scrutinized as it might be in Main Street, probably more so.</p> <p>5. West Moor Lane is an area of affordable housing and its nature should be preserved as such.</p> <p>"Sustainable Design Sympathetic with the Building Traditions of the Village" The houses in Holmefield and West Moor Lane built in the 1970s should be brought into the protected area to maintain the character of the village as a whole and to protect it from further encroachment.</p> <p>It should be remembered that, in keeping with this plan, both estates were designed by the architects to reflect the rural nature of farm building in the parish, unlike some later housing development. West Moor Lane housing design drew heavily on low rise brick farm buildings and barns with pantile rooves still to be found dotted across the parish up to three decades ago and now many demolished. It also empathised green space within and around the houses and off road parking facility, bike sheds, closed off areas for rubbish etc. Consideration should be given to maintaining the building traditions of the village in this setting.</p> <p>Allotments The allotments by Boss Lane should be protected,</p>				<p>Noted. The Plan applies to all residents of the Parish. Indeed will support all those who live, work, study or do business in the Parish.</p> <p>Noted. Determination of such housing usage/type is not within the remit of the Plan. HPNP policies add further support.</p> <p>Many of the sentiments expressed echo the aims of the Plan. However, determination of a Conservation Area Boundary is not within the remit of this Plan.</p> <p>The allotments between the southern half of Boss Lane and Holmefield and</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
maintained and expanded where possible. Every effort should be made to maintain the character of ancient ways eg Boss Lane.				Boss Lane are designated as LGS in the Plan.	
I fully support the neighbourhood plan. The University makes a valuable addition to the Parish with a constantly changing young population and excellent facilities for local people. To date, despite a substantial expansion by the University recently, Heslington has maintained its essentially rural nature. This has been greatly helped by the conditions approved by the Inspector in the Inquiry for the development of Campus East. These include traffic limitation, parking restriction and the establishment of a green buffer zone between the University and the village. It is important that the Neighbourhood Plan maintains this respectful relationship and that the aspects of the Parish which create that rural feel are recognised in any further expansion plans. The local green space allocation and green infrastructure (policies HES 11 and 12) play a very important part and must be implemented. To further respect the balance between the University and local people I feel the plan should support the article 4 direction from CYC addressing the definition and level of HMOs in our area.	Website	Gen Gr Ho	HES 11 HES 12	The support for the plan is welcomed. Policy for HMO adds further consideration.	No change. HPNP text revised to add weight to current CYC Article 4 Direction and planning rules which govern HMOs.
This plan covers all our concerns and is well documented Our overall opinion is very satisfactory.	Postal	Gen		The support for the plan is welcomed.	No change.
This Plan is a well-constructed and valuable document – congratulations to the authors. HES 1 and 2: Good emphasis on meeting needs of the community. HES 4: What are “active frontages”	Postal	Gen		“Active frontage” is an accepted planning term, used in the HPNP to mean elevations containing windows and doors that overlook the public realm, providing natural surveillance.	No change.
HES 5: Endorse strong statement on crossways on verges.	Postal			Policy on Urban Character seeks to retain wide green verges without crossways.	No change.

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>HES 8: Might be helpful to clarify “not to be provided remotely by financial contributions”.</p> <p>HES 9: Presumably applies only in the case of large-scale developments?</p> <p>HES 10: Would it be worth adding something about HMOs?</p> <p>HES 11: What are “ancillary developments in green spaces”? Does this statement detract from the general thrust of this section?</p> <p>HES12: In line1, might be worth adding “only” between “will and “be”.</p>				<p>Developer financial contributions (S106 agreements) are a mechanism to provide support for affordable housing or infrastructure.</p> <p>Housing and Housing Mix Policies refers to “Development of housing on the strategic sites...”</p> <p>Policy for HMO adds further consideration.</p> <p>Interpretation text supporting the policy gives further explanation and examples of what is covered by small-scale ancillary development.</p> <p>Best practice guidance advocates the use of ‘positive’ language in development of Neighbourhood Plans. Subsequent text in policy expands on this point.</p>	<p>Policy Interpretation text has been reviewed and clarified.</p> <p>No change.</p> <p>HPNP text revised to add weight to current CYC Article 4 Direction and planning rules which govern HMOs.</p>
<p>I fully support the neighbourhood plan. In particular, the local green space allocation and green infrastructure (policies HES 11 and 12) play a</p>	<p>Website</p>	<p>Gen Gr</p>		<p>The support for the plan is welcomed.</p>	<p>No change.</p>

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>vital part in the maintenance of the rural feel of Heslington and should be fully implemented. Similarly any new developments proposed in the Local Plan should respect these same issues and transport policies (HES 13) will be very important in helping to preserve the rural nature of the village.</p> <p>To further respect the balance between the University and local people I feel the plan should support the article 4 direction from CYC addressing the definition and level of HMOs in our area.</p>		Ho		Policy for HMO adds further consideration.	HPNP text revised to add weight to current CYC Article 4 Direction and planning rules which govern HMOs.
<p>I could not complete the feedback form on line. Therefore I am writing to you before the deadline.</p> <p>Feedback to the Heslington Neighbourhood Plan.</p> <ol style="list-style-type: none"> 1. ... may I suggest that we encourage those who serve food in our village i.e. the Charles the Deramore Arms, the university, to use food produced by our farmers and those who have allotments in our village. 2. If our farmers do produce poultry at Christmas, (chicken, ducks, turkey, geese), local people should be encouraged to purchase poultry from our farmers instead of travelling to farms outside our village at Christmas time - which they do. And if there is other poultry, and products from poultry such as eggs, that local people should be encouraged to support the farmers. 3. If our allotments and farmers produce fruit and vegetables, local people should be encouraged to support them and our local shops should put these locally produced foods in their shops. 4. The local police provided a service to school pupils where the pupils were trained to use their bicycles, and to learn the hand signals, in the school play ground. The students from abroad are seen riding on the wrong side of the road, without hand signals and without lights. They may benefit from the training given by officers. 5. There are women living in the housing for married overseas students who are not permitted to enter the local pubs. These women simply take their children to school on foot, and return home. They do not gain anything from their presence in our village. As suggested by other residents, a tea room, and/or coffee room would be a 	Email	Gen		<p>Noted. Policies HES: 1 and 2 cover community facilities.</p> <p>These matters are outside the remit of the Neighbourhood Plan.</p>	<p>No change.</p> <p>No change.</p>

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
welcome addition to our village. The reasons differ from what other residents have suggested, but it seems very valid to me.					
In our household we are both impressed by the well thought out and well worded policy statements. We have no additions to offer.	Website	Gen		The support for the plan is welcomed.	No change.
<p>Many thanks for this well thought-out and researched document. Below a few suggestions for possible improvement:</p> <ul style="list-style-type: none"> - Section 5.1.4 on page 7: Whilst I too welcome the position on Green Belt, the time frame of ‘at least 20 years’ is quite short. Could a request be made to extend this time frame? - Section 8.2 on page 18: Can it be added that St. Paul’s church is also known as Heslington Church Local Ecumenical Partnership? In addition, can ‘offices’ please be replaced with ‘community meeting rooms’? - Section 8.2 on page 18: It may be better to replace ‘after-school group’ with ‘out-of-school club’ as the group also runs before school (Breakfast club) - Section 10.9, Policy HES:4, page 31. Can it be included that all new housing is encouraged to include solar panels where appropriate? - Section 15.3, Policy HES 17, page 63, this includes a small error in that the paragraph is not stated, please can this be amended? 	Website	Gen	5.1.4 8.2 8.2 Gr	<p>Time frame for the Plan is determined by ensuring consistency the City of York Draft Local Plan. The Plan will be reviewed periodically.</p> <p>Noted.</p> <p>Noted.</p> <p>NPPF (2019) Para 148-154 provide national policy guidance for meeting the challenge of climate change.</p> <p>Noted.</p>	<p>HPNP is set to cover a 20 year period.</p> <p>Text amended to “Heslington Church (St Paul’s) Local Ecumenical Partnership (LEP) and community meeting rooms”.</p> <p>Text amended from after-school group to “out-of-school club”.</p> <p>No change.</p> <p>Text has been corrected.</p>

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
Overall, I am in support of this plan, especially those sections that aim to protect the natural environment (Policies HES 11 and HES 12).				The support for the plan is welcomed.	No change.
HES: 9 Adequate off street parking should be provided with any new development.	Resident	Tr	HES:9	Sustainable Transport policy advocates <i>“Providing a range of parking solutions as an integral part of layout, ensuring that parking does not dominate the street scene”</i> . Traffic in CA policy advocates <i>“Development will be supported ... taking account of parking...”</i> Requiring off-street parking for all new development would be seen as overly prescriptive and fail to afford the necessary flexibility schemes may require.	No change. No change.
Fully supportive of Heslington Neighbourhood Plan. Particularly supportive of policies to, protect the existing green spaces and the existing built heritage of the village. Also supportive of new developments being in keeping with the current character of the village. Supportive of local green space designations.[Signed flyer attached]	Card	Gen		The support for the plan is welcomed.	No change.
I think this is a clearly thought out plan. I don't see how the plan could be further improved at this point. My overall opinion is that this is a very good Neighbourhood Plan	Resident	Gen		The support for the plan is welcomed.	No change.
1. Plan a good idea as “has its own distinctive local policies with legal standing”, though not “the same legal standing as policies on	Card	Gen		A number of meetings were held with the	

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>planning” but nonetheless valuable, as residents have voiced what is valued and should be protected in our community.</p> <p>2. The continuing encroachment of the UOY upon the village & its environs must be carefully monitored & managed. This plan is a useful tool in that ongoing work. Might the UOY be persuaded to “buy in” to the plan, ie, consider & possibly adopt the policies? Working together in this way could strengthen the plan.</p> <p>3. Overall the plan is a valuable document which provides a succinct yet comprehensive appraisal of the way forward for the village.</p>				<p>University of York in the development of this plan. The Plan, if adopted, will influence planning decisions within the whole Parish, including the UoY Campuses.</p> <p>The support for the plan is welcomed.</p>	<p>No change.</p>
<p>Response to the Draft Heslington Parish Neighbourhood Plan We think this is an excellent document and we fully support it. We believe it will serve to protect the character and environment of our village for the next 15 years. We would like to make a few comments, which we hope might be constructive.</p> <p><u>Policy HES 3 - Farming</u> We especially agree that the local farmers are CRUCIAL for the maintenance of Heslington's green infrastructure and hope that any new development will support and respect the rural working farms and all the farming businesses in Heslington. It must ensure that the farm traffic is accommodated and that it does not compromise any farming activities that need to come through the many Lanes and roads into the village; the farming vehicles and their activities are such an important part of our rural village life.</p> <p><u>Policy HES 6 - Conversion of Existing Buildings</u> We support this policy but when old buildings are being converted would it be-possible to ensure that traditional materials are always used to match the original building? For example similar brickwork and wooden windows and doors rather than plastic/UPVC because even minor alterations to an old building can affect the historic character of the locality.</p> <p>In addition we note there is no guidance regarding solar panels or satellite dishes on roofs that would be visible within the conservation area. We ask if this could be included in the Plan for general guidance.</p>	<p>Letter</p>	<p>Ru</p> <p>Ho</p>		<p>Noted. Transport Policies cover vehicular access and traffic in the Heslington Conservation Area.</p> <p>Policy on Urban Character (Housing) covers “<i>Building conversions and extensions which respect the vernacular forms, scale and character of Heslington</i>”.</p> <p>Not covered by the HPNP. It is understood that the Parish Council is</p>	<p>No change.</p> <p>No change.</p>

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>Policy HES 11 - Local Green Space. We fully support this policy and all the spaces identified, but most especially Dean's Acre, Pond Field and Church Field. NB. Recently a visually intrusive white plastic fence has partly replaced the existing wooden fencing surrounding Church Field. This is within the setting of Heslington Hall, the most important grade 1 listed building in the village and it conflicts with the conservation policies in the Plan. Thank you for all the hard work that has gone into producing this excellent Plan.</p>				<p>currently considering applying for an Article 4[2] Direction in relation to these matters.</p> <p>Noted.</p> <p>The support for the plan is welcomed.</p>	
<p>I think this is a very well thought out proposal which I wholeheartedly support. Heslington is a very special village which currently just about manages the balance between historic village and neighbour to a rapidly (inexorably?) growing university. Care needs to be given particularly to the issue of housing for students. I think section 8-10 (inclusive) of this document need to be strengthened and made more specific around:</p> <ol style="list-style-type: none"> 1. Heslington's housing stock must be kept for local families, not given to HMOs as that will ruin Heslington's character if left unchecked – just ask the residents of Badger Hill about what happened to their identity – it is just like a University campus extension on some roads. 2. Section 10 – phrasing of this needs to be adjusted to take into account Heslington residents whose houses adjoin university land. Our worst fear on Walnut Close is that the University decide to build student accommodation on the car park to the rear of our houses – it would massively affect the quality of living for us. Ditto a multi-storey carpark which is rumoured to be under consideration by the University for that plot of land. <p>I hope this helps. Happy to discuss any of this in more detail; if that would help.</p>	ResidentL	Ho	s11	<p>Policy for HMO adds further consideration.</p> <p>The York Draft Local Plan sets out the control parameters under which development of Campus West will be allowed. University of York campus sites West and East are allocated for: Education and uses ancillary to the primary purpose as a university. Whilst the Plan will have its own distinctive local policies, with legal standing, Neighbourhood Plans</p>	<p>HPNP text revised to add weight to current CYC Article 4 Direction and planning rules which govern HMOs.</p> <p>No change.</p>

COMMENT	SOURCE	TOPIC	PARA or Section	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
				must be consistent with York's planning policies.	
<p>Thank you for furnishing me with the details regarding the plans for Heslington Green Spaces, and the Heslington Neighbourhood Plan. I have read both with great interest. It is quite obvious that a great deal of hard work and dedication has been put into their composition and I very much applaud all those involved. Regarding the 'Green Spaces', I have one observation. I fully agree with the sites listed, 1 to 14, but sadly find that the village green, the grassy area between the entrance Little Hall and Lime Tree Farm, is not included. This could maybe be an oversight or even a deliberate omission!</p> <p>My understanding is that the named sites will be registered, and consequently protected, which of course is a much needed step in the right direction. I feel that if the village green is not registered it will be left open to face an undesirable fate.</p> <p>Not many months past, an application was made to construct a vehicle 'driveway' over the grass. Thankfully this application was turned down. But, there are nine properties who's occupiers, if they were so minded, could apply for a similar construction. Who knows, their application might be granted. With protection it would be a very definite 'No', without any chance of an appeal.</p> <p>I do not suggest that the present residents would apply for such a plan, but we all know, people don't always stay in the same place, they move home from time to time. New residents can't be expected to cherish the assets of Heslington as we do, so this could lead to further applications – and so on. We should surely adopt a 'belt and braces' attitude to protect the spaces that mean so much to us, the spaces that should be protected.</p> <p>I fully support the Local Green Spaces listed.</p>	Letter	Gen	s12	<p>Although Main Street verges are classified as CYC Highway they have been considered for designation as LGS.</p>	Policy on LGS has been revised.

Heslington Parish Neighbourhood Plan

CONSULTATION STATEMENT

Appendix 3:


Pre-Submission Consultation

Consultee responses

September 2019

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
HVT	<p>I write on behalf of the Heslington Village Trust to give the Trust's full support to the proposed Neighbourhood Plan as set out in the consultation document. In building on the success of the Heslington Village Design Statement, which it will supersede, the Plan will allow for appropriate development of the village.</p> <p>It will also allow for the development of the university that forms a significant part of the parish, while ensuring that the environmental character and qualities of the village and parish are preserved and protected for the benefit of all residents and businesses.</p>	Email	Gen		The support for the plan is welcomed.	No change
	The HESLINGTON MEETING ROOM COMMITTEE have studied the draft Neighbourhood Plan in detail and fully endorse its aims and policies.	Resident form	Gen		The support for the plan is welcomed.	No change.
BP	<p>I represent the owners of the Langwith Garden Village site, currently in the Local Plan as ST15. As you would expect, we will be submitting representations to the Heslington Neighbourhood plan process, but I wondered if you would like a meeting so that we can explain our position and further background to the site and how it could impact on the Neighbourhood Plan? If this is of interest please let me know and we can arrange a meeting, or attend one of your scheduled meetings.</p> <p>http://royalpilgrim.com/</p>	Email	Gen		<p>See also: http://www.landscapeagency.co.uk/new-garden-village/. A response has been sent acknowledging the email.</p>	No change.
HSMC	<p>Heslington Parish Neighbourhood Plan Comment by Heslington Sportsfield Management Committee. Heslington Sportsfield is a registered charity- No. 523247 The Heslington Sportsfield management Committee [HSMC] comprises a group of volunteers representing Heslington residents and the football and cricket clubs who use the field. Under their management the Sportsfield is in regular year-round use by a large number of local sportsmen as well as the regular casual users of the play equipment. Heslington Cricket Club have a growing junior section covering under 9, 11 and 13 learning the game. There are currently two senior teams playing Saturday cricket as well as a midweek team playing on Wednesdays in the Foss League. In 2019 they will be fielding a 3rd</p>	Email	Gr	s12	<p>Key Bu - Business Employment and Local Facilities Ag -Agricultural and rural Enterprise Ur - Urban design and Character Ho - Housing Gr - Local Green Environment Tm - Transport and Movement Un - University of York Tr - Traffic-current issues Co - Conservation area Gen - General</p>	

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
	<p>team playing home fixtures on Sunday afternoons. This team will be a Development side for junior players making the transition to senior cricket. For the juniors they will also be running the All Stars programme for U7 on Sunday mornings. Heslington Football Club have one team playing on Saturdays. Fulford Football Club is a FA Charter Standard Community Club with 28 teams this season. The club has 356 playing members with 37 seniors and 239 girls and boys in their junior section who play weekly at the Outgang on Saturdays and Sundays. HSMC are pleased to note that under policy HES: 9 there is encouragement for recreational facilities and green spaces to encourage healthy lifestyles. They are also pleased to note that the Heslington Village Sportsfield is recognised under paragraph 12.3 - 10 as an important local amenity (with football and cricket pitches, children's play area and pavilion).</p> <p>We note that under Policy HES: 11 "small size ancillary development will be permitted" provided that it meets certain criteria. The Sportsfield at present is well used and there are occasions where the current availability of parking for participants is very inadequate and if the opportunity occurs for an expansion of parking facilities adjacent to the Sportsfield the committee would like to use such an opportunity. The HSMC suggest that the interpretation of HES: 11 should also include the possibility of a discreet additional parking area dedicated to Sportsfield use and possibly on the field to the south of the existing playing field. Signed HSMC 7.03.2019</p>				<p>The support for the plan is welcomed.</p> <p>The Heslington Parish Neighbourhood Plan (HPNP) does not support conversion of local community designated green open space for parking. Allocation of land south of the playing field for parking is not within the remit of this Plan.</p>	<p>No change.</p> <p>No change.</p>
EPC	We continue to object to the current proposed location of ST15 (the Whinthorpe development of 3,339 houses). Clerk to Elvington Parish Council	Postal	Gen		Noted. The HPNP does not allocate sites for strategic development.	No change.
CA	<p>Heslington Parish Neighbourhood Plan</p> <p>Thank you for the notification of the 24 January 2019 consulting The Coal Authority on the above NDP. The Coal Authority is a non-departmental</p>	Email	Gen		It is noted that the Neighbourhood Plan area does not contain	No change.


REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
	<p>public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing. As you will be aware the Neighbourhood Plan area lies within the current defined deep coalfield. However the Neighbourhood Plan area does not contain any surface coal resources or recorded risks from past coal mining activity at shallow depth. On this basis the Coal Authority has no specific comments to make on your Neighbourhood Plan. In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements. The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan. Melanie Lindsley Development Team Leader</p>				<p>any surface coal resources or recorded risks from past coal mining activity at shallow depth. It is also noted that further updates are not required.</p>	
FPC	<p>At the meeting of Fulford Parish Council on 12th March, the Parish Council asked me to forward their congratulations to you on producing an excellent Neighbourhood Plan and they expressed their hope that it will pass on towards adoption. Rachel Robinson, Clerk and RFO to Fulford Parish Council</p>	Email	Gen		The support for the plan is welcomed.	No change.
EA	 <p>PRE-SUBMISSION CONSULTATION RESPONSE - (9 APRIL 2019) Please find our comments below for Heslington neighbourhood Plan. Thank you for consulting the Environment Agency regarding the above mentioned proposed draft plan. We have reviewed the information submitted and we wish to make the following comments</p> <p><u>Strategic Environmental Assessment</u> We note that the Council has a responsibility to advise the Parish Council if there is a need for formal Strategic Environmental</p>					


REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
	<p>Assessment of the draft Neighbourhood Plan. You are seeking our views in order to inform the Council's decision on this matter. We have considered the draft plan and its policies against those environmental characteristics of the area that fall within our remit and area of interest.</p> <p>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.</p> <p><u>Draft Plan</u> We have no objections to the draft plan. We are pleased to see a policy on the Environment (3.5) and it has good positive points to support Biodiversity.</p> <p><u>Site Allocations</u> We note that this area plan is allocating sites, but as these are already within the local plan and we will have previously commented on these, we have no further comments to make on these.</p> <p><u>Flood Risk</u> I note that the area has is showing to have areas to be a risk of flood (within Flood Zone 2.3). We would like to see flood risk policies and that minimising the impact of flooding referred to in an 'Environmental' section. This is a key sustainability issue and will be exacerbated in in the future due to climate change. In terms of both policy and site selection, flood risk should be a major consideration in your plan. In drafting your flood risk policy, you should:</p> <ul style="list-style-type: none"> • Emphasise that inappropriate development will not be considered acceptable in areas of high flood risk. • Highlight, where necessary, the need to undertake the sequential and exception tests. 				<p>EA "<i>consider that it is unlikely that significant negative impacts on environmental characteristics... will result through the implementation of the plan.</i>"</p> <p>The support for the plan is welcomed.</p> <p>The HPNP does not allocate any sites for development.</p> <p>Risk of flood is not considered significant in the Parish and is covered in Section 5. Impact on flood risk and related matters for strategic site allocations are covered within the York Draft Local Plan.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
	<p><u>Drinking Water</u> We note that this area has shrinking water protections zones (SPZ2) These areas need to be protected to protect the drinking water supplies. You may wish to discuss this with Yorkshire Water.</p> <p><u>Water quality</u> Proper management is important to protect water quality, both for groundwater and surface water resources.</p> <p>Drainage misconnections can occur in new developments, redevelopments, extensions or through refurbishment. Developers must ensure that they do not connect any foul drainage (including sinks, showers, washing machine/dishwasher outlets and toilets) to a surface water sewer, as this can send polluted water into watercourses. Similarly, developers should ensure that they do not connect surface water drainage (e.g. roof gutter downpipes) into foul sewers as this can cause overloading of the foul sewer during heavy rainfall.</p> <p>Polluted surface water flows from areas like car parks or service yards should always have sufficient pollution prevention measures in place to ensure the protection of groundwater and watercourses from specific pollutants like petrol (hydrocarbons) and suspended solids. Developers should follow appropriate pollution prevention guidance when designing formal drainage for large areas of hardstanding.</p> <p>Ideally, applicants should introduce more ‘surface’ or ‘green’ drainage solutions to aid improvements in water quality, such as swales along hardstanding boundaries, or a more advanced reed bed system for larger sites. These solutions are easier to access and maintain than engineered solutions like petrol/oil interceptors, which require regular maintenance to ensure they operate correctly. We would welcome a policy which requires a net gain in biodiversity through all development.</p>				<p>Noted.</p> <p>Noted.</p>	<p>No change.</p> <p>No change.</p>

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
	<p>River restoration We would welcome the inclusion of a specific river policy, addressing the following:</p> <ul style="list-style-type: none"> • Minimum of 8 metre (m) buffer zones for all watercourses measured from bank top to provide an effective and valuable river corridor and improve habitat connectivity. A 5m buffer zone for ponds would also help to protect their wildlife value and ensure that the value of the adjacent terrestrial habitat is protected. • Development proposals to help achieve and deliver WFD objectives. Examples of the types of improvements that we may expect developers to make are: removal of obstructions (e.g. weirs), de-culverting, regrading banks to a more natural profile, improving in-channel habitat, reduce levels of shade (e.g. tree thinning) to allow aquatic vegetation to establish, etc. Proposals which fail to take opportunities to restore and improve rivers should be refused. If this is not possible, then financial or land contributions towards the restoration of rivers should be required. • River corridors are very sensitive to lighting and rivers and their 8m buffer zones (as a minimum) should remain/be designed to be intrinsically dark i.e. Lux levels of 0-2. <p>It may be useful to include ownership information details for landowners, applicants or developers who have a watercourse running through or adjacent to their site. Many people believe that the Environment Agency own 'main rivers' which is not the case. Whilst we hold permissive powers to carry out maintenance on main rivers, the site owner is the 'riparian owner' of the stretch of watercourse running through their site (whole channel) or adjacent to their site (up to the centre line of the channel) – and this includes culverted watercourses. Our 'Living on the Edge' publication provides important guidance for riverside owners.</p>				<p>Noted.</p> <p>Noted.</p>	<p>No change.</p> <p>No change.</p>


REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
	<p>Applicants should remove watercourses from existing culverts where this is feasible. This will help to reduce flood risk from blocked or collapsed culverts, and open channels are significantly easier for the landowner to maintain. Culverts that cause blockages of the watercourse are the responsibility of the owner to repair. Additionally, we will usually object to planning applications that propose new culverts.</p> <p>Your plan policy should also provide details of 'buffer zones' that are left adjacent to watercourses. We will always ask developers to maintain an undeveloped, Naturalised, 8 metre buffer zone adjacent to main rivers. We ask that applicants do not include any structures such as fencing or footpaths within the buffer zone as this could increase flood risk - through the inclusion of close-board fencing for example. Any works or structures that applicants intend within 8m of a main river will require a flood defence consent from us, which is separate from and in addition to any planning permission granted.</p> <p><u>Sustainable construction</u></p> <p>You could also help your community save money through sustainable construction. Neighbourhood planning is an opportunity for communities to encouraging efficient water and waste management systems in new buildings, and use locally sourced wood fuel for heating. You could also help to promote the use of sustainable materials in construction, and encourage energy efficiency measures for new builds. These measures will reduce the cost of construction for developers and help to reduce utility bills for those using the building. This will also help the environment by reducing emissions and improving air quality.</p> <p>We hope this response helps you develop your plan. Claire Dennison, Sustainable Places Planning Advisor <i>Email: Claire.Dennison@environment-agency.gov.uk</i></p>				<p>Noted.</p> <p>Noted.</p>	<p>No change.</p> <p>No change.</p>

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
HE SEA	 <p>Historic England YORKSHIRE</p> <p>Our ref:PL00539328 11 March 2019</p> <p>Heslington Neighbourhood Plan: Strategic Environmental Assessment Screening Opinion Consultation</p> <p>We write in response to your e-mail of Thursday 24 January 2019, seeking a Screening Opinion for the Heslington Neighbourhood Plan Preferred Options draft. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it likely to have a significant effect on the environment?" in respect to our area of concern, cultural heritage. Our comments are based on the information supplied within the Heslington Neighbourhood Plan Preferred Options draft and associated documents. The Heslington Neighbourhood Plan area is situated on the southern edge of York's urban area and contains 2 grade II* and 30 grade II listed buildings, 1 Registered Historic Landscape, 1 Scheduled Monument and Heslington Conservation Area. It will also have a number of locally important buildings, sites, areas and landscapes. Much of the Neighbourhood Plan area falls within York's Green Belt.</p> <p>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 <u>not</u> required.</p> <p>The views of the other three statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made. We should like to stress that this opinion is based on the</p>	Email	SEA		<p>Correction made to references to number of listed building and structures</p> <p>It is noted that the preparation of a full Strategic Environmental Assessment is NOT required.</p>	<p>HPNP text amended so to reflect HE response i.e. 32 buildings/structures.</p> <p>No change.</p>


REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
	<p>information available in the Heslington Neighbourhood Plan Pre-submission draft attached to your e-mail. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that, despite the SEA, these would have an adverse effect upon the environment.</p> <p>We would be pleased if you can send a copy of the determination as required by REG 11of the Environmental Assessment of Plans and Programmes Regulations 2004.</p> <p>Historic England strongly advises that the conservation and archaeological staff of the York City Council are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets. We look forward to receiving an invitation to comment upon the Heslington Neighbourhood Plan Submission in due course. Thank you in anticipation. Yours sincerely</p> <p><i>Craig Broadwith Historic Places Adviser.</i> E: Craig.Broadwith@HistoricEngland.org.uk</p>				<p>A copy of the determination as required by Reg. 11of the Environmental Assessment of Plans and Programmes Regulations 2004 is requested.</p>	<p>Reg. 11 notification to statutory bodies of the determination of the screening process has been made.</p> <p>I.e. there is not likely to be significant (adverse) environmental effects.</p>
HE	 <p>Historic England YORKSHIRE</p> <p>Our ref:PL00539328</p> <p style="text-align: right;">11 March 2019</p> <p>Heslington Neighbourhood Plan Pre-submission consultation response</p> <p>Thank you for consulting Historic England in connection with the Pre-submission draft Heslington Neighbourhood Plan. The Heslington Neighbourhood Plan area is situated on the southern edge of York's urban</p>	Email	Gen			

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	<p>area and contains 2 grade II* and 30 grade II listed buildings, 1 Registered Historic Landscape, 1 Scheduled Monument and Heslington Conservation Area. It will also have a number of locally important buildings, sites, areas and landscapes. Much of the Neighbourhood Plan area falls within York's Green Belt.</p> <p>We would like to advise that we do have concerns with aspects of the draft Neighbourhood Plan, particularly in relation to the Plans response to new development impacting on the Green Belt which falls within the Neighbourhood Plan Area. The primary purpose of the York Green Belt is to safeguard the special character and setting of the historic city, a development in the Green Belt, therefore, has the potential to impact upon elements which contribute towards the significance of York. You may be aware that Historic England has already raised this matter with York City Council, as follows:</p> <p><i>"We have particular concerns about the area identified for the future expansion of the University and consider that further consideration needs to be had as to how the growth of this important institution might be delivered in a manner which best safeguards the elements which contribute to the setting of this important historic City.</i></p> <p><i>Notwithstanding the caveats within the Planning Principles (set out in the Publication Draft of the City of York Local Plan), regarding the limits on the development footprint of any new development at Campus East and for an "appropriately landscaped buffer between the site and the A64", this proposal could harm two elements which contribute to the special character of the historic City.</i></p> <p><i>Firstly, this area is prominent in views from the A64. The expansion of the University to the extent of the area identified would bring development very close to the Ring Road. This will fundamentally change the relationship which the southern edge of York has with the countryside to its south. It will also alter people's perceptions when travelling along this route about the setting of the City within an area of open countryside.</i></p>		Gr		<p>At present, York does not have an adopted Local Plan. In the meantime it is necessary for the Neighbourhood Plan to be in general conformity with the strategic policies of the development plan. Within this context the appropriate strategic Green Belt policies are the saved policies of the otherwise revoked Yorkshire and Humber Plan Regional Spatial Strategy (2008) (the RSS). Until a Local Plan for York is adopted, development management decisions relating to proposals falling within the general extent of the Green Belt have and</p>	<p>No change.</p> <p>Based on prior Examiner comments, CYC recommend neighbourhood plans continue to apply the approach to the identification of the Green Belt as set out currently in the RSS and the Fourth Set of Changes Development Control Local Plan (2005) on an interim basis until such times as the emerging Local Plan is adopted.</p>

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	<p><i>Moreover, it is by no means certain that the requirement for on "appropriately landscaped buffer" between the site and the A64, will not, itself, further harm the openness of the Green Belt in this location. Previous landscaping schemes by the University in this part of the City have simply resulted in earth bunding: an alien features in the flat landscape to the south of the City.</i></p> <p><i>Secondly, the expansion of the university towards the ring road could also harm the relationship which the historic city of York has to the surrounding villages - another element identified in the Heritage Topic Paper as contributing to the special character of York. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements. The expansion of the University would effectively reduce the gap between the edge of the built up area of the City and this proposed new settlement west of Elvington Lane (Site ST15) to 1.6km.</i></p> <p><u>Recommendation</u></p> <p><i>The future expansion of the University should be restricted to within the Campus East and consideration should be given to the expansion of the university in a northerly direction onto Site ST4 instead."</i></p> <p>In the context of our advice and recommendation to York City Council, we have therefore provided a detailed schedule of comments and recommendations upon the Submission Draft Neighbourhood Plan policies in the attached Appendix, which we would advise you to incorporate into the revised draft of the Heslington Neighbourhood Plan, following the end of the Pre-submission Draft consultation period. We look forward to being consulted upon the Submission Draft of the Heslington Neighbourhood Plan by York City Council in due course. If you have any queries about the content of this letter, please do not hesitate to contact me. Yours sincerely</p> <p>Craig Broadwith Historic Places Adviser.</p> <p>E: Craig.Broadwith@HistoricEngland.org.uk</p>				<p>will be made on the basis that the land in question should be treated as Green Belt.</p> <p>The detailed comments from HE relating to the City of York Draft Local Plan are noted. However, it is considered that these matters are outside the remit of the Neighbourhood Plan.</p> <p>The detailed schedule of comments is noted. However as the HPNP does not allocate any sites for development, it is considered that these matters are outside the remit of the Neighbourhood Plan.</p>	<p>No change.</p> <p>No change.</p> <p>Also see separate schedule below.</p>

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NE	 <p>CYC forwarded the response from NE:</p> <p>“The advice is clear - 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 <u>that it is likely to not need to go forward to either HRA or SEA.</u>”</p>				<p>The HPNP does not allocate any sites for development.</p> <p>CYC have therefore suggested that the HPNP is currently in accordance with Natural England advice i.e. that the policies would be applied if a development came forward in the plan to shape development but that no sites were actually allocated for development.</p>	<p>HPNP text has been clarified to confirm this position.</p> <p>Therefore, as indicated by NE, the HPNP <u>“is likely to not need to go forward to either HRA or SEA”.</u></p> <p>HRA/SEA updated to include NE and other relevant comments from the Pre-Submission consultation.</p>
YUSU	<p>Please find below the students' union response to the Heslington Neighbourhood Plan: <i>The Students' Union have considered the Heslington Neighbourhood Plan and are confident that the plan has been thoroughly consulted on with student residents as well as permanent residents. The Students' Union support the policies covered in the plan. Policies of particular interest for the students' union are policy 10 student accommodation and policy 13, 14, 15, and 16 regarding transport in the area and policy 17 University of York. Policy 10 student accommodation; appreciates the need for development on the University campus to accommodate students but also considers</i></p>	Email	Gen		The support for the plan is welcomed.	No change

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	<p><i>how to keep the village of Heslington preserved as a residential community, that students and local people can both enjoy, which the students' union fully supports.</i></p> <p><i>The policy areas 13,14,15 and 16 carefully consider the traffic in the local area and compliment the sustainable transport schemes run by the University of York and the large numbers of people commuting to the University on a daily basis.</i></p> <p><i>The Students' Union would like to thank all those involved in the neighbourhood plan for Heslington and the time and effort taken to consult with students in the area.</i></p> <p>Stephanie Pearson, Community Manager. University of York Students' Union (YUSU)</p>					


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Gladman	 <p>Gladman House, Alexandria Way Congleton Business Park Congleton, Cheshire CW12 1LB T: 01260 288800 F: 01260 288801 www.gladman.co.uk</p> <p>By email only to: Heslingtonncnplan@outlook.com</p> <p>12th March 2019</p> <p>Dear Sir/Madam,</p> <p>This letter provides Gladman's representations in response to the draft version of the Heslington Neighbourhood Plan (HNP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation of numerous plans across the country, it is from this experience that these representations are prepared.</p> <p>Legal Requirements</p> <p>Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the HNP must meet are as follows:</p> <p><i>(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.</i> <i>(d) The making of the order contributes to the achievement of sustainable development.</i> <i>(e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</i> <i>(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.</i> <i>(g) The making of the neighbourhood plan does not breach the requirements of Chapter 8 of part 6 of the Conservation of Habitats and Species Regulations 2017.</i></p> <p>Revised National Planning Policy Framework</p> <p>On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper. The Government published a revised version of the 2018 Framework on the 19th February 2019. The revision makes a handful of minor changes which provide greater clarity on housing delivery and seeks to respond to issues that have arisen since the publication of the 2018 Framework.</p> <p><small>Directors: D J Gladman BA, K J Gladman MCSP SRP, J M S Shepherd BSc, CEng, MIEE, G K Edwards DipTP, MRTP VAT Registration No. 677 6792 63 Registered Address: Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, CW12 1LB, Registration No. 3341567</small></p>	Email	Gen			



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	<p>Paragraph 214 of the Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019. Given the date of this consultation the submission of the HNP will occur after this date, and therefore the comments below reflect the relationship between Neighbourhood Plans and the National Planning Policy Framework adopted in 2019.</p> <p>National Planning Policy Framework and Planning Practice Guidance</p> <p>The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.</p> <p>At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.</p> <p>The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account of and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.</p> <p>The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.</p> <p>Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p> <p>Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.</p> <p>Planning Practice Guidance</p> <p>It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements of the wider area as confirmed in an adopted development plan. The Framework requirements have now been supplemented by the publication of Planning Practice Guidance (PPG).</p> <p>On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.</p>				<p>Refers to NPPF (2019) revisions.</p>	<p>Based on CYC guidance the HPNP text in the Submission version has been updated to reflect NPPF (2019) guidance.</p>


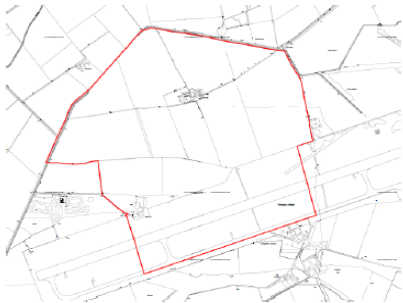
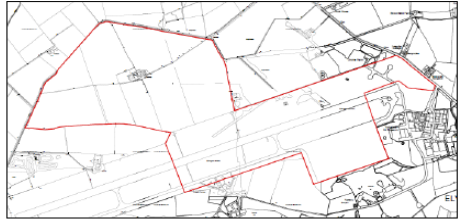
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	<p>On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG, providing clarity on the measures a qualifying body should take to review the contents of a neighbourhood plan where the policy evidence base becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying body's anticipated timescales in this regard.</p> <p>Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded.</p> <p>Relationship to Local Plan</p> <p>To meet the requirements of the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.</p> <p>The York City Core Strategy Submission 2011, was submitted to the Secretary of State in February 2012, however following the Planning Inspector's Report, which raised concerns regarding the compliance of the Plan with the NPPF, the document was withdrawn by Councillors. Therefore, there is currently no adopted Local Plan against which the Heslington Neighbourhood Plan will be tested.</p> <p>To meet the requirements of the Framework, the Council has commenced work on new Local Plan. The new City of York Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on Friday 25th May 2018. Hearing sessions are yet to be confirmed by the Inspector.</p> <p>As such, given that the Plan is still in the process of being examined, there remains considerable uncertainty over what level of development that the Heslington Neighbourhood Plan Area may need to accommodate to assist the Council in meeting its housing needs. Accordingly, the Plan will need to ensure that it allows for sufficient flexibility to ensure that it is able to react to changes that may arise through the emerging Local Plan Examination</p> <p>Heslington Neighbourhood Plan</p> <p>This section highlights the key issues that Gladman would like to raise with regards to the content of the HNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to the Plan being submitted for Independent Examination.</p> <p>Policy HES 4: Sustainable Design</p> <p>Policy HES 4 states that new development will be supported where high quality design is incorporated. A list of 8 design criteria are specific within the policy text.</p> <p>Whilst Gladman recognise the importance of high-quality design, planning policies should not be overly prescriptive and need flexibility in order for schemes to respond to sites specifics and the character of the local area. There will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.</p>		Ho	HES: 4	<p>The HPNP does not allocate or designate land or specific locations for strategic site development.</p> <p>These matters have been previously considered during the independent examination of other City of York area Neighbourhood Plans. E.g. Rwk NP. <i>Adopted 20 Dec 18.</i></p> <p>Gladman considers some policies do not reflect the requirements of national policy and guidance. Policy HES: 4 is considered as overly prescriptive and needs flexibility in order for schemes to respond to sites specifics.</p>	<p>No change.</p> <p>HPNP text amended to reference NPPF (2109) para 126f: <i>"... 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."</i></p>


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	<p>Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments. We suggest that regard should be had to paragraph 126 of the NPPF 2019 which states that: <i>‘To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework 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.’</i></p> <p>Policy HES: 8 Housing Mix and Affordability</p> <p>Policy HES 8 states that development will be permitted if it includes a balanced mix of house types to meet local need.</p> <p>Gladman would like to take this opportunity to politely remind the Parish Council that it is not within their remit to determine planning applications, and as such, we suggest that the word ‘permitted’ is replaced with ‘supported’ in the policy.</p> <p>Policy HES: 11 Local Green Space</p> <p>Policy HES 11 identifies 11 parcels of land that are proposed for designation as Local Green Space.</p> <p>Gladman have been unable to locate any specific evidence that would support the allocation of these parcels of land as Local Green Space. We consider that it is essential that a robust evidence base is produced and made publicly available for review and comment.</p> <p>The designation of land as LGS is a significant policy designation and effectively means that once designated, they provide protection that is comparable to that of Green Belt land. As such, the Parish Council should ensure that the proposed designations are capable of meeting the requirements of national policy if they consider it necessary to seek LGS designation.</p> <p>The Framework is explicit in stating at paragraph 77 that ‘Local Green Space designation will not be appropriate for most green areas or open space’. With this in mind, it is imperative that the plan makers can clearly demonstrate that the requirements for LGS designation are met. The designation of LGS should only be used:</p> <ul style="list-style-type: none"> • Where the green space is in reasonably close proximity to the community it serves; • Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and • Where the green area concerned is local in character and is not an extensive tract of land. <p>The issues surrounding LGS designations have been considered in a number of other Examiner’s reports across the country and we highlight the following decisions:</p> <ul style="list-style-type: none"> - The Seldlescombe Neighbourhood Plan Examiner’s Report recommended the deletion of a LGS measuring approximately 4.5ha as it was found to be an extensive tract of land. 		Ho Gr	HES: 8 HES: 11	Noted. Rationale and evidence for designation of LGS is included within section 12 and 13.	HPNP policy text amended in line with Gladman recommendation to read “...will be supported where...” HPNP text updated in line with NPPF 2019 para. 100. Additional LGS Appendix 1 to Basic Conditions Statement now included to further evidence and clarify the basis for designation.


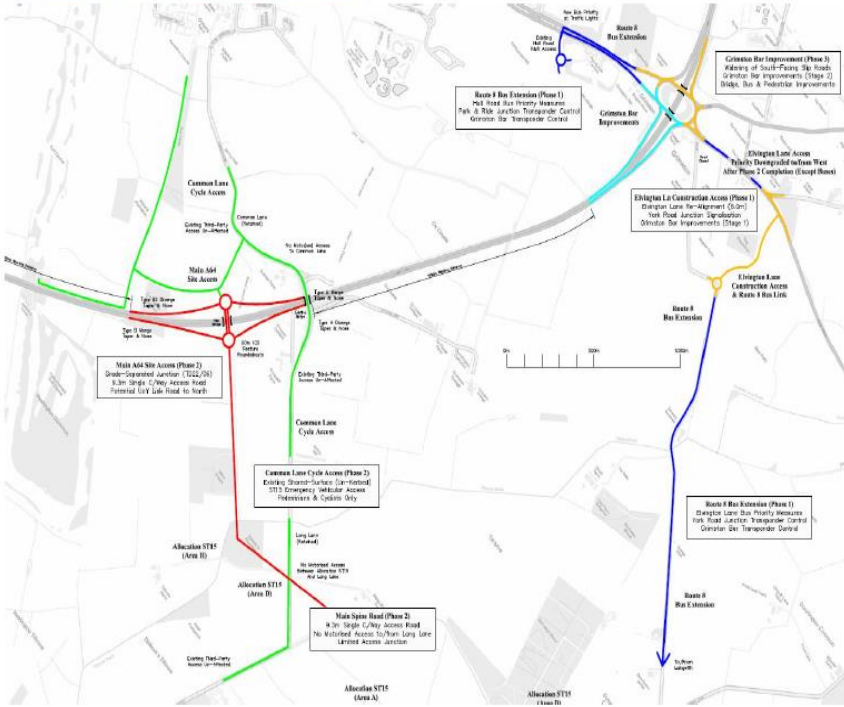
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	<ul style="list-style-type: none"> - The Oakley and Deane Neighbourhood Plan Examiners Report recommended the deletion of a LGS measuring approximately 5ha and also found this area to be not local in character. Thereby failing to meet 2 of the 3 tests for LGS designation. - The Alrewas Neighbourhood Plan Examiner’s Report identifies that both sites proposed as LGS in the neighbourhood plan ‘in relation to the overall size of the Alrewas Village’ to be extensive tracts of land. The Examiner in this instance recommended the deletion of the proposed LGSs which measured approximately 2.4ha and 3.7ha. - The Freshford and Limpley Neighbourhood Plan Examiner’s Report identified that the six LGS proposed did not meet the criteria required by the Framework either collectively or individually. Indeed, the Examiner identified that the combination of sites comprised of an extensive tract of land. The Examiner also considered that the protection of fields to ‘prevent agglomeration between the settlement areas... is not the purpose of Local Green Space designation’. - The Eastington Neighbourhood Plan Examiner’s Report recommended the deletion of three LGS (16ha and 2ha) considered to be extensive tracts of land. The third proposed LGS was deleted due to the lack of evidence demonstrating its importance and significance to the local community. - The Tattenhill and Rangemore Neighbourhood Plan Examiner’s Report recommended the deletion of 2 LGS comprising of 4.3ha and 9.4ha. - The Norley Examiner’s Report identified a total of 13 parcels of land to be designated as LGS. The Examiner recommended at §4.98 that the identification of these extensive tracts of agricultural land was contrary to NPPF policy and recommended that the policy should be deleted. The proposed LGS measured in the range of 1ha – 4.3ha. <p>In view of the above, Gladman suggest that the Parish Council take the time to produce a robust evidence base to support the proposed LGS allocations.</p> <p>Policy HES: 12 Green Environment</p> <p>Policy HES 12 states that new development will be supported when it can be demonstrated that no significant harm to a list of ecological assets will result.</p> <p>Paragraph 171 of the Framework 2019 refers to the need for criteria-based policies in relation to proposals affecting protected wildlife or geodiversity sites or landscape areas, and that protection should be commensurate with their status which gives appropriate weight to their importance and contributions to wider networks. As currently drafted, Gladman do not believe this policy fully aligns with the Framework. The policy fails to make a distinction and recognise that there are two separate balancing exercises which need to be undertaken for national and local designated sites and their settings. We therefore suggest that the policy is revisited to ensure that it is consistent with the approach set out within the Framework.</p> <p>Conclusions</p> <p>Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the HNP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area.</p>		Gr	HES: 12	<p>Gladman do not believe this policy fully aligns fully with Paragraph 171 of the NPPF (2019) framework and suggests policy is revisited.</p> <p>NOTE: Policy was drafted with specific CYC guidance on text to maintain consistency with the York Draft Local Plan.</p>	<p>In so far as NPPF (2019) para 171 is relevant, the HPNP text differentiates local (e.g. green wedges) and national (e.g. LDV NNR) elements; and highlights the importance of habitat networks. The HPNP does not allocate land/sites for development.</p>


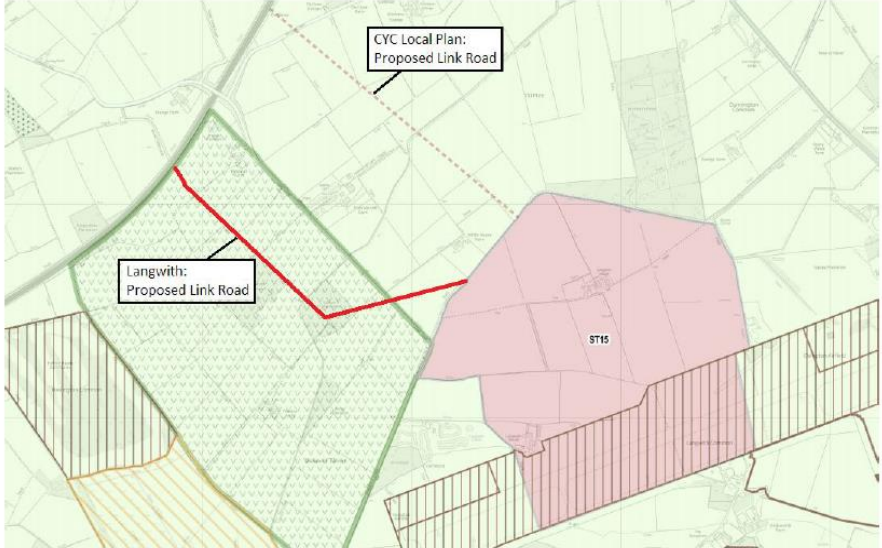
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						Policy re-titled to <i>Green Infrastructure</i> for consistency.
	<p>Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.</p> <p>Yours faithfully,</p>  <p>Megan Pashley m.pashley@gladman.co.uk Gladman</p>					


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<p>Quod obo LDP</p>	<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p>Our ref: Q70385/tw/gl Your ref: Email: Tim.waring@quod.com Date: 12 March 2019</p> <p>Heslington Parish Council c/o the Parish Clerk The Byre Field House Farm Thornton-le-Clay York YO60 7QA</p> <p>Dear Sirs</p> <p>Heslington Parish Neighbourhood Plan – Consultation (Regulation 14) Representations of behalf of Langwith Development Partnership</p> <p>Quod act on behalf of Langwith Development Partnership ('LDP'), who are promoters of a sustainable garden village (Langwith) which falls partly within the Neighbourhood Plan's Designated Area. Consequently, LDP have significant interests in the emerging Heslington Neighbourhood Plan ("HNP").</p> <p>These representations demonstrate that LDP support Heslington Parish Council ('HPC') promotion of the HNP and the benefits of that it can bring in terms of both supporting and managing growth. LDP are especially supportive of the HNP's recognition that <i>"future developments will be welcomed"</i> where they are sympathetic and protect and the character of the area.</p> <p>In order to provide context to the following representations to the HNP, I have set out a summary background to the proposed new garden village of Langwith.</p> <p>Background to Langwith</p> <p>A new garden village has been promoted southeast of York by City of York Council ('CYC'), since the early stages of the draft York Local Plan. Since 2013, a new settlement has been promoted by the Council on land south of the A64, largely within HPC's administrative area.</p> <p>A new settlement has been promoted in the emerging Local Plan initially on land largely owned by Halifax Estates, and latterly on land owned/controlled by Halifax Estates and Oakgate/Caddick Group. Both parties have come together to form a joint development venture – LDP.</p> <p>LDP have supported the promotion of a new garden village in principle in southeast York, albeit they have raised objections to the latest version of the draft Local Plan. The objections are primarily in respect of the proposed new settlement defined as allocation ST15, on the grounds that the proposed form of the settlement is not appropriate (for a range of environmental and technical reasons) and has not been proven to be viable by CYC.</p> </div> <div style="width: 45%; text-align: center;">  <p>By email</p> </div> </div> <div style="margin-top: 20px;">  <p>Quod Capitol Bond Court Leeds LS1 5SP 0113 245 1243 www.quod.com <small>Quod Limited. Registered in England at above address No. 7170188.</small></p> </div>	<p>Email</p>	<p>Gen</p>		<p>Quod set out background to the proposed new garden village of Langwith.</p> <p>Allocation of strategic sites for development in York is determined by the York Draft Local Plan and is not within the remit of this Plan.</p>	<p>The HPNP does not allocate any sites for development.</p> <p>No change.</p>



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<p>Quod obo LDP</p>	 <p>LDP have promoted an alternative form of development for the allocation, which straddles Heslington and Elvington Parish Council’s boundaries. It also involves less development within the HPC’s administrative area. A comparison between the ST15 allocation and the proposed Langwith allocation is shown in Figure 1 below.</p> <p>Figure 1: Boundaries of ST15 and Langwith</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="318 598 719 943"> <p>ST15</p>  </div> <div data-bbox="736 598 1191 914"> <p>Langwith</p>  </div> </div> <p>The new garden community proposed in southeast York is one of a range of proposed housing allocations to meet the City’s housing needs, including in part those needs in Heslington.</p> <p>It is notable that the HNP aims to deliver growth through a number of means, including the strategic site allocations promoted in the York Local Plan, including ST15.</p> <p>LDP welcome the HNP’s support for delivering growth, especially on strategic sites. It is, however, noted at this stage that it would be premature for the HNP to definitively define the strategic allocation ST15 whilst there are outstanding objections to it from the main land owners. The HNP should, therefore, be flexible and recognise that an alternative boundary to the allocation may be found more sound as part of the Examination of the draft York Local Plan. For reasons outlined in these representations, we would hope HPC would find Langwith more meritorious, from a planning perspective, than ST15.</p> <div style="background-color: #0070C0; color: white; padding: 5px; margin-top: 10px;"> <p>LDP, therefore, respectfully request that the HNP recognises that the boundary of ST15 may change as part of the York Local Plan Examination.</p> </div>		<p>Gen</p>		<p>Quod/LDP request the Plan recognises that the boundary of ST15 may change.</p> <p>HPNP acknowledges York Draft Local Plan development work is ongoing and specifically references York Draft Local Plan – 2018 Policies/Proposal Map South.</p>	<p>No change.</p> <p>No change.</p>


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<p>Quod obo LDP</p>	 <p>Travel and Transportation Issues</p> <p>It is recognised in the HNP that there is a considerable level of functional interdependence of various areas within the HNP area. Notably at Section 8.4 it is recognised that Heslington Parish, the Village, the Science Park and the University of York ('UoY') are co-dependent.</p> <p>It is also recognised that traffic implications arise from these inter-dependent areas, and any development expansion within the HNP area will need to include measures to control (or reduce) traffic.</p> <p>The inter-dependence of various parts of the Parish will become more broader with the development of a new garden community in the south east of HPC, as well as the proposed expansion of the Elvington Business Park (to the south of the HPC Parish boundary).</p> <p>It is therefore important that the HNP promotes a strategic public transport strategy that will ensure strong linkages between the different parts of the Parish, especially by non-car modes (i.e., public transport, cycle and pedestrian).</p> <p>The importance of exploring synergies between the different parts of Heslington are recognised in the draft York Local Plan, which encourages functional and transport linkages between the UoY, York Science Park ('YSP') and ST15.</p> <p>LDP are promoting high quality public transport links (as well as cycle/pedestrian links) to serve Langwith and integrate it with different parts of Heslington. A diagram of the potential public transport linkage is shown at Figure 2.</p> <p>Alongside this, LDP are also exploring potential synergies with both the UoY and YSP that could benefit the wider public transport access of the both areas.</p> <p>LDP would wish to work with HPC on an appropriate public transport strategy, to ensure that high quality linkages between the various areas of the Parish are established, in an appropriate manner (both technically and environmentally).</p>		<p>Tr</p>	<p>s14</p>	<p>Noted. Sustainable Transport policy aims to ensure that new development is supported by a balanced mix of sustainable transport options and does not have an adverse impact on traffic safety and congestion.</p>	<p>No change</p>


REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>Quod obo LDP</p>	<div style="text-align: center;">  </div> <p>Figure 2: Transport Strategy for Langwith</p>  <p>Transport Links</p> <p>The York Local Plan identifies the need for a new link road between ST15 and the A64. LDP concur that a new link road is required to the A64, but in addition a secondary access via Elvington Lane. This is required for both technical, traffic congestion and environmental reasons. The access arrangements for Langwith are shown in Figure 2 (i.e., the red route south of the A64, and the blue route along Elvington Lane).</p>					


REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>Quod obo LDP</p>	<div style="text-align: right;">  </div> <p>Figure 3: Access Routes to ST15 / Langwith from A64</p>  <p>It can be seen on Figure 3 that LDF's proposed link road between Langwith and the A64 is positioned differently to that proposed in the York Local Plan (i.e., it is located further south west). In discussions with Highways England ('HE'), LDP have been advised that the proposed 'Langwith' location shown in Figure 2/3 is the only technically feasible option.</p> <div style="background-color: #0070C0; color: white; padding: 5px; margin-top: 10px;"> <p>LDP respectfully request that the HNP is modified to show the alignment of the LDP's proposal at Figure 2.</p> </div>		<p>Tr</p>		<p>HPNP acknowledges that work on the York Draft Local Plan is ongoing and specifically references York Draft Local Plan – 2018 Policies/Proposal Map South and City of York Local Plan - Publication Draft (Regulation 19 Consultation February 2018).</p>	<p>No change.</p>

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>Quod obo LDP</p>	 <p>Housing Delivery in the HNP Area</p> <p>The HNP notes (Section 7.2) that the draft York Local includes allocations for approximately 3,500 homes across the Parish boundary, with only 2,411 being in the HNP area. This is explained further in Section 5.1.5, which states that of the total capacity of the ST15 allocation (3,339 homes); only 2,200 homes will be constructed in the Parish. This appears incorrect, as the entirety of the ST15 allocation falls within the Parish (and HNP) boundary.</p> <p>It is, however, the case that the Langwith site boundary falls across both Heslington and Elvington Parish boundaries, and a good proportion of the site falls within Elvington Parish Council. It is estimated that of the total site area (204ha ha) of Langwith, 125ha (61%) falls within Heslington Parish and 79ha (39%) within Elvington Parish. On the other hand, draft allocation ST15 (159ha) falls entirely within Heslington Parish boundary.</p> <p style="background-color: #0070C0; color: white; padding: 10px;">LDP request clarification on the HNP’s assessment of housing delivery within the HNP area, whilst at the same time requesting that the HNP should be flexible in the event that the boundary of the new settlement changes as a result of the Examination of the York Local Plan.</p> <p>Green Belt</p> <p>The vast majority of the HNP area is within the draft Green Belt (Section 5.3 of the HNP).</p> <p>It is recognised in the draft York Local Plan and supported by the draft HNP, that York’s Green Belt needs to be modified within HPC’s area, most notably to accommodate some of the housing needs of the City, through the development of a new settlement. LDP’s promotion of Langwith will reduce the Green Belt landtake within Heslington PC by c. 45ha compared to that taken up by allocation of ST15 of the York Local Plan.</p> <p>Moreso, LDP’s promotion of Langwith involves a significant “brownfield” land take up (i.e., Elvington Airfield), and as a consequence, Langwith has a greater balance of brownfield landtake than draft allocation ST15.</p> <p>The Plans at Figure 4 below demonstrate the greenfield/brownfield landtake associated with Langwith and ST15.</p>			<p>5.1.5 7.2 SEA</p>	<p>CITY OF YORK Local Plan - Publication Draft February 2018 (Regulation 19 Consultation) on page 54 states:</p> <p>Policy SS13: Land to West of Elvington Lane</p> <p>The development of Land West of Elvington Lane (ST15) supports the Local Plan vision in delivering a new sustainable garden village for York. It will deliver approximately 3,339 dwellings, around 2,200 units of which will be delivered within the plan period. Location and boundary definition of ST15 is a York Draft Local Plan matter and not within the remit of this Plan.</p>	<p>HPNP text amended in line with Quod recommendation to: <i>The development of Land West of Elvington Lane delivers approximately 3,339 dwellings.</i></p>

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>Quod obo LDP</p>	<div data-bbox="1003 263 1205 375" style="text-align: right;">  </div> <p data-bbox="324 462 705 486">Figure 5: Langwith Habitat Enhancement Area</p>  <p data-bbox="313 933 1209 1053">HPC have objected to Policy OS10 of the emerging York Local Plan, which is the alternative to LDP's HEA. HPC's principal concern is the site being taken out of agricultural use, and the prospect of disturbance from people and domestic animals on the adjacent Tillmire SSSI. LDP's proposed HEA, will remove any resultant prospect of disturbance on the SSSI, given it will be managed. This has been supported by Natural England and Yorkshire Wildlife Trust.</p> <div data-bbox="313 1077 1198 1204" style="background-color: #0070C0; color: white; padding: 10px;"> <p>LDP, therefore, recommend that the area identified above in Figure 5 is designated as a local green space, but with managed public access.</p> </div> <p data-bbox="313 1236 582 1252">Policy Specific Representations</p> <p data-bbox="313 1268 1008 1284">In view of the above, LDP wish to make the following comments on specific policies:</p> <p data-bbox="369 1316 873 1332">Policy HES:2 – New Business and Employment Development</p> <p data-bbox="313 1348 1209 1412">This Policy seeks to steer business and employment development to particular areas of the Parish. that the HNP seeks to restrict business and employment development within the strategic sites, including the new settlement, to those which are 'local facilities for the housing'.</p>		<p>Gr</p>		<p data-bbox="1556 470 1825 678">Allocation of strategic sites for development in York is determined by the York Draft Local Plan and is not within the remit of this Plan.</p> <p data-bbox="1556 1013 1825 1252">Quod/LDP request a further land area contained within their alternative proposal to the York Draft Local Plan is designated as Local Green Space.</p>	<p data-bbox="1859 470 1993 502">No change.</p> <p data-bbox="1859 1013 2049 1332">Allocation of these areas is a matter for the emerging York Draft Local Plan and not within the remit of the HPNP. No change.</p>

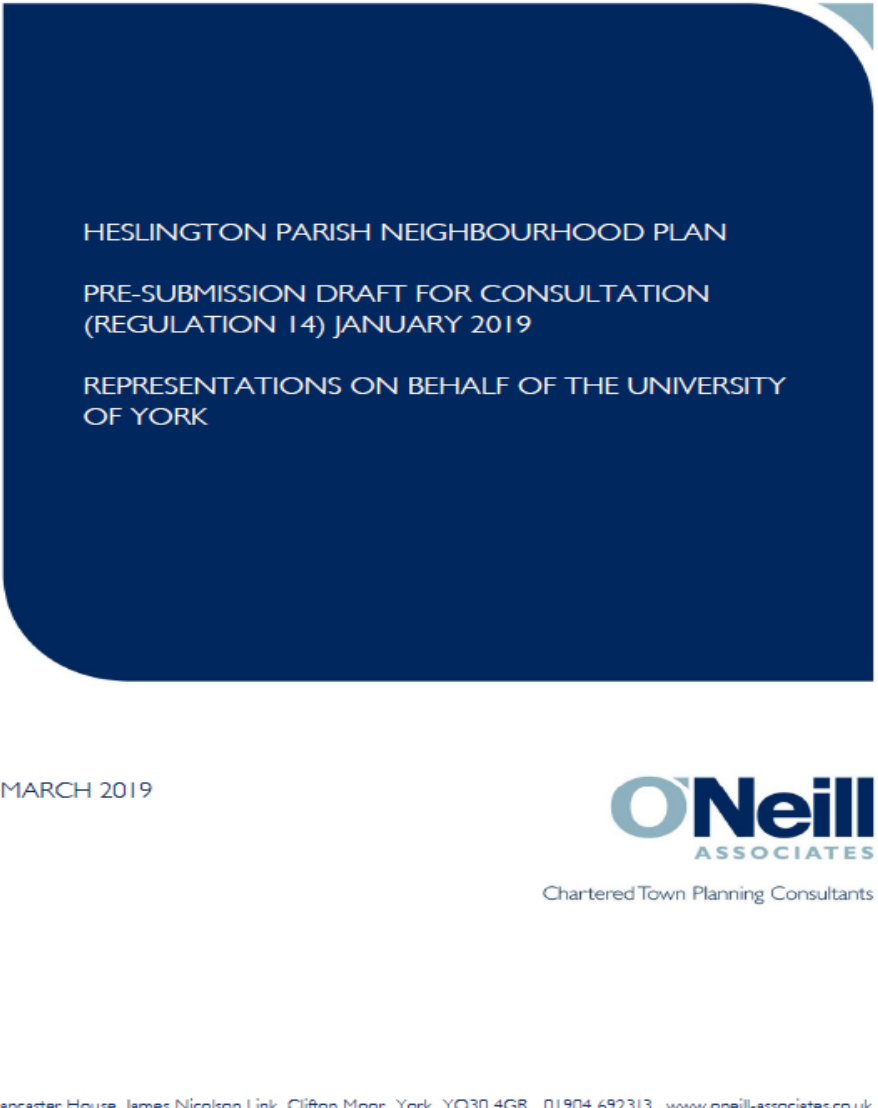
REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>Quod obo LDP</p>	 <p>Whilst it is important to provide local jobs within the new settlement, on the grounds of sustainability, it is not in the interests of York's economy to restrict these businesses to provide employment for only those living in the new housing.</p> <p>LDP, therefore, request that the text <i>'where they comprise local facilities for the new housing'</i> in the second bullet point should be removed.</p> <p>Policy HES:3 – Agriculture and Rural Enterprise</p> <p>LDP support the HNP's focus on rural enterprise, and the HNP's aim of ensuring that working farms in the Parish are viable, thriving businesses which make a positive contribution to local green infrastructure.</p> <p>There is, however, an inevitable tension between providing new development especially on strategic sites, and the objectives of Policy HES:3, which, for example, would prevent development that compromises farming activities. By way of example, the development of a new settlement, and the necessary HEA, would take place in part on farmland. There would be an inevitable compromise on farming activities in this particular case. However, the need for accommodating new housing in Heslington Parish has been found strategically necessary to meet the City's housing needs and, consequently, there will be some impact on farm activities.</p> <p>LDP, therefore, respectfully request that Policy HES:3 relates to all development, other than the strategic sites.</p> <p>Policy HES:7 – New Housing</p> <p>Policy HES:7 is a 'permissive policy' allowing housing development within particular locations. The policy does not, however, acknowledge the strategic housing allocation (ST15, or the proposed new Langwith garden village).</p> <p>LDP respectfully request that the Policy is amended to recognise that housing development will be permitted within the strategic allocation (whether that be ST15, or Langwith).</p>		<p>Bu</p> <p>Ru</p> <p>Ho</p>	<p>HES: 2</p> <p>HES: 3</p> <p>HES:7</p>	<p>Quod/LDP believes Policy can be interpreted such that new business and employment will provide employment for only those living in the new the strategic development site. Quod/LDP argue that this, it is not in the interests of the City of York's economy.</p> <p>Policy states <i>"New development will be supported where: It does not compromise farming activities"</i>. Quod/LDP argues that, by definition strategic site allocation would have some impact on farmland and thus conflict with the York Draft Local Plan.</p> <p>Policy: New Housing and Housing and Community Facilities cover development of housing.</p>	<p>HPNP policy text clarified remove risk of misinterpretation. i.e. <i>"Within the strategic designated York Draft Local Plan housing sites to provide local facilities"</i></p> <p>Minor HPNP text change to clarify and reduce risk of misinterpretation.</p> <p>HPNP text clarified to better define scope of relevant policies.</p>

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>Quod obo LDP</p>	 <p>Policy HES:8 – Housing Mix and Affordability Along with housing mix, this Policy seeks to ensure that affordable housing is provided in accordance with the requirements of the York Local Plan. It specifically requires affordable housing that meets 'Heslington's needs'.</p> <p>As the strategic housing site for the new garden village (ST15, or Langwith) is proposed to meet the housing needs of the City, it would be inappropriate to restrict affordable housing on this site to meeting Heslington's needs only.</p> <p>LDP respectfully request that this Policy is clarified, and that in the case of ST15/Langwith, the affordable housing provision will be capable of providing for the wider City needs, as well as Heslington's.</p> <p>Policy HES:9 – Housing and Community Facilities This Policy seeks to ensure that housing on strategic sites are supported by relevant community infrastructure.</p> <p>LDP support this Policy, and it is one of the principle visions for the development of Langwith for the garden village to provide community infrastructure that sustains the new residential population of the village.</p> <p>Policy HES:13 – Sustainable Transport Provision Policy HES:13 requires a balanced and sustainable transport infrastructure on strategic allocation sites. Notably, it requires public transport facilities, pedestrian and cycle links throughout the allocations, and cycle and pedestrian facilities on any new link roads to the A64 and UoY.</p> <p>LDP support this proposition, and as noted earlier, it is a key vision of Langwith to provide a high quality public transport network serving the new garden village, in order to avoid the need for public transport routes through Heslington Village. Strong cycle and pedestrian links will be created as part of Langwith.</p>		<p>Ho</p> <p>Ho</p> <p>Tr</p>	<p>HES: 8</p> <p>HES: 9</p> <p>HES:13</p>	<p>Policy HES: 8 states "New housing development will be permitted if it includes a balanced mix of house types, to meet local need..." Quod/LDP argues this provision will be capable of providing for wider City needs as well as local needs.</p> <p>This support for the Plan is welcomed.</p> <p>This support for the Plan is welcomed.</p>	<p>HPNP policy text amended in line with Quod recommendation so as to clarify.</p> <p>No change.</p> <p>No change.</p>

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<p>Quod obo LDP</p>	 <p>Policy HES:14 – Vehicular Traffic Policy HES:14 requires appropriate vehicular access to the strategic housing sites which avoids any additional traffic movements through Heslington Village. This is to be achieved through two mechanisms:</p> <ol style="list-style-type: none"> 1. The provision a principal vehicular access from the new garden village (ST15/Langwith) to the A64, and 2. Avoiding vehicular, pedestrian and cycle connections to local roads through Heslington Village (or the access roads south of Heslington). <p>LDP support the objectives of this policy but ask for it to be noted that there is a proposed secondary vehicular access to Langwith, providing a secondary access from Elvington Lane via the eastern end of Elvington Airfield. This falls within Elvington PC boundary and is shown in yellow on Figure 2.</p> <p>Providing a further access point into the new garden village, especially from Elvington Lane, will further minimise any prospective traffic movements through Heslington Village.</p> <p style="background-color: #0070C0; color: white; padding: 5px;">LDP, therefore, respectfully request that Policy HES:14 recognises that a secondary access to the new garden village would benefit local highway amenity and further restrict any pressure from traffic movement on Heslington Village.</p> <p>Policy HES:15 Policy HES:15 relates to traffic within the Heslington Conservation Area, and only supports development requiring highway improvements where <i>no harm</i> arises to the character or appearance of the Conservation Area, of where this is preserved or enhanced.</p> <p>Requiring that <i>no harm</i> occurs is inconsistent with the NPPF, which necessitates a balancing of the harm arising against the public benefits of a scheme that prevail.</p> <p style="background-color: #0070C0; color: white; padding: 5px;">LDP, therefore, respectfully request that Policy HES:15 recognises that harm per se (arising from highway works) to the Heslington Conservation Area is not necessarily unacceptable in principle, and must be weighed against any public benefits of the development, consistent with the NPPF.</p>		<p>Tr</p> <p>Tr</p>	<p>HES: 14</p> <p>HES: 15</p>	<p>Quod/LDP comment on possible future proposed access road links to ST15. These are matters for the York Draft Local Plan and not within the remit of this Plan.</p> <p>Quod/LDP argue at Policy: HES 15¹ which states “...will be permitted only if those highway improvements preserve or enhance and cause no harm...” conflicts with NPPF.</p>	<p>No change.</p> <p>HPNP policy text reviewed and amended so as to ensure consistency with NPPF i.e. “supported where [proposals] lead to significant harm, it can be demonstrated that substantial public benefit clearly outweighs that harm.”</p>

¹ Policy references in response are based on the HPNP Pre-Submission Version

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>Quod obo LDP</p>	<div data-bbox="1016 284 1227 418" data-label="Image"> </div> <p data-bbox="327 523 414 545">Summary</p> <p data-bbox="327 558 1227 638">In summary, LDP are largely supportive of the HNP, subject to the above matters. LDP wish to work with HPC to ensure the HNP is soundly based, and LDP would welcome the opportunity of discussing these representations further with HPC directly.</p> <p data-bbox="327 673 456 695">Yours sincerely</p> <div data-bbox="344 724 524 820" data-label="Text"> </div> <p data-bbox="327 858 427 906">Tim Waring Director</p>				<p data-bbox="1554 580 1794 644">This support for the Plan is welcomed.</p>	

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>O'Neill obo UOY</p>						

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
O'Neill obo UOY	<p>CONTENTS</p> <p>1.0 Introduction</p> <p>2.0 Timescales for the Neighbourhood Plan</p> <p>3.0 Updates and Clarifications</p> <p>4.0 Proposed changes to the Policy Wording</p> <p> </p> <p>O'Neill Reference: Uhnp1903.sta.gh March 2019</p>					

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
O'Neill obo UOY	<p>1.0 INTRODUCTION</p> <p>1.1 These representations are submitted on behalf of the University of York in relation to their significant landholdings in the designated area of the Heslington Parish Neighbourhood Plan. As part of the Neighbourhood Plan process, the University has previously held meetings with members of the Heslington Neighbourhood Plan Working Group and they have also provided comments on earlier drafts of the document. Some of these comments have been picked up in the pre-submission version but the ones that have not are repeated again here. There are also a number of further clarifications / updates that we wish to make to reflect the University's most recent representations on the Draft Local Plan for York as well as changes in the planning status of the University campus. The comments on the Neighbourhood Plan are structured around the following key sections:</p> <ul style="list-style-type: none"> • Next Steps and Timescales • Updates and Clarifications • Proposed changes to the Policy Wording <p>2.0 NEXT STEPS AND TIMESCALES</p> <p>2.1 At this point, we would also question whether it would be a worthwhile exercise to proceed to the next steps of the Neighbourhood Plan (independent examination, referendum and subsequently bringing the order into force) whilst the Draft Local Plan for York is still to go through the examination and subsequent adoption process. This is on the basis that:</p> <ul style="list-style-type: none"> • The only sites being promoted for development within the Neighbourhood Plan are four strategic sites allocated for development within the Draft Local Plan • The proposed allocations all lie within the Green Belt and the definitive boundaries have not been properly considered through the examination process • The identification and modification of green belt boundaries are matters for the local planning authority to determine as part of the preparation of the Local Plan <p>2.2 National planning policy states that neighbourhood plans should support the strategic development needs set out in the Local Plan and in normal circumstances, it would be correct that these strategic sites were identified in the plan for Heslington. However, the Local Plan for York is not yet adopted and the inclusion of the sites in the Neighbourhood</p>	Email	Gen		<p>O'Neill Associates (O'NA) note "... the University has previously held meetings with members of the Heslington Neighbourhood Plan Working Group...and reflect the University's most recent representations on the York Draft Local Plan"</p> <p>O'NA questions whether it is "a worthwhile exercise to proceed to the next steps of the Neighbourhood Plan... whilst the York Draft Local Plan has still to go through the examination..."</p>	<p>No change. Allocation of strategic sites for development in York is determined by the York Draft Local Plan and is not within the remit of this Plan.</p> <p>As other Parish NPlans have been progressed in York it is clear that absence of an adopted Local Plan is not a barrier.</p> <p>No change.</p>

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O'Neill obo UOY	<p>Plan could therefore lead to uncertainty regarding their planning status. The advice in National Planning Practice is helpful here, in that:</p> <p><i>"Should there be a conflict between a policy in a neighbourhood plan and a policy in a Local Plan, section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan."</i></p> <p>2.3 In theory, this means that if the boundaries of the strategic sites were to change between an order for the Neighbourhood Plan coming into force and the Local Plan being adopted, it is the Local Plan that would take precedence as the 'last document'. Nevertheless, to avoid any uncertainty during the intervening period or a scenario where the Neighbourhood Plan requires an immediate update, we would suggest that the Working Group either:</p> <ul style="list-style-type: none"> • waits for the Local Plan to be adopted before progressing the Neighbourhood Plan to independent examination; or • includes some additional text at the foot of page 8, which clarifies that the extent of the strategic sites will be established in the adopted Local Plan and the extract from the draft proposals map is for illustrative purposes only <p>3.0 UPDATES AND CLARIFICATIONS</p> <p>3.1 The opening 19 pages of the Neighbourhood Plan set the context for 17 individual policies contained later in the document. In addition, each written policy is then preceded by some supporting text to justify the chosen approach. Having reviewed the Plan in detail, it is clear that a series of updates / clarifications are required in relation to its coverage of the University and these are identified on the schedule overleaf:</p>	Email	Gen		<p>O'NA refers to potential "...boundaries of the strategic sites ...changing..."</p> <p>O'NA asks for "additional text at the foot of page 8, which clarifies that the extent of the strategic sites will be established in the adopted Local Plan and the extract from the draft 2018 Policies/Proposals Map is for illustrative purposes only"</p>	<p>The HPNP does not allocate or designate land or specific locations for strategic sites development.</p> <p>No change.</p> <p>Plan specifically references York Draft Local Plan – 2018 Policies /Proposals Map South and City of York Local Plan - Publication Draft (Regulation 19 Consultation February 2018.</p> <p>No change.</p>

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
O'Neill obo UOY	Paragraph No.	Proposed change and explanation		See below.	This table of requested clarifications and proposed responses is shown at the end of the document.	See below.
	5.6, 15.2.1 and 15.4.2	The outline planning permission for Heslington East was approved in June 2007 and was most recently amended in March 2016 (15/02923/OUT). The site covers an area of 116 ha.				
	7.2	The HPNP cannot itself enable and shape the redevelopment and growth of the UoY campuses, which is the role of the York Local Plan.				
	8.2	<p>The economic impact of both the University of York and the Science Park within the city were recently subject at a research paper prepared by Dr Stephen Martin of the Nical Economics. The key findings were:</p> <ul style="list-style-type: none"> • There were 4,200 fte staff employed directly by the UoY. • Overall expenditure of £81 million on goods and services of which roughly 20% was spent locally (that is, £16.2 million) supporting around 350 fte jobs • The University's 16,600 FTE students spent money off-campus in York. This expenditure, coupled with conference delegate spend off-campus, supported around 1,300 fte jobs. • Therefore, the total 1st round effects from direct employment, spend with local suppliers and student spend, supported around 5,900 jobs in York. • Subsequent multiplier effects support a further 600 jobs in York. • Overall in 2016/17 the activities of the University supported an estimated 6,600 fte jobs in York. • A further c. 1,000 jobs in businesses located on the Science Park and that the overall contribution to employment in York from the Science Park is around 1,200 fte jobs • It is estimated the University of York and the Science Park together account for around 8% (1 in 12) of all jobs in the City of York Unitary Authority area 				
	10.2.1, 10.6.1 and 15.2.6	<p>These paragraphs need to be updated in order to reflect the most recent listings at the University of York campus, which include:</p> <ul style="list-style-type: none"> • Central Hall • Derwent Walkway • Designed Landscape (Campus West) • Derwent Walkway • Dryad Sculpture • Langwith College • Spiral walkways and untitled Sculpture (JB Morrell Library) 				
15.2.4	Replace with 'The University Strategy 2014 – 2020 includes the following Key and Enabling Objectives.....'					
15.4.7	Delete this paragraph					

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O'Neill obo UOY	4.0	PROPOSED CHANGES TO THE WORDING OF INDIVIDUAL POLICIES					
	4.1	Paragraph 41 of the National Planning Practice Guidance provides advice on the preparation of policies within a neighbourhood plan. It states that they should be clear and unambiguous and drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The policies should also be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which they have been prepared. In order to respond to this requirement, we would propose the following changes to the policies within the Neighbourhood Plan for Heslington:					
	4.2	Policy HES 2 relates to new business and employment development, stating that it will be permitted in certain locations, which include: <ul style="list-style-type: none"> The existing science park and business zones on University campuses However, there is no specific 'business zone' identified on either University campus. Policy ED1 of the Draft Local Plan allows for the following range of higher education and related uses on the University's campuses and we consider that Policy HES 2 should be altered to reflect this: <ul style="list-style-type: none"> academic, teaching, research and continuing professional development uses; housing for staff and students; arts, cultural, sports and social facilities ancillary to higher education uses; conferences; knowledge based businesses including research led science park; and any other uses ancillary to the university including support services for the uses identified above Our suggestion would be to take the first bullet point of Policy HES 2 and split this in to two separate locations, specifically: <ul style="list-style-type: none"> The existing Science Park University campuses, provided it is for knowledge based or research led business or ancillary to the University, including support services 		HES:2	<p>HES:2 states: New business and employment development will be permitted in the following locations: Existing Science Park and business zones on University campuses.</p> <p>Point raised: there is no specific 'business zone' identified on either University campus</p>	HPNP policy text amended to clarify scope. Reference to 'business zones' removed.	
4.3	Policy HES 4 relates to sustainable design and seeks to promote high quality development in accordance with a series of design principles. The wording of the policy is considered to be too generic though, particularly the first bullet point, which states:			HES:4	Policy HES 4 ... The wording of the policy is considered to be too generic ..."		

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>O'Neill obo UOY</p>	<ul style="list-style-type: none"> Complementing the surrounding character of the Parish in terms of scale, height, massing, spacing, urban grain and set back from street frontages <p>Clearly, the Parish is made up of different character areas. For instance, the scale, height and mass of buildings on Campus East or Campus West are quite different to that within the historic village core. In order to address this, we would suggest either substituting the word 'Parish' for 'immediate locality' or including an extra bullet point which reads:</p> <ul style="list-style-type: none"> Bringing forward new development on the University's campuses in accordance with the approved Development Briefs / Masterplans and their subsequent versions. <p>4.4 A similar generalisation occurs in Policy HES 5 on Urban Character, which appears to have been drafted specifically in relation to new development within Heslington Conservation Area but does not say so explicitly. If this is the intention, then the area to which this policy applies should be clearly defined.</p> <p>4.5 Policy HES 7 sets out the circumstances within which new housing development should be permitted, which is basically limited to infill development. There are no additional housing sites put forward in the Neighbourhood Plan. However, it is important to acknowledge the strategic housing locations proposed in the Local Plan within this Policy. This can be achieved via a simple reference to them at the outset of the policy to clarify that 'Beyond the strategic allocations.....housing development will be permitted in the following locations.....'</p> <p>4.6 Policy HES 10 seeks to control the development of student housing outside of the University campus although it is not clear whether this policy relates to new-build only or all forms of development, including changes of use. In relation to changes of use, the Draft Local Plan already contains policies to restrict the number of student households at both a street and neighbourhood level by applying appropriate thresholds and these are currently enforced through a Supplementary Planning Document. Permitted development rights to move between the C3 and C4 use class have also been removed by an Article 4 Direction. It is through these mechanisms that the Council is seeking to implement its strategy on the management of student households but Policy HES 10 appears to undermine this approach.</p> <p>4.7 There also appears to be inconsistencies between the main policy wording and the interpretation below it. Our reading of the policy wording is that the restrictions only apply to the built-up area of Heslington Village but the 'interpretation' appears to extend them to the</p>			<p>HES:4</p> <p>HES:5</p> <p>HES:7</p> <p>HES:10</p>	<p>Suggests change in policy text as this is currently considered as too generic/embracing.</p> <p>Suggests "generalisation" in policy scope.</p> <p>Suggests policy scope should reference the strategic housing locations.</p> <p>Suggests policy does not differentiate between purpose-built halls and HMOs.</p> <p>'Built area of village' in policy text not defined. Interpretation refers to strategic sites.</p>	<p>HPNP policy text amended to clarify and reference to Conservation Area removed.</p> <p>HPNP policy text on Urban Character amended to differentiate policy focus.</p> <p>HPNP policy text amended and clarified in line with O'NA recommendation i.e. "Beyond the strategic allocations ...etc"</p> <p>HPNP policy text amended to reference purpose built student accommodation.</p> <p>HPNP policy text amended to clarify.</p>

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
O'Neill obo UOY	<p>strategic housing allocations as well. If this is the case, then the justification for this approach needs to be properly explained.</p> <p>4.8 Policy HES 11 identifies a series of local green spaces within the Parish and seeks to maintain their open and green character by restricting the forms of development that could take place there. Fourteen local green spaces are identified in total although the boundaries of these spaces are not properly defined. For example, the Campus West Lake and Grounds is designated as Local Green Space no. 4 but the extent of this area is left open to interpretation.</p> <p>4.9 It is also suggested that the Lord Deramore School site should be excluded from the designation as this is an established educational facility where additional development beyond the 'small-scale' examples listed in the interpretation of the policy could be required. An alternative would be to include some additional text in the interpretation section to clarify that "New development will not be supported on land designated as Local Green Space except in very special circumstances, where it is ancillary to the main use or plays a complementary role."</p> <p>4.10 Similar to Policy HES 11, Policy HES 12 seeks to identify a series of open space buffer zones and important green spaces where an added layer of planning control will be applied. This requires applicants to demonstrate that any development does not cause significant harm, must be adequately mitigated or compensated for. Again, the important spaces are not properly defined within the document and an accurate reference plan is therefore required, particularly around Campus East (Green Space no. 1) where the acceptable locations for development, green buffers and landscape areas have already been established by the outline planning permission and the approved masterplans.</p> <p>4.11 Policy HES 15 relates to traffic management and controls within the Heslington Conservation Area and states that where development relies on highway improvements, they will only be permitted where those improvements preserve, enhance or cause no harm to the character and appearance of the conservation area. This sets a fairly high bar and the nature of highways improvements and the need for them to be easily visible will often result in some degree of harm. In order to make this policy more consistent with the National Planning Policy on development affecting heritage assets, we suggest some additional wording to clarify that</p>			<p>HES: 11</p> <p>HES:12</p> <p>HES:15</p>	<p>Boundary definition of LGS not clear.</p> <p>Suggests removing Lord Deramore's Primary School Grounds from LGS designation as other 'ancillary' developments beyond 'small-scale' examples may be required.</p> <p>O'NA note boundary definitions for 'other green spaces' not properly defined.</p> <p>O'NA suggests Policy HES: 15 may be considered to conflict with NPPF guidance.</p>	<p>Maps updated with input from CYC.</p> <p>LGS designations for Campus West, now Grade II listed and UoY Sports fields both removed.</p> <p>Maps incl. 'Buffer zone' boundary updated with input from CYC.</p> <p>HPNP policy text reviewed and amended so as to ensure consistency with NPPF i.e. "supported where [proposals] lead to significant</p>

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
						harm, it can be demonstrated that substantial public benefit clearly outweighs that harm.”

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
<p>O'Neill obo UOY</p>	<p>"Where development relies on highway improvements within the Heslington Conservation Area, they will be permitted only if those highway improvements preserve or enhance and cause no harm to the character of the conservation area or it can be demonstrated that the public benefits of the development outweigh the harm".</p> <p>4.12 Finally, Policy HES 17 identifies the University of York as a special policy area but the purpose of this policy is unclear when Campus East has outline planning permission which endures for 20 years and the development of Campus West has previously come forward in accordance with the 1999 Development Brief, which has been recent updated.</p> <p>4.13 For Campus East in particular, new policy is not able to change the consent or the key principles that have been established by this permission. For example, the uses permitted on campus are covered by planning condition. Building and landscape design are controlled via Council approved design and landscape briefs in response to planning conditions. These are permitted to be updated as the next phase of development is rolled out.</p> <p>4.14 The supporting text to Policy HES 17 (from paragraph 15.4 onwards) is also fairly ambiguous as there are some sections of it that appear to relate to Campus West and others to Campus East, which are each of a markedly different character and context. The enclosed schedule of changes seeks to correct some inaccuracies in the supporting text but the fundamental point in relation to Policy HES 17 is that it needs to be simplified and acknowledge the frameworks for decision making that are already in place. Our suggestion for the revised wording of Policy HES 17 would be as follows:</p> <p>On the University of York's West and East campuses, the following range of higher education and related uses will be permitted:</p> <ul style="list-style-type: none"> • academic, teaching, research and continuing professional development uses; • housing for staff and students; • arts, cultural, sports and social facilities ancillary to higher education uses; conferences; • knowledge based businesses including research led science park; and • any other uses ancillary to the university including support services for the uses identified above 			<p>HES:17</p>	<p>It is agreed outline planning permission is laid down in the conditions associated with the Secretary of State's decision dated 24th May 2007 reference 04/01700/OUT (and subsequently amended March 2016)</p> <p>O'NA suggests Policy HES: 17 (University of York) in Pre-Submission Plan version, acknowledges the frameworks for decision making already approved and in place. E.g. <i>"Individual development proposals shall be brought forward in accordance with the design and land use principles established"</i></p>	<p>HPNP policy text amended to be consistent with York Draft Local Plan Policies ED1-3.</p> <p>HPNP text para. 15.4 (Good Practice Development Principles) amended to reflect ongoing masterplan /design brief work and in respect of Design Review.</p> <p>NOTE: Policy HES: 19 now</p>

REF	COMMENT	SOURCE	TOPIC	PARA	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
					<i>by the original outline planning permission and approved Masterplan for Campus East and the adopted Development Brief for Heslington West."</i>	refers to the University of York in the HPNP Submission version.
O'Neill obo UOY	<p>Individual development proposals shall be brought forward in accordance with the design and land use principles established by the outline planning permission and approved Masterplan for Campus East and the adopted Development Brief for Heslington West. As future iterations of these documents emerge, consultation will be carried out with the local community prior to being afforded any weight in the decision-making process.</p> <p>END</p>					



YORKSHIRE

SCHEDULE OF COMMENTS AND RECOMMENDATIONS ON PRE-SUBMISSION DRAFT HPNP

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
HES: 1	Main Street- Change of Use			
	Within the Main Street area, application for changes of use to Retail (A1), Food and drink (A3, A4) and Medical and other community facilities (D1) will be permitted subject to:	No comment	No recommendation	No change.
	There being no significant detrimental impact on traffic safety or capacity	No comment	No recommendation	No change.
	There being no significant detrimental impact on the amenities of nearby residents e.g. by restricting the hours of operation	No comment	No recommendation	No change.
	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	This policy needs amending to allow for the possibility of permanently vacant retail, food and drink, business or community premises, and a new "fallback" clause policy is therefore required.	We suggest that the following clause is added to the end of this policy: <i>"... 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 the event of there being no demonstrable acceptable viable use, any alterations to the premises must satisfy the requirements of Neighbourhood Plan policies HES 4, 5 & 6 and Section 16 Additional Guidelines."</i>	HPNP policy text (HES: 1) amended to reflect HE recommendation on vacant premises.

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
	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.	This policy is welcomed	No recommendation	No change.
HES: 2	New Business and Employment Development			
	New business and employment development will be permitted in the following locations:	No comment	No recommendation	No change.
	Existing Science Park and business zones on University campuses	Sports usage is "development" and will happen outside these zones		HPNP policy text (HES: 2) amended to include provision for sports usage i.e. <i>“ Development for sports usage will be supported where there is a proven local need and providing there is no significant adverse impact on traffic safety, congestion or residential amenity”</i>
	Within the strategic designated York Draft Local Plan housing sites, where they comprise local facilities for the new housing	No comment	No recommendation	No change.
	Within farm complexes, to support diversification, providing there is no significant adverse impact on traffic safety, congestion or residential amenity	No comment	No recommendation	No change.
HES: 3	Agriculture and Rural Enterprise			
	New development will be supported where:	No comment	No recommendation	No change.

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
	It is sited and designed to support and acknowledge the working farms and rural businesses of Heslington	No comment	No recommendation	No change.
	It ensures that farm traffic is accommodated	No comment	No recommendation	No change.
	It does not compromise farming activities	No comment	No recommendation	No change.
HES: 4	Sustainable Design	No comment	No recommendation	No change.
	New development will be supported where it uses high quality design incorporating key principles from the Design Council's <i>Building for Life 12</i> and based on sustainable urban design principles. This includes:	No comment	No recommendation	No change.
	Complementing the surrounding character of the Parish in terms of scale, height, massing, spacing, urban grain and set-back from street frontages	No comment	No recommendation	No change.
	Providing active frontages to streets and public spaces, so as to provide natural surveillance	No comment	No recommendation	No change.
	Providing a clear separation between private spaces (rear gardens) and public spaces and streets	No comment	No recommendation	No change.
	Creating attractive, safe, permeable and convenient pedestrian environments, linking to the surrounding footpath network	No comment	No recommendation	No change.

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
	Using permeable materials for hard surfaces	No comment	No recommendation	No change.
	Providing a range of parking solutions as an integral part of layout, ensuring that parking does not dominate the street scene	No change.	No recommendation	No change.
	Within the Conservation Area, using materials that respect and are sympathetic to the context and building traditions of the village	No comment	No recommendation	No change.
HES: 5	Urban Character	Should there be a complimentary "Rural Character" policy?	Consider polices to address the appropriate conservation of hedge rows, woodland and individual trees, areas of water and watercourses, lanes, tracks and paths.	Policies on Local Green Space and Green Infrastructure are considered to adequately address this comment. No change.
	New development and extensions to existing buildings will be supported where they complement the local and historic character of Heslington, including:	It is unclear whether the intention this policy is focused solely on Heslington village, or is to apply to all development within the Heslington Neighbourhood Plan area.	Reword as follows: "New development and extensions to existing buildings within the existing "settlement boundary and on allocated sites (with the exception of Site ST27)"will be supported..." [ST27 is the potential extension of Campus East.]	Noted. HPNP policy text amended to clarify where Urban Character policy applies specifically to the Conservation Area or wider Heslington Parish.
	Complementing the vernacular forms, scale and character of the Heslington Conservation Area	No comment	No recommendation	
	Respecting the character and setting of Heslington, including the medieval pattern of long, narrow burgage plots in Main Street	No comment	No recommendation	

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
	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	No comment	No recommendation	
	Maintaining historic paths and routes	No comment	No recommendation	
	Maintaining key views and the setting of local landmarks to help orientation and provide local distinctiveness	No comment	No recommendation	
	Having regard to the diverse character of the historic environment, based on variety in styles and construction methods	No comment	No recommendation	No change.
	Retaining wide green verges, without further crossways	No comment	No recommendation	No change.
	Adhering to the Additional Guidelines (see Section 16) in so far as they are material to the proposal	No comment	No recommendation	Section on Additional Guidelines has been deleted and salient points included in updated Policy/ Community Actions policy text.
		There is no specific reference to new development on strategic allocation sites.	We suggest an additional new clause as follows: "New housing development on the strategic allocation sites will be supported only if a masterplan or design statement has been submitted and agreed, which demonstrably satisfy the requirements of policies HE 4, 5 & 6 and Section 16 Additional Guidelines."	Housing and Community Facilities policy (now HES: 11) text amended to clarify reference to community facilities, masterplanning and the relevant requirements of other HPNP housing policies.

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
HES: 6	Conversion of Existing Buildings			
	Building conversions and extensions which complement the vernacular forms, scale and character of buildings in the village will be supported. In particular, extensions should avoid dominating the parent	No comment	No recommendation	No change.
HES: 7	New Housing			
	Housing development will be permitted in the following locations:	No comment	No recommendation	No change.
	Infill development appropriate to the draft Green Belt, within the built area of Heslington village	Could this be interpreted as supporting development within the Green Belt?	We suggest re-wording as follows: <i>“Infill development on strategic allocation sites appropriate to the Green Belt, within the built area of Heslington village, with the exception of Site ST27.”</i>	HPNP text amended and reference to Green Belt removed.
	Outside of these locations, small-scale infill housing development will be permitted, providing:	No comment	No recommendation	No change.
	It comprises infill development within an existing housing row or cluster	No comment	No recommendation	No change.
	It would avoid the creation or extension of 'ribbon development'	No comment	No recommendation	No change.
	New housing will be permitted if it:	No comment	No recommendation	No change.
	Maintains or enhances the amenities of existing residential properties	No comment	No recommendation	No change.

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
	Complements the character of the area, including complementing the spatial characteristics of existing housing in terms of setback, spacing and garden space.	No comment	No recommendation	No change.
HES: 8	Housing Mix and Affordability			
	New housing development will be permitted if it includes a balanced mix of house types, to meet local need and should meet the Government's Technical housing standards.	No comment	No recommendation	No change.
	Affordable housing provided in response to York Draft Local Plan requirements will be supported if provided within the development site, so as to meet Heslington's needs, and not be provided remotely through financial contributions.	No comment	No recommendation	No change.
	Affordable housing will be supported where it is tenure blind, forming an integral part of any scheme.	No comment	No recommendation	No change.
HES: 9	Housing and Community Facilities			
	Development of housing on the strategic sites will be supported where it incorporates community facilities as part of the mix of uses, to support the additional needs of the		We suggest re-wording as follows: <i>“Development of housing on the strategic sites, with the exception of Site ST27 will be supported where it incorporates community facilities”</i> [ST27 is the proposed extension of Campus East.]	HPNP Housing and Community Facilities policy text amended to include reference to community facilities at the strategic housing development sites. ST27 is allocated for B1b employment floorspace for knowledge based businesses including research-led science park uses and other higher education and related

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
	new residential population. This includes recreational facilities, convenient paths and green spaces to encourage healthy lifestyles.			uses. The HPNP does not allocate any sites for development.
	If sites are developed incrementally, a masterplan should be prepared, including the location of community facilities.	No comment	No recommendation	No change.
HES: 10	Student Accommodation			
	New student residential accommodation will be permitted within the University of York campuses.	This is a very broad brush policy which allows development anywhere on the campuses, qualified by any relevant CYC policies.	We suggest re-wording as follows: <i>“New student residential accommodation will be permitted within the defined boundary of the University of York campuses and including site ST4”.</i> We suggest the relevant maps are amended to define the University of York Campuses as per the attached maps. [no attachment]	The HPNP does not allocate any sites for development and therefore considers allocation of land use at ST4 a York Local Plan matter and not within the remit of this Plan. Maps updated with input from CYC. It is considered the boundaries of UoY are well-established.
	Student accommodation will not be permitted within the built area of Heslington village, in the interests of maintaining a balanced range of housing for local people.	Is the "built area of Heslington village" defined?	If not indicated on the relevant maps, identify the boundary of the built area of Heslington Village.	HPNP policy text has been clarified to cover new purpose built student accommodation only within the existing development boundaries of the University of York.
HES: 11	Local Green Space			
	Designated Local Green Spaces must remain as open community spaces.	No comment	No recommendation	No change.

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
	<p>Small size, ancillary development will be permitted, providing it meets all of the following:</p> <ul style="list-style-type: none"> • The open and green character of the Green Space is not compromised • It comprises facilities to support the community use of space • The community, wildlife, amenity or other values as a Local Green Space are preserved or enhanced 	No comment	No recommendation	No change.
HES: 12	Green Environment			
	<p>New development will be supported when it can be shown to avoid significant harm to the environment of Heslington, including:</p>	<p>This policy does not address the significant incursion into the Green Belt and land identified as "existing open space" (see Policies Map (South) of the City of York draft Local Plan -February 2018) implied by the allocation of Site ST 27.</p> <p>The development of Site ST24</p> <p>The primary purpose of the York Green Belt is to</p>	<p>We suggest re-wording as follows: <i>"New development will be supported when it can be shown to avoid significant harm to the environment of Heslington Parish as a whole...."</i></p> <p>ST24 is not recognised.</p>	<p>HPNP policy text has been amended in line with HE recommendation.</p>

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
		safeguard the special character and setting of the historic city, a development in the Green Belt, therefore, has the potential to impact upon elements which contribute towards the significance of York.		
	Trees, woods, hedges, ditches, grass field margins, flora and fauna	No comment	No recommendation	
	Local wildlife habitats and protected landscapes, including the Common Land and SSSI	No comment	No recommendation	
	Designated and significant Local Green Spaces as listed in para. 12.3 and 13.5	No comment	No recommendation	
	Where significant harm cannot be avoided, it must be adequately mitigated, or as a last resort, compensated for.	No comment	No recommendation	
	Opportunities to incorporate improvements for green infrastructure in and around developments are to be encouraged.	No comment	No recommendation	
HES: 13	Sustainable Transport Provision			
	New housing development on the strategic allocation sites will be supported where there is balanced and	No comment	No recommendation	No change.

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
	sustainable transport provision, including:			
	Public transport facilities, including new bus stops	No comment	No recommendation	No change.
	A layout providing convenient pedestrian links to footpaths, bus stops and community facilities	No comment	No recommendation	No change.
	Facilities for cyclists and pedestrians on any new link roads to the A64 and University	No comment	No recommendation	No change.
	Where a site is to be developed incrementally, a transport masterplan should be prepared for that site, showing links to adjacent sites and the surrounding area.	No comment	No recommendation	No change.
HES: 14	Vehicular Traffic			
	New development will be permitted where vehicular access to the strategic housing sites is provided, to safely accommodate the additional traffic generated and avoid additional traffic movements through Heslington village. Achieving this would involve:	No comment	No recommendation	No change.
	Providing the principal vehicular access from ST15 (Land West of Elvington Lane) to the A64	No comment	No recommendation	No change.
	Avoiding vehicular, pedestrian and cycling connections to local roads	No comment	No recommendation	No change.

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
	through Heslington village or to the access roads south of Heslington			
HES: 15	Traffic in Heslington Conservation Area			
	Development will be supported only where the 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.	No comment	No recommendation	No change.
	Where development relies on highway improvements within the Heslington Conservation Area, they will be permitted only if those highway improvements preserve or enhance and cause no harm to character or appearance of the Conservation Area.	No comment	No recommendation	No change.
HES: 16	Paths and other Rights of Way			
	New development will be supported where it does not obstruct or impinge on public footpaths, bridleways, cycle-paths or byways.	No comment	No recommendation	No change.
	New development near to public footpaths, bridleways, cycle paths or byways will be supported where it preserves or enhances their distinctive character.	No comment	No recommendation	No change.

Policy	Text	Comment	Recommendation (amended text in <i>italic</i>)	ACTION / AMENDMENT TO PLAN
HES: 17	University of York			
	University of York campus sites West and East are allocated for:	No comment	No recommendation	No change.
	Education and uses ancillary to the primary purpose as a university	No comment	No recommendation	No change.
	A business and science park	No comment	No recommendation	No change.
	Development of the campuses will be supported, subject to:	No comment	No recommendation	No change.
	The green open space 'buffer zones' protecting the landscape settings of Heslington village and Badger Hill remaining undeveloped (see Figure 4)	The map is distorted and the colours difficult to distinguish	We suggest re-wording as follows: <i>“The green open space 'buffer zones' and the rural landscape to the south of Campus East protecting the landscape settings of Heslington village, wider Parish and Badger Hill remaining undeveloped (see Figure 4)”</i>	Definition of new Green Belt boundaries is a matter for the emerging York Draft Local Plan. No change. HPNP maps have been updated with input from CYC.
	Implementation of good practice principles (see para. Error! Reference source not found.)		The error noted in the text needs addressing	HPNP text has been corrected.

SCHEDULE OF COMMENTS AND RECOMMENDATIONS ON PRE-SUBMISSION DRAFT HPNP

Policy Para. No.	Comment/ Proposed change and explanation	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
5.6, 15.2.1 and 15.4.2	The outline planning permission for Heslington East was approved in June 2007 and was most recently amended in March 2016 (15/02923/OUT). The site covers an area of 116 ha	It is agreed outline planning permission is laid down in the conditions associated with the Secretary of State's decision dated 24th May 2007 reference 04/01700/OUT and was amended March 2016.	HPNP text amended in line with O'NA recommendation.
7.2	The HPNP cannot itself enable and shape the redevelopment and growth of the UoY campuses, which is the role of the York Local Plan.	Para 7.2 states "The HPNP aims to deliver sustainable development by the following means: Enabling and shaping the redevelopment and growth of the University of York campuses	HPNP text amended to state "HPNP ...Recognises the development of the University of York."
8.2	<p>The economic impact of both the University of York and the Science Park within the city were recently subject of a research paper prepared by Dr Stephen Martin of the Nicol Economics. The key findings were:</p> <ul style="list-style-type: none"> • There were 4,200 fte staff employed directly by the UoY. • Overall expenditure of £81 million on goods and services of which roughly 20% was spent locally (that is, £16.2 million) supporting around 350 fte jobs • The University's 16,600 FTE students spent money off-campus in York. This expenditure, coupled with conference delegate spend off-campus, supported around 1,300 fte jobs. • Therefore, the total 1st round effects from 	<p>O'NA kindly provides additional background economic impact data. O'NA suggests updating or supplementing Plan text accordingly.</p> <p>References to UoY data at 8.2 (bullet point #1*, other data generally available from UoY /YSPL websites but not source referenced) *Source: https://www.york.gov.uk/downloads/file/15869/cd001_-_city_of_york_local_plan_publication_draft_regulation_19_consultation_february_2018</p>	<p>Additional Background economic impact data supplied by O'NA, included where relevant.</p> <p>Source now clearly referenced to reflect the latest York Draft Local Plan data.</p>

Policy Para. No.	Comment/ Proposed change and explanation	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
	<p>direct employment, spend with local suppliers and student spend, supported around 5,900 jobs in York.</p> <ul style="list-style-type: none"> • Subsequent multiplier effects support a further 600 jobs in York. • Overall in 2016/17 the activities of the University supported an estimated 6,600 fte jobs in York. • A further c. 1,000 jobs in businesses located on the Science Park and that the overall contribution to employment in York from the Science Park is around 1,200 fte jobs • It is estimated the University of York and the Science Park together account for around 8% (1 in 12) of all jobs in the City of York Unitary Authority area 		
<p>10.2.1, 10.6.1 and 15.2.6</p>	<p>These paragraphs need to be updated in order to reflect the most recent listings at the University of York campus, which include:</p> <ul style="list-style-type: none"> • Central Hall • Derwent Walkway • Designed Landscape (Campus West) • Derwent Walkway • Dryad Sculpture • Langwith College • Spiral walkway and untitled Sculpture (JB Morrell Library) 	<p>10.2.1 and 10.6.1 state “including its 21 listed buildings”</p> <p>Response from Historic England (HE) refers to “32 Grade II listed buildings”.</p> <p>15.2.6 seeks only to give examples not a full listing.</p>	<p>HPNP text amended in line with HE recommendation.</p> <p>No change</p> <p>Listed buildings changed to listed buildings and structures for consistency.</p>
<p>15.2.4</p>	<p>Replace with ‘The University Strategy 2014 – 2020 includes the following Key and Enabling Objectives.....’</p>	<p>15.2.4 states:</p> <p>“In its latest published 2014-2020 Master Plan [<i>which is currently in review</i>] the University stated:-</p>	

Policy Para. No.	Comment/ Proposed change and explanation	RESPONSE / COMMENT	ACTION / AMENDMENT TO PLAN
		<p>Key objectives To be a world leader in research To offer outstanding teaching and learning To offer all our students an outstanding and valuable experience</p> <p>Supporting objectives To be sufficiently large to be excellent, resilient and financially sustainable To be organised in the most efficient and effective way To work effectively with other organisations and stakeholders”</p>	<p>HPNP text amended in line the latest published University Strategy 2014 – 2020 to include Key and Enabling Objectives.</p>
15.4.7	Delete this paragraph	<p>15.4.7 states “Design Review” Independent design review is important, as described in Paragraph 62 of the NPPF. This is especially important for taller buildings, to assess whether they are of exceptional design quality. Design review is suggested at a relatively early and conceptual stage, and then to test detailed design proposals at a later stage.</p>	<p>HPNP text amended at 15.4.6 and original para 15.4.7 referring to “Design Review” deleted.</p>



Schedule of CYC Comments on the Pre-Submission Draft Heslington Parish Neighbourhood Plan

Main Document

Page	Policy/ Para./Section/Table/Map ref	Comments	ACTION / AMENDMENT TO PLAN
	General comment	It would be useful if paragraph numbers could be added for all paragraphs for clarity.	Agreed.
	General comment	The pre-submission version usefully shows the evidence and data gathered as part of the Neighbourhood Plan process and how this has been used to form the basis of the policies. All of this information should be put into the Consultation Statement when the Submission Version of the Neighbourhood Plan is written.	Noted.
	General comment	References are made throughout the Pre-Submission version to the 2012 NPPF this is useful for context. In February 2019 an updated NPPF was released by government. When the Submission version of the plan is written it will need to reference the 2019 NPPF.	Noted and agreed. HPNP Submission version documents have been updated in line with NPPF (2019).
	General comment	Copyright is required for all CYC Maps as follows: "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"	Noted and agreed.

Page	Policy/ Para./Section/Table/Map ref	Comments	ACTION / AMENDMENT TO PLAN
7	Section 5 Paragraph 5.1.3	<p>National planning policy (Paragraphs 83-85 of the 2012 NPPF and Paragraphs 136-139 of the 2019 NPPF) is clear that the identification and modification of green belt boundaries are matters for the local planning authority to determine. It goes on to state that these processes should be undertaken as part of the preparation or review of a local plan.</p> <p>At present, York does not have an adopted Local Plan. In the meantime it is necessary for the Neighbourhood Plan to be in general conformity with the strategic policies of the development plan. Within this context the appropriate strategic Green Belt policies are the saved policies of the otherwise revoked Yorkshire and Humber Plan Regional Spatial Strategy (2008) (the RSS).</p> <p>Until a Local Plan for York is adopted, development management decisions relating to proposals falling within the general extent of the Green Belt have and will be made on the basis that the land in question should be treated as Green Belt.</p> <p>The Upper and Nether Poppleton Neighbourhood Plan, Rufforth with Knapton Neighbourhood Plan and Earswick Neighbourhood Plan have all been through examination with an Independent Examiner. The Examiner's recommendations included in his reports included a series of modifications to the Neighbourhood Plans green belt policies to reflect the context of York Green Belt and background to the emerging Local Plan. A full copy of the Examiner's Reports are available via the links below:</p> <p>https://www.york.gov.uk/downloads/file/13410/examiners_report https://www.york.gov.uk/downloads/file/16753/rufforth_with_knapton_np_examiners_report https://www.york.gov.uk/info/20051/planning_policy/1747/earswick_neighbourhood_plan</p> <p>In particular, the Examiner's modifications take account of national advice on the principle of the identification of detailed Green Belt boundaries whilst safeguarding the general application of this important and nationally-recognised planning tool.</p> <p>The Examiner recommends that the neighbourhood plans continues to apply the approach to the identification of the Green Belt as set out currently in the RSS and the Fourth Set of Changes Development Control Local Plan (2005) on an interim basis until such times as the emerging Local Plan is adopted. This will ensure that the preparation of the emerging Local Plan is used as the mechanism for the detailed identification of the York Green Belt boundaries in accordance with national planning policy.</p>	<p>HPNP text amended to reflect current position of Green Belt in York and give explanatory comment.</p>

Page	Policy/ Para./Section/Table/Map ref	Comments	ACTION / AMENDMENT TO PLAN
		<p>It will also provide full and proper opportunity for developers and land owners to contribute to this debate both in general terms and to provide the agreed levels of development for the City.</p> <p>If the Heslington Neighbourhood Plan is submitted and examined in advance of the Local Plan being adopted then we would suggest that the same approach is taken with regard to the setting of an interim Green Belt boundary in the Heslington Neighbourhood Plan to that advised by the examiner in the reports provided above. We note that Figure 2 of the Pre-Submission Heslington Neighbourhood Plan currently shows York’s draft Green Belt from the submitted Local Plan (2018). Should the Heslington Neighbourhood Plan be progressed in advance of the adoption of the York Local Plan then we would advise that a new map showing the 4th Set of Changes Green Belt boundaries is produced. This would allow the Neighbourhood Plan to continue to apply the approach to the identification of the green belt as currently set out in the RSS and the Fourth Set of Changes Local Plan (2005) on an interim basis until such time as the Local Plan is adopted.</p> <p>If the Heslington Neighbourhood Plan is progressed in tandem with or after the Local Plan is adopted then the current map in Figure 2 will be in conformity with the emerging Local Plan green belt boundary subject to any modifications agreed through the examination process.</p>	<p>It is anticipated the HPNP will be examined in advance of the emerging York Draft Local Plan and a new map showing the 4th Set of Changes to Local Development Plan (Green Belt boundaries)(2005) is now included. This would allow the Neighbourhood Plan to continue to apply the approach to the identification of the green belt as currently set out in the RSS and the 4th Set of Changes to Local Development Plan (2005) on an interim basis until such time as the Local Plan is adopted.</p>

Page	Policy/ Para./Section/Table/Map ref	Comments	ACTION / AMENDMENT TO PLAN
6 and 33	Paragraphs 5.1.1 and 11.2.2	<p>Information regarding the evidence of need for housing York's housing requirements needs to be updated in light of new evidence by consultants GL Hearn (please refer to the OAN wording below) which was submitted to the Planning Inspectorate on 29th January and was considered by the Councils Executive on 7th March 2019. Please refer to the link below for the full report:</p> <p>https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=10479&Ver=4</p> <p>Objective Assessment of Housing Need (OAN) The Council's OAN (Objective Assessment of Housing Need) has been updated by consultants GL Hearn. The OAN uses the 2016 based sub-national population projections (SNPP) for York which show an average annual population growth over the period 2012 to 2037 of 24,036, significantly lower than the previous (2014 based) figure of 36,348 for the same period upon which the submitted Local Plan was based. GL Hearn's analysis of the components of population change suggest that the 2016 based population projections provide a more robust assessment of population growth for York than their predecessor which is also ratified by more recent population estimates in the Mid Year Estimates (2017, ONS). The main reason for this change relates to updated forecasts of international migration along with a downward trend in fertility rates and revised assumptions for increases in life expectancy. These population figures are then translated into household growth and a dwelling requirement using a range of assumptions on household representative rates and also including a vacancy rate of 3%.</p> <p>In accordance with National Planning Practice Guidance (NPPG) applied under transitional arrangements GL Hearn have then considered whether it would be appropriate to consider any uplifts to account for economic growth or to improve housing affordability (market signals). They have calculated the housing need required to meet an economic growth of 650 jobs per annum (based on the Local Plan target underpinned by the Employment Land Review Update, 2017). Using a series of assumptions including economic activity rates from the Office of Budget Responsibility (OBR) results in an economic led need for housing of up to 790 dwellings per annum.</p> <p>GL Hearn have also provided an updated analysis of housing market signals which show that house prices are relatively high in York and that housing affordability is a significantly worsening issue over the last five years. Affordable Housing needs remains at 573 dpa. In accordance with NPPG an uplift to improve affordability is required and considering the evidence GL Hearn proposes a 15% uplift. When applied to</p>	<p>HPNP text amended in line with CYC recommendation to reflect updated position on housing numbers in York.</p>

Page	Policy/ Para./Section/Table/Map ref	Comments	ACTION / AMENDMENT TO PLAN
		<p>the demographic starting point (484 dpa) this 15% uplift would result in an OAN of 557 dpa which is some way short of the economic led need of 790 dpa. The OAN in York is 790 dpa which would be sufficient to respond to market signals, including affordability adjustments as well as making a significant contribution to affordable housing needs.</p> <p>The updated OAN of 790 confirms to the Council that the robustness of submitted plans housing supply, based on the OAN of 867 dwellings per annum, is strengthened further by the reduction in the OAN. The submitted plans proposed housing supply can be robustly demonstrated to meet the revised OAN of 790 dwellings per annum both for the plan period (to 2033) and post plan period (to 2038). The proposed housing supply in the submitted Plan will provide the required flexibility in order to be able to demonstrate that the Plan can respond to unforeseen circumstances over the duration of the plan period and to create a Green Belt boundary for York which will endure beyond the end of the plan period meeting longer term development needs.</p>	
31	Policy HES: 4 Sustainable Design Interpretation	<p>The City of York Council Statement of Community Involvement which was adopted in December 2007 relating to community engagement should be referenced as well as NPPF engagement. https://www.york.gov.uk/downloads/file/1287/statement_of_community_involvement</p>	Noted and agreed. This source reference included in Plan text.
35	Policy HES: 7 New Housing Interpretation	<p>The submitted Local Plan (2018) no longer uses the term that villages are ‘washed over by the Green Belt. Please refer to Policy GB2. Heslington village exhibits a high degree of openness, and is considered to contribute to the openness of Green Belt. The reference should be altered to say that ‘Heslington village is included within the Green Belt’.</p>	Noted and agreed. Plan text amended accordingly.
35	Policy HES: 8 Housing Mix and Affordability	<p>The first Paragraph of the policy should also refer to the City of York Council Strategic Housing Market Assessment (SHMA) (2016 and 2017 update) evidence base document. 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</p>	Noted and agreed. This source reference included in Plan text.
38-50	<p>Section 12 Local Green Spaces Designation</p> <p>Section 13 Green Infrastructure</p>	<p>Happy to provide a map to show the draft Local Plan Open Spaces and the Locally Designated Open Spaces and differentiate these if this would be helpful. It would be helpful if the draft Local Plan Open Spaces/ Green Spaces/ Nature Conservation Sites could be renamed to be the same as the names specified in the Open Space and Biodiversity Audit which are Local Plan Evidence Base documents. This is for consistency where applicable. Please refer to the following link for the Councils Local Plan Evidence Base Studies: https://www.york.gov.uk/downloads/file/16040/sd085-city-of-york-local-plan-evidence-base</p>	Noted. Plan text amended to cross-reference CYC Open Space data, where sites are listed.

Page	Policy/ Para./Section/Table/Map ref	Comments	ACTION / AMENDMENT TO PLAN
		<u>open space and green infrastructure update september 2017</u> <u>https://www.york.gov.uk/downloads/file/16047/sd089</u> - <u>city of york council biodiversity audit 2010</u>	
54	Section 14 Transport and Movement	City of York Council are happy to provide a consolidated map.	Maps updated with input from CYC.
57	Para 14.5 last paragraph	The construction of the new routes in relation to the A64 is also the responsibility of Highways England. Highways England should also be referenced.	Noted. Plan text amended to reference Highways England.
63	Policy HES:17 University of York	Final bullet point reference to paragraph required. Error message.	Noted and corrected.
66-67	Additional Guidelines	The Additional Guidelines are important, however as they are currently written we are unclear of the role of the guidance. We suggest that they are written into existing policies or new policies are created in their own right in the main body of the report which are positively prepared. Please refer to the table below.	Additional Guidelines (originally Section 16) have been deleted and relevant guidance is either included within Policy text or separate <i>Community Action</i> provisions.



Proposed New Policies based on Additional Guidelines

NEW POLICY/ WITHIN EXSITING POLICY	PROPOSED WORDING	ACTION / AMENDMENT TO PLAN
Broadband	We recommend that the guidelines on broadband are incorporated into a new policy to enable them to have weight and be actioned through the planning process. The points being raised would fit well within a new policy. We are happy to discuss this with you further.	Important Additional Guidelines have been included within Policy or Community Action provisions and Section 16 deleted.
Signage and Street Furniture	We recommend that the guidelines on signage and street furniture are incorporated an existing policy to enable them to have weight and be actioned through the planning process. The points being raised would fit well within Policy HES: 4 Sustainable Design. We are happy to discuss this with you further.	
Lighting	We recommend that the guidelines on lighting are incorporated an existing policy to enable them to have weight and be actioned through the planning process. The points being raised would fit well within Policy HES: 4 Sustainable Design. We are happy to discuss this with you further.	
Transport	We recommend that the guidelines on Transport are incorporated an existing policy to enable them to have weight and be actioned through the planning process. The points being raised would fit well within the Transport policies. We are happy to discuss this with you further.	
Conservation Area	We recommend that the guidelines for the Conservation Area are incorporated into an existing policy to enable them to have weight and be actioned through the planning process. The points being raised would fit well within Policy HES: 4 Sustainable Design.	

NEW POLICY/ WITHIN EXSITING POLICY	PROPOSED WORDING	ACTION / AMENDMENT TO PLAN
Crime Prevention	We recommend that the guidelines on Crime Prevention are incorporated into a new policy to enable them to have weight and be actioned through the planning process. The points being raised would fit well within a new policy. We are happy to discuss this with you further.	
Building and Landscape Character	In relation to the Rufforth with Knapton Neighbourhood Plan and Earswick Neighbourhood Plan the Inspector has recommended that some policies which are not land use based should be made into non-land use 'Community Actions'. Community actions have been expressed by the Inspector as those which are not the remit of planning but fall into the remit/ambition of the Parish or neighbourhood Planning group. We advise that the wording specified in the Building and Landscape Character Section are named as community actions. We are happy to discuss this with you further.	
Elvington Airfield	We recommend that the guidelines for Elvington Airfield are incorporated into an existing policy to enable them to have weight and be actioned through the planning process. The points being raised would fit well within Policy HES: 7 New Housing. The policy should be consistent with Policy SS13 in the submitted Local Plan.	



Dear Sir/Madam,

Heslington Parish Neighbourhood Plan Pre-Submission Consultation Draft

Thank you for the opportunity to comment on the pre-submission draft of the Heslington Parish Neighbourhood Plan.

We appreciate the amount of hard work and dedication that the Neighbourhood Planning Group has put into this process to produce a locally representative document, detailing the issues which affect Heslington Parish.

We also recognise that the absence of an up-to-date adopted York Local Plan and the timing of the emerging Local Plan may have proved problematic for you and we appreciate work undertaken in this respect.

We would like to continue to work closely with you to move this Plan forward in tandem with the production of our Local Plan resulting in the creation of two sound plans that fit together and serve the best interests of the people, environment and economy of Heslington and York as a whole.

This letter highlights those issues that we feel are fundamental to the success of the Neighbourhood Plan. We would like to work in partnership with you to address these issues ahead of the Plan's submission. A schedule identifying further comments/recommended amendments for the main document is enclosed with this letter.

Draft Green Belt

National planning policy (Paragraphs 83-85 of the 2012 NPPF and Paragraphs 136-139 of the 2019 NPPF) is clear that the identification and modification of green belt boundaries are matters for the local planning authority to determine. It goes on to state that these processes should be undertaken as part of the preparation or review of a local plan.

At present, York does not have an adopted Local Plan. In the meantime it is necessary for the Neighbourhood Plan to be in general conformity with the strategic policies of the development plan. Within this context the appropriate strategic Green Belt policies are the saved policies of the otherwise revoked Yorkshire and Humber Plan Regional Spatial Strategy (2008) (the RSS).

Until a Local Plan for York is adopted, development management decisions relating to proposals falling within the general extent of the Green Belt have and will be made on the basis that the land in question should be treated as Green Belt.

The Upper and Nether Poppleton Neighbourhood Plan, Rufforth with Knapton Neighbourhood Plan and Earswick Neighbourhood Plan have all been through Examination with an Independent Examiner. The Examiner's recommendations included in his reports included a series of modifications to the Neighbourhood Plans green belt policies to reflect the context of York Green Belt and background to the emerging Local Plan. Full copies of the Examiner's Reports are available via the links below:

https://www.york.gov.uk/downloads/file/13410/examiners_report

https://www.york.gov.uk/downloads/file/16753/rufforth_with_knapton_np_examiners_report

https://www.york.gov.uk/info/20051/planning_policy/1747/earswick_neighbourhood_plan

In particular, the Examiner's modifications take account of national advice on the principle of the identification of detailed Green Belt boundaries whilst safeguarding the general application of this important and nationally-recognised planning tool.

The Examiner recommends that the neighbourhood plans continues to apply the approach to the identification of the Green Belt as set out currently in the RSS and the Fourth Set of Changes Development Control Local Plan (2005) on an interim basis until such times as the emerging Local Plan is adopted.

This will ensure that the preparation of the emerging Local Plan is used as the mechanism for the detailed identification of the York Green Belt boundaries in accordance with national planning policy. It will also provide full and proper opportunity for developers and land owners to contribute to this debate both in general terms and to provide the agreed levels of development for the City.

If the Heslington Neighbourhood Plan is submitted and examined in advance of the Local Plan being adopted then we would suggest that the same approach is taken with regard to the setting of an interim Green Belt boundary in the Heslington Neighbourhood Plan to that advised by the examiner in the reports provided above. We note that Figure 2 of the Pre-Submission Heslington Neighbourhood Plan currently shows York's draft Green Belt from the submitted Local Plan (2018). Should the Heslington Neighbourhood Plan be progressed in advance of the adoption of the York Local Plan then we would advise that a new map showing the 4th Set of Changes Green Belt boundaries is produced. This would allow the Neighbourhood Plan to continue to apply the approach to the identification of the green belt as currently set out in the RSS and the Fourth Set of Changes Local Plan (2005) on an interim basis until such time as the Local Plan is adopted.

If the Heslington Neighbourhood Plan is progressed in tandem with or after the Local Plan is adopted then the current map in Figure 2 will be in conformity with the emerging Local Plan green belt boundary subject to any modifications agreed through the examination process.

The City of York Local Plan has progressed significantly recently and was submitted for examination on the 25th May 2018. We support the Neighbourhood Plan and policies within it where they are in broad conformity with the approach set out in the emerging York Local Plan (Publication draft, February 2018).

Strategic Environmental Assessment and Habitat Regulation Assessment

We welcome the production of a Strategic Environmental Assessment (SEA) Screening Report and Habitat Regulation Assessment (HRA) at the Pre-Submission stage detailing whether the plan is likely to have a significant or adverse effect on environmental, social and economic aspects of the plan area. We concur with the conclusions which have been reached at this stage of the process that there is not

likely to be significant (adverse) effects as a result of the plan. However, since the production of your SEA and HRA, we have completed a revised HRA for the Local Plan, which includes consideration of new evidence commissioned by the Council including a Visitor Survey for the Lower Derwent Valley Special Protection Area (SPA).

We recommend that the HRA should be updated to reflect this latest evidence prior to submission and we would be pleased to advise you on the additional changes required. In addition, should any significant changes to the plan be made as a result of the consultation, we would welcome a discussion to advise on updating both the SEA and HRA documents appropriately prior to Submission of the Neighbourhood Plan. We would also welcome you sharing with us the content of any applicable responses to the pre-submission in relation to these documents to enable us to advise you appropriately moving forward.

We welcome the significant progress made with the development of a Neighbourhood Plan for Heslington. We would welcome the opportunity to work with the Neighbourhood Planning Group to consider and address the comments made in this response and look forward to meeting with you on 19th March 2019. If you wish to discuss anything before this date please contact Anna Pawson in the Council's Strategic Planning Team.

Yours Faithfully,

Rachel Macefield

**Rachel Macefield
Forward Planning Team Manager**

SECTION: 7 EDUCATION

Para 7.1 Policy ED1 : University of York

Reference: https://www.york.gov.uk/downloads/file/15869/cd001_-_city_of_york_local_plan_publication_draft_regulation_19_consultation_february_2018

To ensure the continuing development of the University of York, the following range of higher education and related uses will be permitted on the University's campuses, as identified on the Proposals Map:

- academic, teaching, research and continuing professional development uses;
- housing for staff and students;
- arts, cultural, sports and social facilities ancillary to higher education uses;
- conferences;
- knowledge based businesses including research led science park; and
- any other uses ancillary to the university including support services for the uses identified above.

The University of York must address the need for any additional student housing which arises because of its future expansion of student numbers. Provision will be expected to be made on campus in the first instance. In assessing need, consideration will be given to the capacity of independent providers of bespoke student housing in the city and whether it is economically prudent to provide additional student accommodation.



Historic England

YORKSHIRE

Ms. Fiona Hill,
Parish Clerk,
Heslington Parish Council,
The Byre,
Field House Farm,
Thornton-le-Clay,
York,
YO60 7QA

Our ref: PL00545626
Your ref:
01904 601 879
Telephone 0755 719 0988
Mobile

11 March 2019

Dear Ms. Hill,
Heslington Neighbourhood Plan
Strategic Environmental Assessment Screening Opinion Consultation

We write in response to your e-mail of Thursday 24 January 2019, seeking a Screening Opinion for the Heslington Neighbourhood Plan Preferred Options draft. For the purposes of this consultation, Historic England will confine its advice to the question, “Is it likely to have a significant effect on the environment?” in respect to our area of concern, cultural heritage. Our comments are based on the information supplied within the Heslington Neighbourhood Plan Preferred Options draft and associated documents.

The Heslington Neighbourhood Plan area is situated on the southern edge of York’s urban area and contains 2 grade II* and 30 grade II listed buildings, 1 Registered Historic Landscape, 1 Scheduled Monument and Heslington Conservation Area. It will also have a number of locally important buildings, sites, areas and landscapes. Much of the Neighbourhood Plan area falls within York’s Green Belt.

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 II 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.

The views of the other three statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made. We should like to stress that this opinion is based on the information available in the Heslington Neighbourhood Plan Pre-submission draft attached to your e-mail.



Historic England, 37 Tanner Row, York YO1 6WP
Telephone 01904 60 1948 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

We would be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Historic England strongly advises that the conservation and archaeological staff of the York City Council are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.

We look forward to receiving an invitation to comment upon the Heslington Neighbourhood Plan Submission in due course.

Thank you in anticipation.

Yours sincerely



Craig Broadwith
Historic Places Adviser
E-mail: Craig.Broadwith@HistoricEngland.org.uk



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Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



Heslington Parish Neighbourhood Plan

CONSULTATION STATEMENT

Appendix 4: Consultation Documents - All

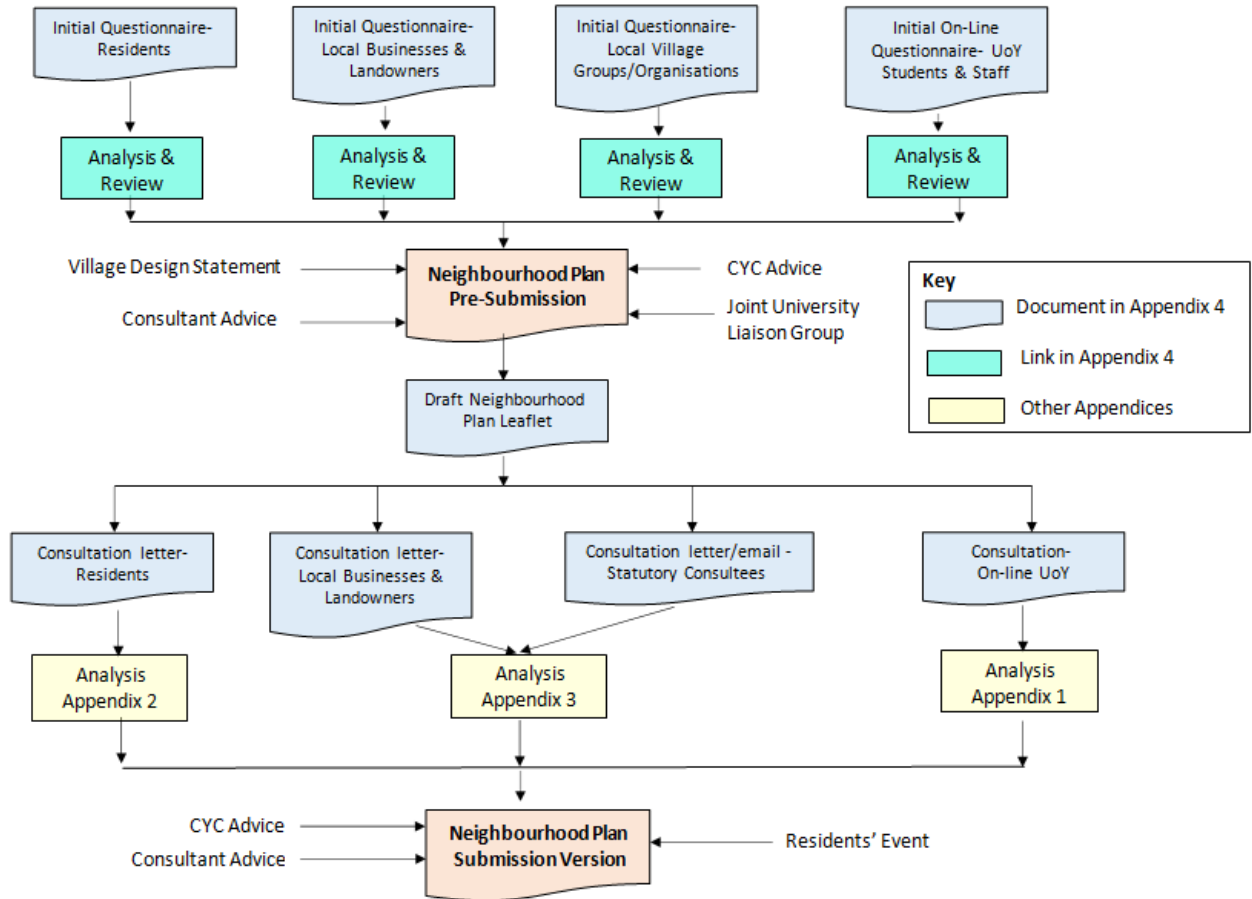
September 2019

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Annex 1. Consultation Process Summary Flowchart

Heslington Parish Council Neighbourhood Plan Consultation Process Summary Flowchart



Annex 2. Initial questionnaire - Residents

Heslington Parish Neighbourhood Plan

Have Your Say

The Planning System is changing. Under the new Localism Bill people are being encouraged to become more involved in deciding how their own communities should change and grow for the future. The Village Design Statement has been very valuable in guiding planning for the last 10 years.

NOW Heslington Parish Council needs **YOUR** help to draw up a Neighbourhood Plan to establish a long-term vision for the Parish and continue to influence planning policy and improve local facilities.

What do you think Heslington should be like in 15 years?___Where will people live?___What type of developments will there be and where will people work?___What will residents do in their spare time?

You can help by completing this short questionnaire. All comments are appreciated, you don't have to fully complete the questionnaire. Please continue on extra pages if you don't have enough room.

WE VALUE THE VIEWS OF EVERY INDIVIDUAL AND INVITE ALL WHO LIVE OR WORK IN THE PARISH TO COMPLETE THIS QUESTIONNAIRE.

When it is complete you can drop it into Sinclair Properties. You can also post to Heslington Parish Council (THE BYRE, FIELD HOUSE FARM, THORNTON-LE-CLAY, YORK, YO60 7QA. Email: parishclerk@thebyre.me.uk)

You can also complete this questionnaire online at the Parish website or fill in an electronic copy and e-mail it to the Parish Clerk. To download a copy of the questionnaire and for more details about Neighbourhood Plans see our website at <http://www.heslington.org.uk/>.

PLEASE SUBMIT YOUR QUESTIONNAIRE BY 12TH FEBRUARY 2017

What do you like about Heslington?

What improvements/changes would you like to see?

What don't you like about Heslington?

What modes of transport do you use and which do use most frequently?

What improvements would you like to see to the transport systems/ infrastructure

Does the mix of housing meets local needs? Why do you think this?

Which services and facilities do you use in Heslington? Tick all that apply

Post Office	Banks	Local Shops	Places of worship	Primary School
Pre School Group	After School group	Play park	Guides and Brownies	Church Hall
Youth Club	Scouts and Cubs	Sports Fields	Village meeting room	Public houses
Sunday school groups	Homefield Community Centre	Allotments	Local Footpaths /access to countryside	Local buses
Church Field	Other:			

Are you happy with Heslington Community facilities?

Are there any additional facilities you would like to see?

Are there enough facilities and services for people of every age?

What are the advantages and disadvantages of having the University close by?

Value Statements. It is important that...

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
There is good access to the countryside					
Heslington is well served by public transport					
There are good facilities for cycling					
There is a good range of community facilities (e.g. shops, pubs, etc)					
There are open spaces in the village					
There are open spaces around the village					
The Green Belt is protected					
Heslington Tilmire area (Site of Special Scientific Interest/ Nature Reserve) is conserved					
Vehicle traffic flows through Heslington Common Lane/Low Lane are for local businesses and local residents only					
Major new developments should be prevented from vehicular access through Common Lane/Low Lane					

General comments

Please list any other comments that you would like to make about Heslington:-

Finally, to ensure that we have a full range of opinions from all sectors of the community, it would be useful if you could please complete the following:

Are you a resident? **Y / N**

Do you work in the area? **Y / N**

How long have you lived in the Parish?

0-5 years	5-15 years	16-30 years	Over 30 years	All my life
-----------	------------	-------------	---------------	-------------

Post Code?

YO10

Age Group?

16-25 yrs	25-40	40-60	60-80	Over 80	Prefer not to say
-----------	-------	-------	-------	---------	-------------------

Gender ?

Female	Male	Prefer not to say
--------	------	-------------------

Employment?

Full time employment	Part-time employment	Self employed	Unemployed	Carer	Retired	Student
----------------------	----------------------	---------------	------------	-------	---------	---------

The Parish Council will consult regularly as the Neighbourhood Plan is prepared. We would like to be sure that all interested people get the opportunity to be involved.

You do not need to give your details, but it will help us keep you involved and informed at all stages.

You will also be able to find information on our website at <http://www.heslington.org.uk/>.

Name.....

Address

.....

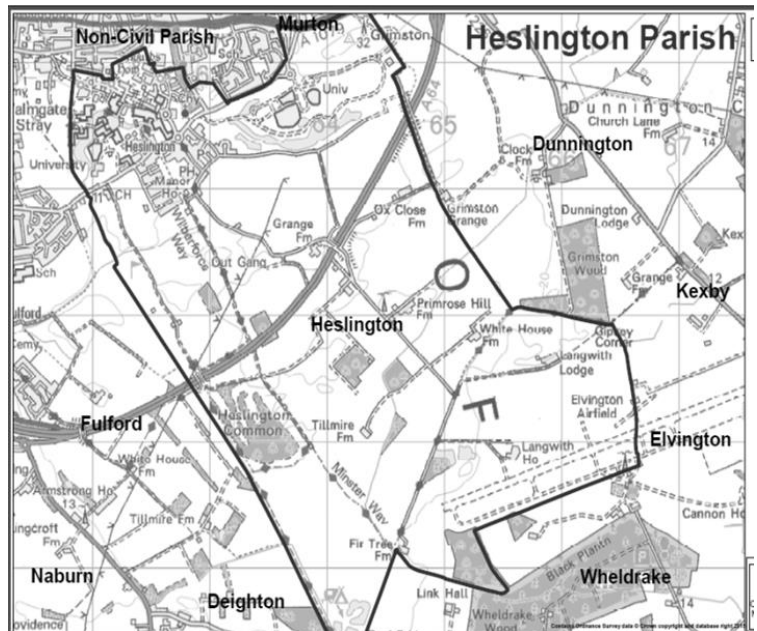
.....

Email.....

Telephone.....

How would you like to be contacted?

Newsletter	<input type="checkbox"/>
e-mail	<input type="checkbox"/>
Website	<input type="checkbox"/>



Annex 3. Initial questionnaire - Local Businesses

COVER LETTER TO QUESTIONNAIRE

Dear Heslington business or group leader.

Heslington Parish Neighbourhood Plan.

City of York Council has approved the application from Heslington Parish Council to produce a Neighbourhood Plan for Heslington Parish. We will value your help in producing this plan.

We are keen that during the preparation of this Plan all interested parties have the opportunity to influence how future development will affect the area in the years to come in terms of business, housing, community facilities and valued green spaces. It will determine how vital amenities will cope with potential increase in population and how the facilities and transport links to the village can be sustained. It will inform the City of how the residents and those connected to Heslington wish the area to look for the next 15 years.

We attach a short survey document and we will be most grateful if you would complete those parts of the form which are relevant to you. There is space for additional comments if required.

Please return the survey in the enclosed addressed envelope.

If you would like to meet with us to discuss your views or to provide any further information then please let us know.

We will in any case keep you and all stakeholders informed as the plan preparation proceeds

Kind regards

Neighbourhood Plan Working Group

*Heslington Parish Council
Email: nplan@heslington.org.uk*



Heslington Parish Neighbourhood Plan

Give Us Your Views

Questionnaire for Businesses / Landowners in the Parish of Heslington

The purpose of this survey is to help the Parish Council to draw up an informative analysis of the activities of the Parish business base. The results of this work will be summarised to establish the main outcomes and issues that underpin the Neighbourhood Plan (NP) development. Information will be treated as confidential, will only be used for the NP and not be passed on to a third party.

This plan will inform the City of how those who live, work or do business in Heslington want to shape the area over the next 15 years. If your business has more than one location the answers you give should refer solely to your business in the Parish of Heslington.

PLEASE RETURN YOUR QUESTIONNAIRE BY 12TH AUGUST 2017 IN THE STAMPED AND ADDRESSED ENVELOPE PROVIDED

Q1. What is the name of your business/company? What does your business/company do?
If part of a larger organisation, please give details.

Q2. Where is your business? Please add your postcode

<input type="checkbox"/> <i>Heslington village</i>	<input type="checkbox"/> <i>Work from home</i>
<input type="checkbox"/> <i>Business park</i>	<input type="checkbox"/> <i>Other</i>

Q3. Are your business premises

<input type="checkbox"/> <i>Owned</i>	<input type="checkbox"/> <i>Other</i>
<input type="checkbox"/> <i>Rented/leased</i>	

Q4. How long have you run your business from this location?

<input type="checkbox"/> <i>Less than 1 year</i>	<input type="checkbox"/> <i>7-10 years</i>
<input type="checkbox"/> <i>1-3 years</i>	<input type="checkbox"/> <i>More than 10 years</i>
<input type="checkbox"/> <i>4-7 years</i>	

Q5. How many full time employees do you have in your company?

<input type="checkbox"/> <i>None</i>	<input type="checkbox"/> <i>Over 10</i>
<input type="checkbox"/> <i>Up to 5</i>	<input type="checkbox"/> <i>Over 20</i>
<input type="checkbox"/> <i>Up to 10</i>	<input type="checkbox"/> <i>Over 40</i>

Q6. How many part-time employees do you have in your company?

<input type="checkbox"/> <i>None</i>	<input type="checkbox"/> <i>Over 10</i>
<input type="checkbox"/> <i>Up to 5</i>	<input type="checkbox"/> <i>Over 20</i>
<input type="checkbox"/> <i>Up to 10</i>	<input type="checkbox"/> <i>Over 40</i>



Q7. Does your business use self-employed staff?

- | | |
|-----------------------------------|----------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Over 10 |
| <input type="checkbox"/> Up to 5 | <input type="checkbox"/> Over 20 |
| <input type="checkbox"/> Up to 10 | <input type="checkbox"/> Over 40 |

Q8. What percentage of your employees normally work from home?

Q9. Do you consider your business as:

- | | |
|---|---|
| <input type="checkbox"/> Owner/proprietor run | <input type="checkbox"/> National chain |
| <input type="checkbox"/> SME | <input type="checkbox"/> Multi-national |
| <input type="checkbox"/> Large Independent | |

Q10. Are you considering expanding your workforce over the next 5 years?

- | | |
|------------------------------|--------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> Maybe |
| <input type="checkbox"/> No | |

Q11. Are you recruiting currently?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Q12. Do you have an established Apprenticeship programme?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Q13. How do your employees get to work? Tick all that apply.

- | | |
|----------------------------------|------------------------------------|
| <input type="checkbox"/> Walk | <input type="checkbox"/> Car / Van |
| <input type="checkbox"/> Cycle | <input type="checkbox"/> Bus |
| <input type="checkbox"/> Unknown | |

Q14. Do the majority of your employees-

- | | |
|--|--|
| <input type="checkbox"/> live within 30 minutes travel to work | <input type="checkbox"/> commute over 30 minutes to work |
|--|--|

Q15. Do you operate shift or flexi-hours arrangements? Tick all that apply.

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Days only | <input type="checkbox"/> 7-days |
| <input type="checkbox"/> Early/lates | <input type="checkbox"/> Weekends |
| <input type="checkbox"/> Nights | <input type="checkbox"/> Other. Please give details |

Q16. Do you have enough parking for all your employees?

- | | |
|---|--|
| <input type="checkbox"/> Yes always | <input type="checkbox"/> No, never enough |
| <input type="checkbox"/> Could do with more | <input type="checkbox"/> Need more for visitors, clients, deliveries, etc. |
| <input type="checkbox"/> Could use less | |

Q17. Do you have shared parking with residents/visitors to Heslington area?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|



Q 18. Do you have any problems with vandalism, theft, break-ins, or other criminal offences?

Yes

No

If Yes, please give brief details

Q19. Do you have problems with?

Litter

Lighting

Noise

Other

If Yes, please give brief details

Q20. What was the main reason for choosing to run your company from Heslington?

Q21. Does your business access the skills, facilities or services of, or employ any people from, the University of York?

What are the advantages?

Are there any negatives?

Q22. How will the major housing developments (as proposed in the Draft City of York Local Plan e.g. West of Elvington Lane, on Hull Road, etc) impact your business?

What are the advantages?

Are there any negatives?



Finally,

What would you highlight as the main areas that need to be considered in the Parish Neighbourhood Plan? For example, this may include comments on traffic flows, general infrastructure, housing and or business developments, noise, pollution, etc. How would you like to see a NP help your business?

The Parish Council will consult regularly as the Neighbourhood Plan is prepared. We would like to be sure that all interested people get the opportunity to be involved. You do not need to give your details, but it will help us keep you involved and informed at all stages. You will also be able to find information on our website at <http://www.heslington.org.uk/>

Name..... Position in Business.....

Address

.....

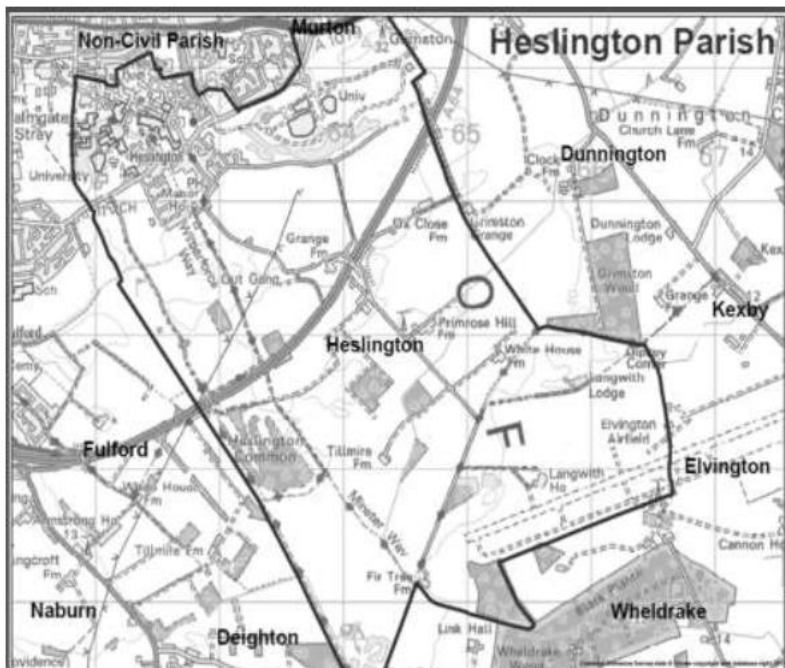
.....

Email.....

Telephone.....

How would you like to be contacted?

Newsletter	<input type="checkbox"/>
e-mail	<input type="checkbox"/>
Website	<input type="checkbox"/>



Printed by Heslington Parish Council

Annex 4. Initial Questionnaire - University of York

Heslington Neighbourhood Plan

Heslington Parish Council need your help to create a plan for our neighbourhood. As an undergraduate student studying at York you are a valued member of this wider community and your opinions matter.

Please complete this questionnaire so that we can capture your views of Heslington now and in the future.

Please note: All questions refer to the off-campus areas in Heslington and the surrounding village – NOT THE CITY OF YORK.

Please complete by 16 June 2017. For more information visit www.heslington.org.uk

*** Required**

What are your views about off-campus areas in Heslington? (Not in the City) *

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
There is good access to the neighbouring countryside, footpaths & wildlife	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
There is a rural/semi-rural feel and identity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a sense of history, including links to agriculture and farming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heslington has a community feel, peaceful with friendly people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The area is tidy, well looked after and cared for	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise, graffiti or litter is an issue	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The church plays an important part in village life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a good range of community facilities (e.g. shops, pubs, Post Office, banks, etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

There are open spaces for play, sports and leisure in the village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality village architecture, design characteristics and conservation controls are important	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Green Belt is protected (areas where you cannot build)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heslington Tilmire area (Site of Special Scientific Interest/ Nature Reserve) is conserved	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heslington is well served by public transport with easy access to York City Centre and wider transport links	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vehicle traffic flows into and through Heslington and the University are well managed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Major new developments should be prevented from increasing vehicular access through the village and surrounding University roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are good facilities for cycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is enough on-campus University car parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

This question requires one response per row

What future changes would you like to see off-campus in the Heslington area? (Not in the city)

Your answer _____

What local transport do you use and how frequently? *

	Daily	Weekly	Monthly	Rarely	Never
Bus	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cycle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Car	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Motorbike	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Taxi	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walk	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

This question requires one response per row

Other (please specify type and frequency)

Your answer _____

What do you think about the transport systems/ infrastructure? *

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
There are frequent day-time buses to/from city centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are frequent night-time buses to/from city centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are frequent weekend buses to/from city centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are good bus services to/from other local areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are good facilities (parking and routes) for cycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restrictions on traffic in the area must be increased/strengthened	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Any other comments

Your answer _____

Does the mix of Heslington housing/living accommodation meet your needs? *

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
There is sufficient on-campus (not in the city) student University accommodation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would rather live on-campus, than rent in the Heslington area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a good range of types and sizes of private houses/flats to rent in Heslington	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There should be fewer student-only properties (HMOs) in Heslington	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The family accommodation available on-campus is good	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The family accommodation available for private rental off-campus in Heslington is good	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a good range of affordable houses in Heslington to purchase	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Any other comments

Your answer _____

<p>Which services and facilities do you use off-campus in Heslington? Tick all that apply *</p> <p><input type="checkbox"/> Post Office</p> <p><input type="checkbox"/> Banks</p> <p><input type="checkbox"/> Local shops</p> <p><input type="checkbox"/> Places of worship</p> <p><input type="checkbox"/> Primary school</p> <p><input type="checkbox"/> Pre-school or after school clubs</p> <p><input type="checkbox"/> Group activities e.g. Scouts/Cubs, Brownies/Guides</p> <p><input type="checkbox"/> Sports fields/Church field (other than those on campus)</p> <p><input type="checkbox"/> Pubs</p> <p><input type="checkbox"/> Village Hall / Community Centre</p> <p><input type="checkbox"/> Golf club</p> <p><input type="checkbox"/> Local footpaths / access to countryside</p> <p><input type="checkbox"/> Allotments</p> <p>Other (please specify)</p> <p>Your answer _____</p> <p>Are there any other Heslington Community facilities you would like to see?</p> <p>Your answer _____</p>	<div style="background-color: #f8d7da; padding: 5px; border: 1px solid #f5c6cb;"> <p><input type="checkbox"/> Village Hall / Community Centre</p> <p><input type="checkbox"/> Golf club</p> <p><input type="checkbox"/> Local footpaths / access to countryside</p> <p><input type="checkbox"/> Allotments</p> <p>This is a required question</p> </div> <p>Other (please specify)</p> <p>Your answer _____</p> <p>Are there any other Heslington Community facilities you would like to see?</p> <p>Your answer _____</p> <p>How often do you get involved in off-campus, local volunteer/charity activity?</p> <p><input type="radio"/> Daily</p> <p><input type="radio"/> Weekly</p> <p><input type="radio"/> Monthly</p> <p><input type="radio"/> Rarely</p> <p><input type="radio"/> Never</p> <p>What are the advantages and disadvantages of having a village close by?</p> <p>Your answer _____</p>
---	--

Annex 5. Initial questionnaire - Residents: Analysis of Responses

Analysis of Responses can be found at:

<https://www.heslington.org.uk/neighbourhood-plan/np-questionnaire-analyses/>

Annex 6. Initial questionnaire - Local Business: Analysis of Responses

Analysis of Responses can be found at:

<https://www.heslington.org.uk/neighbourhood-plan/np-questionnaire-analyses/>

Annex 7. Initial Questionnaire - University of York: Analysis of Responses

Analysis of Responses can be found at:

<https://www.heslington.org.uk/neighbourhood-plan/np-questionnaire-analyses/>

Annex 8. Extract from the Heslington Village Newsletter - Winter 2018

(Incl. invitation to 'Drop-In' Day on 11 February 2019)

HESLINGTON PARISH COUNCIL NEWSLETTER

www.heslington.org.uk

Heslington Parish Neighbourhood Plan

Residents will shortly be receiving a leaflet explaining more about the work, how it will progress and what residents can do to help. All are encouraged to feedback their comments - good and bad! Tell us what you like about the Plan and if anything is missing. Hard copies of the full Plan will be available on our website, from the Parish Clerk or by collection from Sinclair Properties office, Main Street, Heslington in February.

We are planning a Residents' event in the Village Meeting Room on Monday, 11 February 2019. There will be a short introduction at: 10.30am, 2pm and 7pm, followed by an opportunity to ask any questions you may have on the Plan. Alternatively you can pop in at any time between 10:30am and 8pm to discuss your thoughts with us on the Plan.

This is the opportunity for us all to have a say in the future of our community so do please get involved to help us finalise a document which really is **OUR PLAN**. We hope you enjoy reading it. For more information see the village website, or contact the Parish Clerk.

Annex 9. Consultation Letter to Residents with Feedback Form

Dear Resident,

An opportunity to influence planning decisions made in your Parish

We are pleased to present the Neighbourhood Plan for the Parish of Heslington which has been based on the results of our earlier survey and subsequent consultations. We have also taken guidance from both CYC Planning Department and professionals specialising in this field. It has been our sole objective to produce a Plan that represents the views of the community as a whole and, to this end, it's important for you to review the Plan before it is finally submitted.

Please let us have your views:

On the enclosed hardcopy feedback form, by post, to Parish Clerk at:
The Byre, Field House Farm, Thornton-le-Clay, York YO60 7QA (add extra pages if required).

Or drop it off at Sinclair Properties office on Main Street, Heslington.

Or you can download the feedback form in Word from:

heslington.org.uk/neighbourhood-plan/. Scroll down to Feedback Form and download the form in Word. Add your comments and save it as a new document. You can then e-mail it and/or other comments to heslingtonpcnplan@outlook.com. Or you can print it out and post or drop it off as above.

We really need your opinions, so please respond by 5pm Tuesday, 12 March 2019.

The attached leaflet contains the reasons for the Plan and its policies. A full version of the Draft Neighbourhood Plan, along with environmental reports and earlier questionnaire responses can be viewed at heslington.org.uk/neighbourhood-plan/.

Hard copies of the Plan are available from the Parish Clerk or collect from Sinclair Properties Office, Main Street, Heslington.

The Neighbourhood Plan is also available to review at local libraries in Fulford and Tang Hall and the Morrell library at the University.

If you want to say anything in person, or just want more information, we are holding a Residents' event in the Village Meeting Room on Monday, 11 February 2019. There will be a short introduction at: 10.30am, 2pm and 7pm followed by your chance to ask any questions and express any views you may have on the Plan. Alternatively you can drop in at any time between 10:30am and 8pm to discuss the plan.

Following this period of consultation, the Plan will be adapted to take account of responses received from residents, stakeholders and official bodies before being submitted to City of York Council. They will conduct a final, formal consultation where you will have another opportunity to comment, before putting the Plan to examination. This is conducted by an independent examiner with the primary aim of ensuring that the Plan complies with all relevant legislation and guidelines. It will then come back for a referendum in the Parish and, if you approve it, will become a statutory document.

This is the opportunity for us all to have a say in the future of our community so do please get involved to help us finalise a document which really is OUR PLAN.

We hope you enjoy reading it.

Pauline Bramley
Chair, Heslington Parish Council

Annex 10. Consultation Resident Leaflet with Feedback Form

Heslington Neighbourhood Plan



Produced by Heslington Parish Council

Why Heslington needs a Neighbourhood Plan

Neighbourhood Plans are a powerful new way for local people to shape the future planning of their area.

A Neighbourhood Plan gives us the opportunity to create a **shared and sustainable vision** of how we'd like our Parish to be over the next 15 years; to ensure that **new developments or changes** fit in and contribute to the well-being of the Parish; and to **conserve the village character** and sense of belonging that we so value.

Manage pressures for change positively

A Plan will help us to manage pressures for change positively, for the good of the community. It's about making the Parish an even better place, for us and future generations.

Without an agreed plan we will have **much less say** about developments in the Parish.



Heslington Parish Council with encouragement and support from York City Council formed a Working Group carry out consultations and carefully considered all your valued responses and insights into Parish life.

Reflecting History, Adapting to Change

How our plan will work

Whilst Neighbourhood Plans must be consistent with York's planning policies; our Plan will have its own distinctive **local policies, with legal standing**.

These will be taken into account in future planning matters, such as housing, environment and the use of land.

It places policies agreed by the community at the heart of the planning decision-making process.

Our Plan will make a real difference

Whilst limited to future planning issues, the Plan also includes guidelines on other important local matters. These are valuable in expressing the community's wider views but they do not have the same legal standing as the policies on planning,

What's in this Plan

Future Planning Applications will be determined by the seven policy areas in the Neighbourhood Plan. They are:

- **Business, Employment and Local Facilities**
- **Agriculture and Rural Enterprise**
- **Urban Design and Character**
- **Housing**
- **Local Green Environment**
- **Transport and Movement**

How you can help support the draft plan

Come to the Residents' Event

to find out more and share your views in the Heslington Village Meeting Room on **Monday 11 February 2019.**

**There will be a short introduction at:
10.30am, 2pm and 7pm
followed by your chance to ask questions**

Or you can 'pop in' anytime – the Working Group will be there from 10.30am-8pm for any questions.

Give us your views

What do you like about the Plan? How could the Plan be improved?

Use the form at the back of this leaflet

Return feedback forms

By post - to Parish Clerk at:
The Byre, Field House Farm, Thornton-le-Clay, York, YO60 7QA

Or drop off at Sinclair Properties office on Main Street, Heslington YO10 5EB.

By email – Go to heslington.org.uk/neighbourhood-plan/. Scroll down to Feedback Form and download the form in *Word*. Add your comments and save it as a new document. You can then send this document by e-mail to heslingtonpcnplan@outlook.com

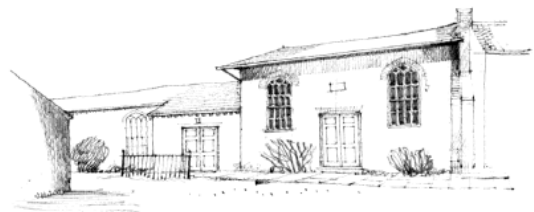
Please reply by
5pm Tuesday, 12
March 2019

How do I find out more?

A full version of the Draft Neighbourhood Plan can be seen at heslington.org.uk/neighbourhood-plan/

Scroll down and select Pre-submission documents. Hard copies are available from the Parish Clerk (address below) or collected from Sinclair Properties office, Main Street, Heslington YO10 5EB.

Support your Parish Council



What happens next?

Once we have received feedback from all stakeholders, the plan will be updated and finalised. This plan will then be submitted to the CYC, with all the feedback.

CYC will then arrange for the plan and all feedback to be submitted for independent examination. This will make sure the Neighbourhood Plan meets all legal requirements and has properly considered the feedback. If successful at the examination stage, with modifications if necessary, CYC will arrange for a referendum. If there is a majority "Yes" vote, our Neighbourhood Plan will become part of the statutory development plan for Heslington.

POLICIES

Business, Employment & Local Facilities

Supporting businesses and employment developments that meet the needs of the community whilst retaining the essential nature of Heslington village and its surroundings

POLICY HES 1 Main Street - Change of Use

Within the Main Street area, application for changes of use to Retail (A1), Food and drink (A3, A4) and Medical and other community facilities (D1) will be permitted subject to:

- *There being no significant detrimental impact on traffic safety or capacity*
- *There being no significant detrimental impact on the amenities of nearby residents e.g. by restricting the hours of operation*
- *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*

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.

Successful business is essential to support the community

POLICY HES 2 New Business and Employment Development

New business and employment development will be permitted in:

- *Existing Science Park and business zones on University campuses*
- *Within the strategic designated York Draft Local Plan housing sites, where they comprise local facilities for the new housing*
- *Within farm complexes, to support diversification, providing there is no significant adverse impact on traffic safety, congestion or residential amenity*



Agriculture & Rural Enterprise

Supporting and helping agriculture and rural enterprises to thrive.



POLICY HES 3 **Agriculture and Rural Enterprise**

New development will be supported where:

- *It is sited and designed to support and acknowledge the working farms and rural businesses of Heslington*
- *It ensures that farm traffic is accommodated*
- *It does not compromise farming activities*

Local farms and farmland make a huge contribution to the rural feel of Heslington



Urban Design & Character

Strengthening the historic character, rural setting and core village identity.

POLICY HES 4 Sustainable Design

New development will be supported where it uses high quality design incorporating key principles from the Design Council's *Building for Life 12* and based on sustainable urban design principles. This includes:

- *Complementing the surrounding character of the Parish in terms of scale, height, massing, spacing, urban grain and set-back from street frontages*
- *Providing active frontages to streets and public spaces, so as to provide natural surveillance*
- *Providing a clear separation between private spaces (rear gardens) and public spaces and streets*
- *Creating attractive, safe, permeable and convenient pedestrian environments, linking to the surrounding footpath network*
- *Using permeable materials for hard surfaces*
- *Providing a range of parking solutions as an integral part of layout, ensuring that parking does not dominate the street scene*
- *Within the conservation area using materials that respect and are sympathetic to the context and building traditions of the village*

And all new housing incorporates:

- *Screened storage space for refuse bins and recycling bins*
- *Enclosed, secure, covered storage for cycles*

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

Heslington village still maintains its rural charm and character



POLICY HES 5 Urban Character

New development and extensions to existing buildings will be supported where they complement the local and historic character of Heslington, including:

- *Complementing the vernacular forms, scale and character of the Heslington Conservation Area*
- *Respecting the character and setting of Heslington, including the medieval pattern of long, narrow burgage plots in Main Street*
- *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*
- *Maintaining historic paths and routes*
- *Maintaining key views and the setting of local landmarks to help orientation and provide local distinctiveness*
- *Having regard to the diverse character of the historic environment, based on variety in styles and construction methods*
- *Retaining wide green verges, without further crossways*
- *Adhering to the Additional Guidelines [see full Plan for details] in so far as they are material to the proposal*

POLICY HES 6 Conversion of Existing Buildings

Building conversions and extensions which complement the vernacular forms, scale and character of buildings in the village will be supported.

**POLICY HES 7 New Housing**

Housing development will be permitted in the following locations:

- *Infill development appropriate to the draft Green Belt, within the built area of Heslington village*

Outside of these locations, small-scale infill housing development will be permitted, providing:

- *It comprises infill development within an existing housing row or cluster*
- *It would avoid the creation or extension of 'ribbon development'*

New housing will be permitted if it:

- *Maintains or enhances the amenities of existing residential properties*
- *Complements the character of the area, including complementing the spatial characteristics of existing housing in terms of setback, spacing and garden space*

Housing

Supporting future development of appropriate housing, without compromising the unique qualities of the built and natural environment

POLICY HES 8 Housing Mix and Affordability

New housing development will be permitted if it includes a balanced mix of house types, to meet local need and should meet the Government's Technical housing standards

Affordable housing provided in response to York Draft Local Plan requirements will be supported if provided within the development site, so as to meet Heslington's needs, and not be provided remotely through financial contributions.

Affordable housing will be supported where it is tenure blind, forming an integral part of any scheme.

It's important to provide a wide choice of high quality homes



POLICY HES 9 Housing and Community Facilities

Development of housing on the strategic sites will be supported where it incorporates community facilities as part of the mix of uses, to support the additional needs of the new residential population. This includes recreational facilities, convenient paths and green spaces to encourage healthy lifestyles.

If sites are developed incrementally, a masterplan should be prepared, including the location of community facilities.

POLICY HES 10 Student Accommodation

New student residential accommodation will be permitted within the University of York campuses. Student accommodation will not be permitted within the built area of Heslington village, in the interests of maintaining a balanced range of housing for local people.

Local Green Environment

Protecting the rural, open character and green spaces of the Parish from inappropriate development

POLICY HES 11 Local Green Space

Designated Green Spaces must remain as open community spaces.

Small size, ancillary development will be permitted, providing it meets all of the following:

- *The open and green character of the Green Space is not compromised*
- *It comprises facilities to support the community use of space*
- *The community, wildlife, amenity or other values as a Local Green Space are preserved or enhanced*

The character of the Parish is enhanced by the abundance of green spaces and open aspects

POLICY HES 12 Green Environment

New development will be supported when it can be shown to avoid significant harm to the environment of Heslington, including:

- *Trees, woods, hedges, ditches, grass field margins, flora and fauna*
- *Local wildlife habitats and protected landscapes, including the Common Land and SSSI*
- *Designated and significant Local Green Spaces as listed [see full Plan for details]*

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 to be encouraged.



Transport & Movement

Improving the choice and sustainability of traffic flows (vehicular, cycle and pedestrian) for those who live, work, study or do business in the Parish

POLICY HES 13 Sustainable Transport Provision

New housing development on the strategic allocation sites will be supported where there is balanced and sustainable transport provision, including:

- *Public transport facilities, including new bus stops*
- *A layout providing convenient pedestrian links to footpaths, bus stops and community facilities*
- *Facilities for cyclists and pedestrians on any new link roads to the A64 and University*

Where a site is to be developed incrementally, a transport masterplan should be prepared for that site, showing links to adjacent sites and the surrounding area



Good transport around and within the community is essential

- ***Balanced by the need to moderate the volume of traffic and support sustainable modes of transport***

POLICY HES 14 Vehicular Traffic

New development will be permitted where vehicular access to the strategic housing sites is provided, to safely accommodate the additional traffic generated and avoid additional traffic movements through Heslington village. Achieving this would involve:

- *Providing the principal vehicular access from ST15 (Land West of Elvington Lane) to the A64*
- *Avoiding vehicular, pedestrian and cycling connections to local roads through Heslington village or to the access roads south of Heslington*

POLICY HES 15 Traffic in Heslington Conservation Area

Development will be supported only where the 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.

Where development relies on highway improvements within the Heslington Conservation Area, they will be permitted only if those highway improvements preserve or enhance and cause no harm to character or appearance of the Conservation Area.

POLICY HES 16 Paths and other Rights of Way

New development will be supported where it does not obstruct or impinge on public footpaths, bridleways, cycle paths or byways.

New development near to public footpaths, bridleways, cycle paths or byways will be supported where it preserves or enhances their distinctive character.



University of York

Balancing needs of a successful University with the unique identity of the village and the Parish.

POLICY HES 17 **University of York**

University of York campus sites West and East are allocated for:

- *Education and uses ancillary to the primary purpose as a university*
- *A business and science park*

Development of the campuses will be supported, subject to:

- *The green open space 'buffer zones' protecting the landscape settings of Heslington village and Badger Hill remaining undeveloped*
- *Implementation of good practice principles (see Plan for full details)*

A world-leading University



Heslington Parish Neighbourhood Plan Feedback Form

Before the Plan is finalised, we are asking three all-important questions –

**WHAT DO YOU THINK? HOW COULD THE PLAN BE IMPROVED?
OVERALL WHAT IS YOUR OPINION OF THIS PLAN?**

An opportunity to influence planning decisions in our Parish

Give us your opinion here or on extra pages, refer to a specific Policy number where appropriate. To reply electronically there is a copy of this form on the website at: heslington.org.uk/neighbourhood-plan/

A full version of the Plan can be seen at heslington.org.uk/neighbourhood-plan/.

Hard copies of the Plan are available from the Parish Clerk (address below) or collect from Sinclair Properties office on Main Street, Heslington.

Return form to: Parish Clerk, The Byre, Field House Farm, Thornton-le-Clay, York, YO60 7QA

Or drop off at Sinclair Properties office on Main Street, Heslington YO10 5EB.

Or by e-mail: Go to heslington.org.uk/neighbourhood-plan/. Scroll down to Feedback Form and download the Feedback Form in Word. Add your comments and save it as a new document.

Or, you can email this document or any other comments to heslingtonpcnplan@outlook.com

Resident L

**Please reply by 5pm
Tuesday 12 March 2019.**

Annex 11. Consultation Letter to Local Businesses with Feedback Form

HESLINGTON PARISH NEIGHBOURHOOD PLAN

Successful business is essential to support the community

We wrote to you some time ago with our questionnaire asking for your views about a Neighbourhood Plan and what is important to you about Heslington.

The draft Neighbourhood Plan has now been developed by a Parish Council Working Group based on feedback from all the questionnaires and with assistance from both CYC Planning Department and professional consultants specialising in this field.

We are now pleased to present our Plan for Pre-submission consultation for a period of six weeks from Tuesday, 29 January 2019 to 5pm Tuesday, 12 March 2019.

Key Policy areas are:

- **Business, Employment and Local Facilities**
- **Agriculture and Rural Enterprise**
- **Urban Design and Character**
- **Housing**
- **Local Green Environment**
- **Transport and Movement**
- **University of York**

The full draft Heslington Parish Neighbourhood Plan, along with accompanying documents can be found at www.heslington.org.uk/neighbourhood-plan/.

Hard copies of the Plan are available from the Parish Clerk (address below) or collect from Sinclair Properties office on Main Street, Heslington.

An extract of key policies and a Feedback Form are also on the website

Following this further period of consultation the Plan will be adapted in the light of responses from residents, businesses and other consultees and then submitted to the City of York, who will conduct a final formal consultation before putting the Plan to examination. This is carried out by an independent examiner with the primary purpose of ensuring that our Plan complies with all relevant legislation and guidelines. It will then come back for referendum in the Parish and if approved, will become a statutory planning document.

As an important local business we welcome your comments and views.

Please use the attached feedback form and post to: Parish Clerk at The Byre, Field House Farm, Thornton-le-Clay, York, YO60 7QA or drop off at Sinclair Properties office on Main Street, Heslington. Or you can download the feedback form in Word from: heslington.org.uk/neighbourhood-plan/. Scroll down to Feedback Form and download the form in Word. You can then send this document or any other comments by e-mail to heslingtonpcnplan@outlook.com.

This is the opportunity for us all to have a say in the future of our community so do please let us have your views to help us finalise a document which really is A PLAN FOR US ALL.

Thank you.

Pauline Bramley
Chair, Heslington Parish Council

HESLINGTON PARISH NEIGHBOURHOOD PLAN

Heslington Parish Neighbourhood Plan Feedback Form

Before the Plan is finalised, we are asking three all-important questions –

WHAT DO YOU THINK? HOW COULD THE PLAN BE IMPROVED?

OVERALL WHAT IS YOUR OPINION OF THIS PLAN?

An opportunity to influence planning decisions in our Parish

Please give us your opinion here, or on extra pages, and refer to a specific Policy number where appropriate. If you wish to reply electronically there is a copy of this form on the website at: heslington.org.uk/neighbourhood-plan/

The full Plan can be seen in Pre-submission documents at:

<https://www.heslington.org.uk/neighbourhood-plan/> Hard copies of the Plan are available from the Parish Clerk (address below) or collect from Sinclair Properties office on Main Street, Heslington.

Return form to Parish Clerk at: The Byre, Field House Farm, Thornton-le-Clay, York, YO60 7QA or drop off at Sinclair Properties office on Main Street. You can also send this document or any other comments by e-mail to heslingtonpcnplan@outlook.com

Business

Please reply by 5pm Tuesday,
12 March 2019.

Annex 12. Consultation Email / Letter to Consultees

HESLINGTON PARISH NEIGHBOURHOOD PLAN

Dear Sir/Madam

On behalf of Heslington, a Draft Neighbourhood Plan has now been developed for the Parish area. We are pleased to present this plan for Pre-submission consultation for a period of 6 weeks from Tuesday 29 January 2019 to 5pm Tuesday 12 March 2019.

The Heslington Parish Neighbourhood Plan, along with the accompanying Strategic Environmental and Habitats Regulation Assessment screening reports can be found on-line at www.heslington.org.uk. Select Neighbourhood Plan and scroll down to Pre-submission documents.

Hard copies of the full Draft Plan are available from the Parish Clerk (see below) or collect from Sinclair Properties office on Main Street, Heslington, Heslington, York YO10 5EB.

Following this further period of consultation the Plan will be adapted in the light of responses from residents, businesses and other consultees and then submitted to the City of York, who will conduct a final formal consultation before putting the Plan to examination. This is carried out by an independent examiner with the primary purpose of ensuring that our Plan complies with all relevant legislation and guidelines. It will then come back for referendum in the Parish and if approved, will become a statutory planning document.

As an organisation that may be interested in the outcomes of the Plan we welcome your comments.

Please respond by 5pm Tuesday 12 March 2019.

By Post to:

Parish Clerk, The Byre, Field House Farm, Thornton-le-Clay, York, YO60 7QA or drop off at Sinclair Properties office on Main Street, Heslington, York YO10 5EB.

Or, by email to:

heslingtonpcnplan@outlook.com

Thank you.

Pauline Bramley
Chair, Heslington Parish Council

Annex 13. University of York webpage: Pre-Submission Consultation

UNIVERSITY of York

A-Z | Departments | Contacts | Maps

Current students

Email Calendar Timetable Yorkshare VLE Library catalogue e:Vision Term dates

» Student home

Student home

Good morning! Today is Friday 1 February, week 4

USE IT DON'T LOSE IT!
SAVE ALL YOUR WORK TO CENTRAL FILESTORE OR GOOGLE DRIVE

GSA Graduate Students' Association
SHINE A LIGHT on sexual violence
Feedback wanted Heslington Neighbourhood Plan

Twitter updates Student news Heslington Neighbourhood Plan

UNIVERSITY of York

A-Z | Departments | Contacts | Maps

Current staff

Email Calendar Google Drive Yorkshare VLE Library catalogue e:Vision Pure MyView

» Staff home

Staff home

Good morning! Today is Friday 1 February

Meet our inspirational research leaders
Feedback wanted Heslington Neighbourhood Plan

Services	Resources	Information
<ul style="list-style-type: none"> Student enquiry screen Room bookings Repairs and maintenance Book catering with Cucina IT Service status board Health and wellbeing Human Resources 	<ul style="list-style-type: none"> Timetables Directory Emergency contact details Staff training and development Library account 	<ul style="list-style-type: none"> Latest University news Travel and expenses policy University strategy Term dates Job vacancies

Upcoming events Staff news

In the Community

University | A to Z | Departments

🏠 » About the University » Community » Heslington Parish Council Neighbourhood plan

Show menu

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Heslington Neighbourhood Plan




The Parish Council are looking for feedback on the Heslington Neighbourhood Plan. Here's your opportunity to help influence planning policies in our Parish.


What is the Neighbourhood Plan?

There are three types of plan that will influence the way the University, the City and the local community will develop; the Campus Masterplan, the Local Plan and the Neighbourhood Plan. This consultation refers to the Neighbourhood Plan.

The aim of the Neighbourhood Plan is to develop a shared and sustainable vision for the Parish of Heslington and help shape the development and growth of our local area. It supports development for the community where the ambitions of the neighbourhood are consistent with the strategic needs and priorities of the wider local area. It focuses on the future and therefore would only apply to new planning proposals and those brought forward under reserved matters.

The Neighbourhood Plan sits alongside the Local Plan and the University's Campus Master Plan.

- View the full [Neighbourhood Plan](#) 
- Hard copies of the full Plan are available to collect from Sinclair Properties office on Heslington Main

- Hard copies of the full Plan are available to collect from Sinclair Properties office on Heslington Main Street, Morrell Library or from the Parish Clerk (heslingtonpcnplan@outlook.com). For more information you can visit www.heslington.org.uk/neighbourhood-plan/ 

What is the Local Plan?

+

What is the Campus Masterplan?

+

Why do we need a Neighbourhood Plan?

A Neighbourhood Plan provides an opportunity to create a shared and sustainable vision of how we would like Heslington to be over the next 15 years; to ensure that new developments or changes fit in and contribute to the well-being of the Parish; and to conserve the village character and sense of belonging that is so valued.

What's in the Neighbourhood Plan?

1. Business, Employment & Local Facilities

+

2. Agriculture & rural enterprise

+

3. Urban Design & Character

+

4. Housing

+

5. Local green environment

+

6. Transport & Movement

+

7. University of York

+

Let us know what you think

Heslington Parish Council would like your feedback and any comments you may have about the Policy Areas you are interested in.

Fill out the Google form by **5pm Thursday 14 March 2019**.

Annex 14. Feedback Form on Website: Pre-Submission Consultation

HESLINGTON PARISH NEIGHBOURHOOD PLAN

Heslington Parish Neighbourhood Plan Feedback Form

Before the Plan is finalised, we are asking three all-important questions –

**WHAT DO YOU THINK? HOW COULD THE PLAN BE IMPROVED?
OVERALL WHAT IS YOUR OPINION OF THIS PLAN?**

An opportunity to influence planning decisions in our Parish

Give us your opinion here or on extra pages, referring to a specific Policy where appropriate.

A full version of the Plan can be found at: heslington.org.uk/neighbourhood-plan/
Select Neighbourhood Plan and scroll down to Pre-submission documents.
Hard copies of the Plan are available from the Parish Clerk (address below) or collect from Sinclair Properties office on Main Street, Heslington.
Return form to Parish Clerk at: The Byre, Field House Farm, Thornton-le-Clay, York, YO60 7QA or drop off at Sinclair Properties office on Main Street. You can also send this document or any other comments by e-mail to heslingtonpcnplan@outlook.com

Website

Please reply by 5pm
Tuesday, 12 March 2019.

Annex 15. Listing of statutory consultees

City of York Council
Dunnington Parish Council
Fulford Parish Council
Osbalwick Parish Council
Murton Parish Council
Wheldrake Parish Council
Deighton Parish Council
Elvington Parish Council
Kexby Parish Council
Coal Authority
Homes England
Natural England
Environment Agency
Historic England
Network Rail
Highways England
BT
Tees, Esk and Wear Valleys NHS Foundation Trust
Area Team North Yorkshire and Humber NHS England
Vale of York CCG
York Teaching Hospital NHS Trust
Northern Powergrid
Northern Gas
National Grid
British Gas
Yorkshire Water
Campaign to Protect Rural England
National Farmer's Union
York CVS
National Trust
York Racial Equality Network
York Chamber of Commerce
North Yorkshire Police
North Yorkshire Fire & Rescue Services
York Lesbian, Gay & Bisexual Forum
Heslington Brownies/Rainbows
York Civic Trust
Badger Hill Residents Group
Heslington Village Trust
Heslington Sportsfield
UoY Allotment Association

Annex 16. Landowner/Agents consultees

Tim.waring@quod.com

joanne.hutchinson@vattenfall.com

mark.newby@yewtreeassociates.co.uk

maurice.dodson@gmail.com

paul.butler@pbplanning.co.uk

raymondbarnes@compuserve.com

richard@idplanning.co.uk

tom.stanley@knightfrank.com

Paul.ramskill@york.gov.uk

robin.mcginn@persimmonhomes.com

simon.grundy@carterjonas.co.uk

retreat.york@nhs.net

dlord@halifaxstates.co.uk

sam.stern@hotmail.co.uk

mail@colensoproperty.com

david@origin3.co.uk

Mr RW Hoyle Raintree Lodge, Linton Road, Wetherby LS22 6SD

Sandby Limited North Park Road Harrogate HG1 5RX

Annex 17. City of York Council Website


YOUR COUNCIL
MY ACCOUNT
NEWS CENTRE
WORK WITH US
CONTACT US
ACCESSIBILITY

Heslington Neighbourhood Plan

Q

RELATED ITEMS

The [Heslington Neighbourhood Plan area application](#) was approved on 22 November 2016. This decision enables work to start on developing a Neighbourhood Plan for the area.

Heslington Neighbourhood Plan Pre-Submission Consultation

Heslington Parish Council is preparing a Neighbourhood Plan for their area which involves running a Pre-Submission consultation on their draft Neighbourhood Plan and associated documents for 6 weeks from **Tuesday 29 January until 5.00pm on Tuesday 12 March 2019**.

See further information about the [Heslington Neighbourhood Plan](#) on the [Heslington Parish Council website](#).

Background to the Heslington Neighbourhood Plan

Heslington Parish Council wrote to us in November 2015 to formally submit an application for designation of a Neighbourhood Plan area.

People who live, work and conduct business in the area were able to comment on the application and boundary from 18 January 2016 to 29 February 2016 as part of a 6-week consultation.

However, Heslington Parish Council withdrew the Neighbourhood Plan area application on Wednesday 13 April 2016.

A revised [Heslington Neighbourhood Plan area application](#) was submitted by Heslington Parish Council on 10 October 2016 for the whole Parish. This application was granted automatic designation following amendments to the Neighbourhood Plan (General) and Development Management Procedure (Amendment) Regulations 2016, which came into force on 1 October 2016.

RELATED ITEMS
 Forms
 Downloads

Source:

https://www.york.gov.uk/info/20051/planning_policy/1746/heslington_neighbourhood_plan