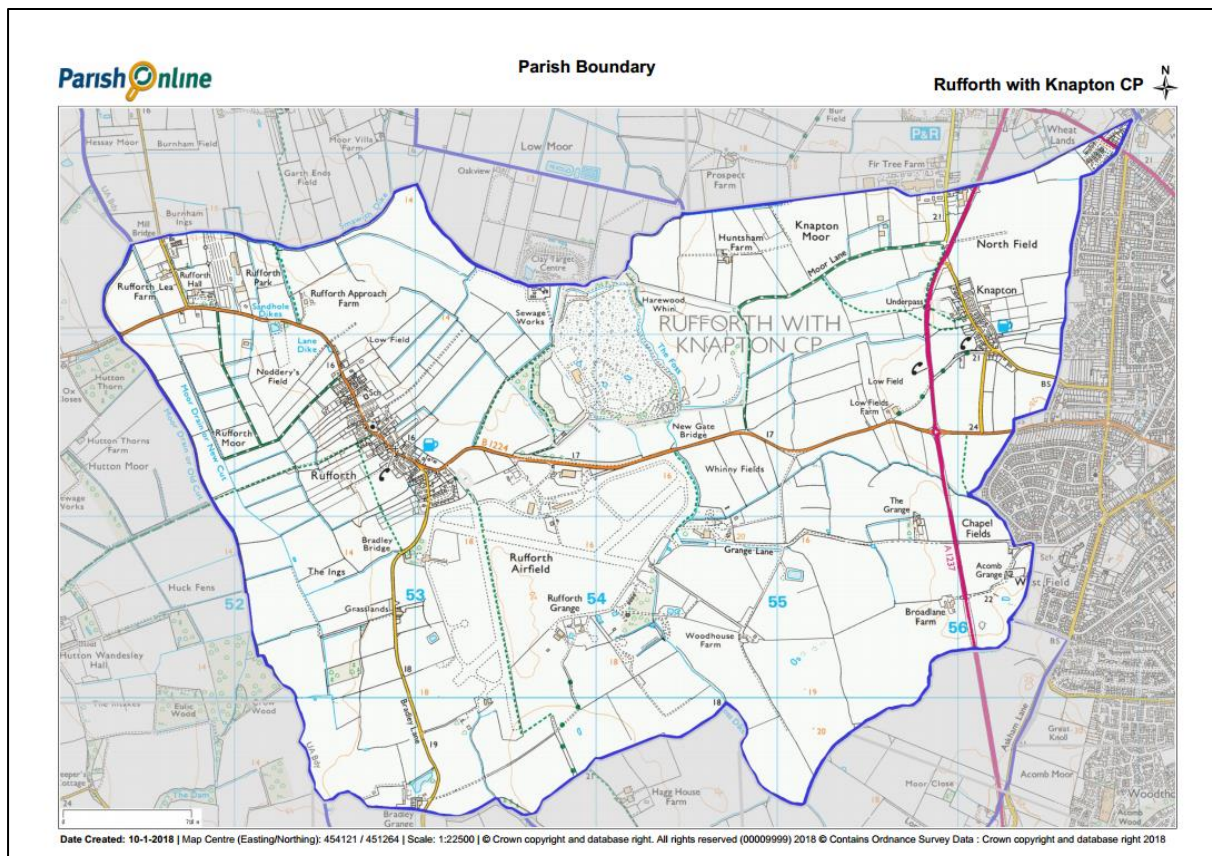




**RUFFORTH with KNAPTON
NEIGHBOURHOOD PLAN**

**RUFFORTH WITH KNAPTON NEIGHBOURHOOD PLAN
CONSULTATION STATEMENT**



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1. INTRODUCTION

1.1 This report consists of the methods used to gather information to develop the Rufforth with Knapton Neighbourhood Plan and shows how the consultations informed the policy development, housing allocations and the Plan to final submission.

- The questionnaire circulated to all households in the Parish which identified key issues for residents and canvassed their opinions on future potential developments. These findings informed the development of policies.
- A consultation on the draft Housing Allocations conducted in August 2016.
- A draft environmental assessment scoping document forwarded to the City of York Council (CYC) who advise that a full Strategic Environmental Assessment (SEA) was required.
- A SEA commenced April 2017. A Scoping Document produced for consultation with statutory bodies in May 2017 with the SEA completed by end June 2017.
- A Pre-Submission Consultation which took place between 7th July – 18th August 2017.

2. BACKGROUND

2.1 The Rufforth with Knapton Neighbourhood Plan process commenced in October 2014 when a public meeting was held in the Community Hall Rufforth, to discuss the City of York Draft Local Plan 2014. In particular, concerns over the proposed expansion of Harewood Whin and a Travellers' site were expressed. In discussion, the idea of producing a neighbourhood Plan was suggested. During December 2014 and early January 2015, a group of interested residents held discussions with the Parish Council with regard to producing a Neighbourhood Plan for the Parish. A further residents' meeting was held in January 2015. Neighbourhood Plans were explained and it was stressed that the Plan must represent the views of the whole community and must promote some change. Unanimous support was given and the Parish Council agreed to proceed. A Neighbourhood Planning group was convened to manage the process. In May 2015, the Parish council applied to the City of York Council for designated area status. This was followed by the statutory consultation process. No objections being raised, designation was confirmed in July 2015.

3. CONSULTATION

3.1 Throughout the Plan process continuous consultation and updating of residents has taken place by a variety of methods:

- A monthly report has been given verbally and in written form to the Parish Council at its regular meetings. The contents of these reports have been recorded in the Parish Council minutes which are available on the Parish Council website and displayed on notice boards in both Rufforth and Knapton.
- Regular email updates of progress on the Plan, along with requests for any comments or views, have been circulated to all those residents who have provided their email addresses for the purpose.
- At all times when feedback has been requested, the following statement has been made 'By responding to this consultation you will automatically receive information about future consultations carried out in relation to the Rufforth with Knapton Neighbourhood Plan. The information you provide will be recorded by the Rufforth with Knapton Neighbourhood Planning Group and shared with the City of York Council and will only be used in relation to the preparation of the Rufforth with Knapton Neighbourhood Plan. If you do not want to receive details of future work that we do, please let us know using the contact details provided'.
- Meetings have been publicised by email, by flyers delivered to households throughout the Parish, and by notices displayed on notice boards and in the Shop and Outreach Post Office in Rufforth.

Questionnaire

3.2 In June 2015, a Questionnaire was circulated to all 427 households in the Parish and achieved a 73% response rate. Letters sent to landowners and businesses in Parish (appendix III of The Rufforth with Knapton Neighbourhood Plan Submission Version- the Plan. A copy of the Questionnaire can be found at Appendix IV of the Plan.

3.3 By September 2015, results of the Questionnaire were analysed and a report of the findings circulated to all households, a copy of which can be found at Appendix V of The Plan. The aims and vision of the Rufforth with Knapton Plan were generated to address the key issues raised by residents in their response to the Questionnaire, with sustainable development at its heart.

Residents' Meeting

3.4 In November 2015, a residents' meeting was held to discuss proposed policies related to the operation of Harewood Whin Waste Management Site (subsequently embodied in the Plan). Overwhelming majority (by show of hands) in support.

3.5 In February 2016, a follow up letter sent to landowners, requesting additional potential sites for housing allocations. None were forthcoming at this stage.

Housing Allocation Consultation

3.6 During August 2016 three potential sites for housing allocations were identified and residents were consulted on their views. Emails were sent out to our circulation list with a link to the housing allocations on the plan website and requesting feedback. A drop-in meeting was held in the Institute, Rufforth. This was publicised by email, notices on Parish notice boards and leaflets delivered to all households in the Parish. Details of the proposed housing allocations were displayed along with other key aspects of the work on the Plan to date. Response forms were issued.

3.7 43 residents attended the meeting. 36 responses were received, 34 of which were supportive. 2 objections were made to site RK H1 (behind Rufforth School) on the grounds of increased traffic and no need for additional housing in the village. Other comments expressed were:

- Concerns over ability of drainage and sewerage systems to cope with additional development.
- Need to keep lower priced properties for local people.
- Detail of proposed village envelope boundaries (subsequently redrawn in response to comments).
- Support for proposed new rear entrance to school.

3.8 Following this consultation, two further potential sites were submitted by the landowner and were included in the site assessment process.

4. JULY 2017 PRE-SUBMISSION CONSULTATION

4.1 A draft scoping report for a Strategic Environmental Assessment (SEA) was prepared and presented to the City of York Council, who subsequently advised that a full SEA would be required as there is currently no adopted Local Plan in place. At the same time, the City of York Council advised that a Habitat Regulations Report was also required.

4.2 AECOM were commissioned to prepare the SEA. A Scoping Report was presented to the City of York Council, Historic England, Natural England and the Environment Agency for the statutory five week consultation (14th April to 19th May 2017). All comments were incorporated into the SEA which was submitted to pre-submission consultation, along with the Plan from 7th July to 18th August 2017.

4.3 The Neighbourhood Planning Group prepared the Habitat Regulations Report using guidelines from the City of York Council and this was submitted as part of the pre-submission documentation.

4.4 Pre-submission consultation on the Plan took place from 7th July to 18th August 2017. The following documents were presented:

The Rufforth with Knapton Neighbourhood Plan Consultation Document

APPENDIX I	Parish Boundary Map
APPENDIX II	Parish History
APPENDIX III	Engagement Process
APPENDIX IV	Questionnaire 2015
APPENDIX V	Analysis of Questionnaire
APPENDIX VI	2011 Census Data
APPENDIX VII	Development in the Green Belt
APPENDIX VIII	Green Infrastructure
APPENDIX IX	Drainage Map
APPENDIX X	Housing Site Selection Criteria
APPENDIX XI	Commercial Site Criteria
APPENDIX XII	Travellers' site
Strategic Environmental Assessment (SEA)	
SEA Non-technical Summary	
Habitat Regulation Screening Report	

4.5 All documents were made available on the Plan website, rufforth-knaptonplan.co.uk and all residents on our email circulation list were contacted to inform them of the consultation and the availability of the above documents. The Plan Consultation Document was printed in booklet form and delivered to all 427 households in the Parish. The booklet contained a letter from the chairman of the Neighbourhood Planning Group explaining the process and a detachable response form (Appendix A). Hard copies of the Plan plus the supporting documents detailed above were made available at a number of locations in the Parish – The Outreach Post Office, Shop and Village Institute in Rufforth and the Red Lion in Knapton.

4.6 A 'drop-in' meeting was held in the Village Institute in Rufforth on Saturday 15th July from 9:30 to 12:30 to provide residents with the opportunity to ask questions and express their views. This meeting was widely publicised throughout the Parish by means of:

- A covering letter in the Plan Consultation document booklet (Appendix A).
- Email notification to those residents on the Planning group's circulation list (Appendix B).
- Notices displayed on notice boards in both Rufforth and Knapton and in the Shop and Outreach Post Office in Rufforth (Appendix C).
- Invitations were issued to Julian Sturdy MP and the CYC Ward Councillors.

4.7 At the meeting, displays of key sections of the Plan, including Village Envelopes, Housing Allocations, and the boundaries of Harewood Whin were available for perusal. Response forms were available (Appendix A). A total of 52 residents attended this event.

Statutory consultative bodies and other local organisations and landowners were contacted by e mail or post (Appendix D). Copies of letters and emails can be found in Appendix E.

4.8 The purpose of the consultation was:

- To gain the views of residents on the Plan and its overall objectives.
- To specifically collect opinions on the proposed housing allocations.
- To assess whether the Plan satisfactorily addressed the concerns and aspirations of residents as identified in responses to the original Questionnaire.
- To receive responses from official bodies, with particular reference to sustainability, compliance with NPPF guidelines and conformity with the emerging City of York Council Local Plan.

4.9 A total of 58 responses were received from residents of which the vast majority (46) expressed support for the Plan. In addition, 13 responses were received from official bodies and other organisations. Full copies of responses can be found in Appendix F.

4.10 Following the consultation, all responses were analysed in detail and revisions made to the Plan as appropriate. The following table details both alterations made and responses which were debated with no change ensuing.

Table 1: Summary of key issues raised at pre-submission consultation 7th July to 18th August 2017.

PARAGRAPH NUMBER: ORIGINAL AND (NEW POSITION)	RESPONDENT	SUMMARY OF KEY ISSUES	ALTERATIONS / ACTIONS , Original Rufforth with Knapton Neighbourhood Plan text (plain text). Alterations / additional text (bold text). Additional information in italics.
Throughout		References throughout the document to previous versions of the City of York Local Plan or Call for Sites or Preferred Sites Consultation. New Local Plan produced, therefore text altered to reference this. The City of York Local Plan Publication Draft (February 2018) inserted wherever previous versions of the document are referred to.	
Throughout		Any grammar and spelling changes rectified.	
2.1	N/A	CYC Local Plan timetable altered from initial draft produced. The current version of the Local Plan is timetabled for Publication consultation in February-March 2018 and submission for examination in May 2018. A Preferred....
3.5	N/A	CYC progress of Local Plan Publication Draft (February 2018) for a number of reasons. However, work on the proposed Local Plan (Publication Draft 2018) is now at an advanced stage. The City of York Draft Control
3.6	N/A	CYC progress of Local Plan Publication Draft (February 2018) evidence informing the emerging Local Plan and is in general conformity with the City of York local Plan Publication Draft (February 2018) .
3.8			... set the Green Belt Boundary. The Interim Draft Green Belt as defined in the Plan is in general conformity with the Green Belt boundaries as set out in the City of York Local Plan Publication Draft (February 2018).
4.4	N/A	Progress of the process since The Plan was produced further comments were encouraged. Details of proposed housing allocations were circulated in August 2016 and a ‘drop-in’ meeting held in order to hear the views of residents. The Questionnaire
4.4 (4.5)	N/A	Insertion of new paragraph to update progress since The Plan was produced.	4.5 A pre-submission consultation was conducted during 7th July to 18th August 2017. A copy of the Draft Plan was delivered to every household in the Parish and a ‘drop-in’ meeting held on 15th July. Copies of the Plan were also made available to official bodies, landowners and developers. 55 responses were received from residents, largely supportive of the Plan. Revisions to the Plan were made following this consultation and are incorporated in the Plan as submitted.
5.2	Resident	Provided additional detail of Acomb local names of Lowfield and Northfield. Acomb Grange was founded in

		Grange.	the 1120's by the Master of St. Leonard's Hospital and became part of Rufforth Parish prior to 1520. It is connected with major events in England's history e.g. the Pilgrimage of Grace in Henry VIII's reign, the battle of Marston Moor in the English Civil War and with George Hudson, the "Railway King". Hudson built some railway sheds for his line from York to Leeds, near to Acomb Grange, but the railway line never materialised. Currently there are 3 other properties around the Grange, converted from its original farm buildings. Acomb Grange is a 5 van Camping and Caravanning Club certified site.
5.5	Resident	Advice re: terminology	Rufforth village is a linear settlement , stemming
8.1.1	CYC	Advice re: definitions guided by The Regional Spatial Strategy (RSS) for Yorkshire and the Humber....
8.1.2			Policy YH9 of the Yorkshire and Humber
8.1.3	CYC; KCS developments; Gladman Developments.	Not within remit of Neighbourhood plan to define Green Belt. Green belt will be determined once the CYC Local Plan adopted. Modifications to the green belt policy to be guided by examiners report for Poppleton Plan. Plan revised to show conformity to general extent of the Green Belt as defined in the Publication draft (February 2018) of the York Local Plan. KCS - Guidance regarding the Draft Green Belt – it needs to make reference to the Green Belt once the Local Plan is adopted Interim boundary conforms to the Green Belt boundary as defined in the City of York's Local Plan Publication Draft (February 2018) as it is a crucial
8.1.7			<i>Paragraph removed</i>
8.1.9 (8.1.8)	CYC	Advice re: definitions	Currently, the general extent of the Draft Green Belt (the City of York Local Plan Publication Draft February 2018) circles York at a radius of approximately six miles.
8.1.11		 all with Green Belt (the City of York Local Plan Publication Draft,

(8.1.10)	N/A	Updated to reflect most recent version	February 2018) around them.
8.1.13 (8.1.12)			The City of York Local Plan Publication Draft (February 2018) Green Belt
8.1.15 (8.1.14)			... Setting Technical Paper Update June 2013, and the City of York Local Plan Publication Draft (February 2018) Green Belt around it serves purposes 1 and 3.
8.1.16 (8.1.15)	Resident	Advice re: definitions	Rufforth is a linear settlement along the B1224 and 20 miles from Leeds.
8.1.19 (8.1.18)	N/A	Updated to reflect most recent version	... western approaches to the city, the City of York Local Plan Publication Draft (February 2018) Green Belt around the Parish of Rufforth
8.1.21 (8.1.20)			The City of York Local Plan Publication Draft (February 2018) omits the previously proposed
8.1.23 (8.1.22)	Natural England; resident; NFU	The importance of soils in a sustainable economy and of food security. Natural England - must protect the best and most versatile agricultural land. Information on soil types and agricultural land can be found at magic.gov.uk. NFU supportive of preservation of high grade land.	... and 3 (good to moderate). Both villages are surrounded by arable farming, vital in contributing to the country's food security into the future. As well as cereals, potatoes and sugar beet are harvested across the Parish. Therefore, the area's soils should be valued as a finite multi-functional resource which underpins well-being and prosperity. Soil can be a store for carbon and water, a reservoir of bio-diversity and a buffer against pollution. The NPPF particularly paras. 109 and 112, reflects the importance of the conservation and sustainable management of soils. Agricultural land in the Parish is generally grade 3 or higher and as such should be protected from development in the interests of the local rural economy and indeed the wider national economy (NPPF Para 17) Food security is likely to become a particularly important issue as a result of Brexit.
8.1.24 (8.1.23)	CYC	To include paragraphs on village envelopes in the Green Belt section of the Plan.	<i>8.1.24 removed and replaced with original paragraphs 8.12.7, 8.12.8, 8.12.9 and original figure h) & i). Renumbered as 8.1.23, and figures b) & c).</i>
Policy RwK 01 – Draft Green Belt	Natural England; Barton Wilmore; Gladman Developments; KCS	The importance of soils in sustainable systems. Must protect the best and most versatile agricultural land. Barton Wilmore and Gladman Developments – Draft Green Belt	<i>New paragraph added to the end of the policy</i> The Plan would only support the consideration of land use change if the permanency of the impact on soils has been assessed, with special attention paid to the eco-system it supports and especially its role in agriculture and food production.

	developments	outside the remit of neighbourhood planning. Green Belt will be determined once the CYC Local Plan adopted. KCS - Feels comments too restrictive regarding 'no development outside the village envelope'	
8.2.6	Gladman Developments; NFU; landowner	Ensure that Local Green Spaces meet requirements of the framework. NFU Clarification of selection process of 'local green space' in relation to land owned by a member of NFU. Landowner objection to green space designation for allotments	<i>It was felt that 8.2.3 clarified this sufficiently, therefore no alteration. As the allotments in Rufforth are privately owned and the landowner strongly objects to this designation it was decided to drop this requirement in the interests of maintaining the status quo. However, the allotments are still a designated Green Space in the Publication Draft (February 2018) of the York Local Plan, CYC are attempting to resolve the issue with the landowner.</i>
Succeeding 8.3.3 (8.3.4)	Natural England; NFU	Additional paragraph added following comments on sustainable environments. NFU supportive of preservation of high grade land.	<i>Additional paragraph</i> 8.3.4 The majority of the land in the Parish is productive agricultural land. Current national farming policies encourage biodiversity and these should be supported to provide a managed landscape which is both productive and environmentally sustainable.
8.4.6 (8.5.6)	Resident; Cycling UK	Cycle path extension to Rufforth should have also been an extension of the bridleway. Need to consider cyclist crossing of B1224	<i>Landowner was not prepared to provide sufficient width of land to facilitate this. Not considered practical.</i>
Policy RwK 04 (Policy RwK 05)	CYC; NYCC; Barton Wilmore	To avoid wording such as 'the Parish Council will work with'. Incorrect numbering of the cycle paths.	<i>First sentence replaced. Re-numbered due to previous changes.</i> Policy No. RwK 05 – Footpaths and Cycle Ways - Opportunities to secure improvements in the network of footpaths and cycleways should be encouraged , including through developer contributions.... Footpaths and cycle ways as outlined in figures f, g and h .
8.5.3	Residents	Propose of bypass or strongly	<i>Decisions on bypasses are the responsibility of the Department of Transport.</i>

(8.6.3)		enforced “local traffic” for Rufforth. Concern re: possibility of poultry farm – country roads would struggle to cope with HGV’s.	<i>Rufforth would be way down the list of priorities, thus making the proposition unviable. Other traffic calming measures suggested in 8.6.7.</i> <i>Application withdrawn (15/02031/FULM) recommended for refusal 16/03/16. Covered by Policy RwK 16 – Small Scale Commercial Enterprises.</i>
8.5.4 (8.6.4.)	CYC, residents	Rewording based on comments	... the footpath is very narrow and hazardous to pedestrians and impacts on the ability of local children to walk to school.
8.5.6 (8.6.6)	Cycling UK	Supportive of extension of off road cycle route.	N/A
8.5.7 (8.6.7.)	Residents; Cycling UK	Detailed response regarding experience of traffic calming measures. Mixed support regarding removal of chicanes. Need to consider cyclists in removal of traffic calming measures. Suggestion to close A1237 junction from Knapton.	<i>Decision made to be less prescriptive. Change of first sentence, addition of final bullet point.</i> The following measures will be considered: ... - Monitor and review future developments in traffic management systems. <i>Traffic management will be monitored within these measures</i>
Policy RwK 05 (Policy RwK 06)	CYC	To avoid wording such as ‘the Parish Council will work with’.	<i>First sentence replaced. Re-numbered due to previous changes.</i> Policy No. RwK 06 – Traffic Management - Traffic management measures to improve vehicular and pedestrian safety and movement, especially in Rufforth, should be implemented.
8.6.2 (8.7.2)	Residents	Support regarding issues of speeding and safety	N/A
Succeeding 8.6.4 (8.7.5)	N/A	Following the Pre-publication Draft of the CYC Local Plan (February 2018) link policy to objectives as set out in the Local plan. Insertion of new paragraph and re-numbered due to previous changes.	8.7.5 It is the stated aim of both central government and the City of York council to reduce the reliance on the motor car as a mode of transport. In a rural Parish such as Rufforth with Knapton with very limited services and amenities, this ambition can only be realistically achieved by the provision of reliable and frequent public transport. The increase in population anticipated in this Plan only serves to emphasise this requirement.
Policy RwK 06 (Policy RwK 07)	CYC	Feedback regarding policy wording.	<i>Policy re-written and re-numbered due to previous changes.</i> Policy No. RwK 07 - Public Transport - The Plan supports measures to reduce reliance on the motor car as a means of transport. This requires an improved availability and frequency of public transport and in particular

			bus services. This will require cooperation with the City of York Council, North Yorkshire County Council and other stakeholders.
8.7.1 (8.8.1)	Resident	Parking on Yew Tree Close at school times severely restrictive to access.	<i>The provision of a rear pedestrian entrance to the school and the fact that roads in the proposed new development area will provide additional parking facility at school times should alleviate existing parking problems in both Middlewood and Yew Tree Close. 50% of pupils at the school are currently from outside the Parish. The proposed housing allocation should increase the % of pupils from the Parish attending and the new housing will be in easy walking distance of the school.</i>
Policy Rwk 08 (Policy Rwk 09)	Residents; NFU	Concerns re: drainage issues. Policy focussed too much on possible solutions rather than achieving objectives. Detailed information described by NFU. Policy rewritten to conform more closely to the Pre-Publication Draft (February 2018) of the CYC Local Plan which it was felt defined the objectives more clearly.	<i>Policy re-written and Re-numbered due to previous changes.</i> Policy No. Rwk 09 - Drainage - All parts of the drainage system which is currently stretched will require regular maintenance and repairs. This will be achieved with the cooperation of the City of York Council and Yorkshire Water. All new development should be designed to maximise retention of surface water on the development site and to minimise 'run off'. Effective measures must be taken to ensure that such developments do not exert additional pressure on surface water and sewerage systems that are already at capacity. The most appropriate technical solution for each development must be implemented and is likely to incorporate Sustainable Drainage Systems (SuDS) with attenuation and storage. Such attenuation and storage measures must accommodate at least a 1 in 30-year storm. Any design should also ensure that storm water, resulting from a 1 in 100 year event, plus the additional flows from the latest climate change advice, to account for climate change and surcharging the drainage system, can be stored on the site without risk to people or property and without overflowing into a watercourse or adjacent areas. Sustainable Drainage System (SuDS) methods of source control and water quality improvement should be utilised for all new development, to minimise the risk of pollution and to attenuate flood volumes. Such facilities should be provided on site, or where this is not possible, close to the site. Existing land drainage systems should not suffer any detriment as a result

			<p>of development.</p> <p>Where required, flood attenuation features should be used positively to enhance biodiversity and the public domain.</p> <p>Landscaping should be designed to reduce surface water flooding and to enhance local biodiversity. Areas of hardstanding such as driveways and parking areas should be minimised and porous materials used.</p>
8.9.3 (8.10.3)	Resident	Advice re: definitions	Rufforth, a linear settlement astride the B1224....
8.9.6 (8.3.1; 8.3.2; 8.3.3; Policy RwK 03)	CYC; Historic England; NYCC	Consider specific heritage policy. NYCC – include site of Battle of Marston Moor.	<p><i>This section has been removed and a new section added following RwK 02 and renumbered accordingly as 8.3</i></p> <p>8.3 HISTORIC CHARACTER</p> <p>8.3.1 Fundamental to any future development will be the recognition and preservation of the historic character and features of the villages.</p> <p>8.3.2 The Parish of Rufforth with Knapton contains 5 listed buildings - St. Peter’s Farmhouse and the 2 adjoining cottages in Knapton; Pear Tree Farmhouse and All Saints’ Church in Rufforth. In Rufforth, the village pump and trough and pinfold are also listed. The pond and Sand Dykes Nature Reserve, given to the Parish Council in the 19th century, are Sites of Local Interest. Of great significance to the historic character of the Parish are the red phone box, village garden, and the pinfold in Knapton.</p> <p>8.3.3 The pattern of strip field farming is still evident around Rufforth and residents enjoy views through open countryside due north to the White Horse at Kilburn, eastwards to the Minster tower and across to Menwith Hill by Harrogate. The registered Battlefield of Marston Moor lies approximately 4kms to the west of the Parish. No development in the Plan area would be supported if it was likely to have an adverse impact on the setting of the Battlefield.</p> <p>Policy No. RwK 03 – Heritage -</p> <ul style="list-style-type: none"> - An ongoing programme of care to maintain and enhance the phone box, pump and pinfolds will be implemented.

			Any development proposals that would damage, have significant adverse effects on any listed building, named significant Parish features or SLI's would not be supported.
8.9.7; 8.9.8; 8.9.11; 8.9.12; 8.9.13	CYC	Statements in this section would not be enforceable unless included in Policy. Text therefore repositioned in policy box.	<i>Paragraphs deleted and re-numbered or remaining text accordingly.</i>
Policy RwK 09 (Policy RwK 10)			<p><i>Policy rewritten to ensure all vital issues are included and re-numbered due to previous changes.</i></p> <p>Policy No. RwK 10 - Design - Development proposals must demonstrate high quality design, form and layout that respects the distinctive character of the Parish having regard to scale, density, massing height landscape, materials and access as appropriate. (Heritage Policy RwK 03)</p> <ul style="list-style-type: none"> - New development should make a positive contribution to the street scene and add value to the distinctive character of the immediate vicinity. - Any future residential and commercial developments must retain the rural character of the villages and should be small in scale and complement existing density. <p>Proposals should have regard to the design principles set out in the Rufforth Village Design Statement and Knapton Village Design Statement, and:</p> <ul style="list-style-type: none"> - Should follow traditional design and the preferred building material should be a good quality, chosen to blend with the character of the neighbouring buildings. - Extensions must be in keeping with the original building and building materials should complement the age of the building. - The height of new development (including extensions) should be restricted to two storeys. This still permits loft extensions, providing they do not increase the height of the existing property. - The existing roofline should be respected.

			<ul style="list-style-type: none"> - Sources of alternative energy, such as solar panels, should be sympathetically installed so as not to damage the architectural integrity of the locality. - Gardens and open spaces between buildings contribute to the rural charm of the villages and should be retained. - Adequate off-street parking should be included in all new development and extensions should not be to the detriment of existing arrangements. - New developments should install services such as electricity and telephone cabling underground. Satellite dishes should be located discreetly to avoid front elevations. They should also maintain informal building lines, front gardens and wide verges. - Full consideration to be given to surface water drainage to avoid adverse impacts on an already stretched system (see RwK 09).
Policy RwK 10 (Policy RwK 11)	Resident	Omission of Post office.	- The Outreach Post Office
Policy RwK 11 – Housing Mix (Policy RwK 12)	Indigo Planning; Barton Wilmore; KCS developments; Residents	Difficult for small schemes to provide housing mix, and may be too prescriptive. Suggest it only applies to developments over 5 dwellings. Priority for smaller family homes and older people downsizing may be contrary with the assessment of identified local need, propose that this be removed.	<i>Over 40% of households in the Parish have 4 or more bedrooms compared to 20% in York as a whole. Residents strongly feel that in order to ensure sustainability of much valued services a community consisting of a mix of all ages is required. This creates a need to encourage more families with young children to the Parish and thus the need for smaller family properties. It was decided to leave the proposals on housing mix unchanged.</i>
8.12.3 (8.13.3)	N/A	Clarification on review	Furthermore, the designation of all of the undeveloped land within the Parish as Green Belt acts
Allocated site Rk H1	Residents	Objections to RK H1 on grounds of traffic problems and congestion and pressure on drainage/sewerage systems. School is full so unable to accommodate pupils from	<i>There are provisions within the conditions set out for this development in the Plan to ensure that it does not adversely impact existing drainage and sewerage systems. Much of the traffic congestion currently experienced in Middlewood Close is due to school traffic. The provision of a rear pedestrian entrance to the school and the fact that roads in the proposed new</i>

		additional housing. 5	<i>development area will provide additional parking facility at school times should alleviate existing parking problems in both Middlewood and Yew Tree Close. 50% of pupils at the school are currently from outside the Parish. The proposed housing allocation should increase the % of pupils from the Parish attending and the new housing will be in easy walking distance of the school. The allocation remains supported.</i>
8.12.16 (8.13.13)	CYC	Policy as written was too prescriptive with regard to type of dwellings	<i>.... around Harewood Whin, and will accommodate properties to consist broadly of 3 terraced cottages, 2 three-bedroom detached houses and 4 bungalows with adequate off-road parking/garaging for the cottages and visitors.</i>
Allocated Site RK H2	CYC; Barton Wilmore	Policy was too prescriptive. Barton Wilmore supportive of site. Details provided of drainage assessment; noise assessment; highways assessment.	<i>Second part of the policy re-written to include following points only. the site boundary, subject to the following:</i> <ul style="list-style-type: none"> - Adequate off-road parking or garaging to be provided thus obviating the need for residents parking on the roads. - Suitable measures to be taken to ensure that the development adds no further pressure to the sewerage and drainage system.
Allocated site RK H3	Residents in Knapton; Indigo Planning	Repeated comments received from 6 residents opposing allocated site. Reasons: Knapton has already had a lot of development over past 10 years; Green Belt land which is outside the village boundary and is valuable countryside; Add to congestion in the village; Add little to the required housing stock. Indigo Planning - support housing allocation RK H3. Without the site, it may risk challenge that it is not planned positively.	<i>It was decided to leave the site in the document. Lengthy discussions have taken place, but balancing the identified housing need against the issues raised it was felt that 4 or 5 houses in the village over the Plan was acceptable. The land does not appear to meet criteria for Green Belt and is enclosed by development on 3 sides (see para 2.5 in The Plan).</i>
Succeeding 8.12.18 (8.14.1; 8.14.2; 8.14.3; Policy Rwk)	CYC document; NFU	The Publication Draft of the City of York Council Local Plan (February 2018) defines re-use of buildings	<i>Addition of new policy – re-use of buildings and renumbering as necessary, to ensure conformity with the Publication Draft (February 2018).</i> 8.14 RE-USE OF BUILDINGS

14)		<p>clearly. NFU feedback to diversify re-use. Support of conversion of agricultural buildings.</p>	<p>8.14.1 It is important that the re-use of buildings does not have an adverse effect on the Green Belt’s openness or prejudice its purposes. It is therefore necessary to consider the impact of the proposed re-use in comparison with the existing use of the building. The buildings to be re-used must be permanent and of substantial construction, and be capable of the change without major reconstruction.</p> <p>8.14.2 Within the Parish of Rufforth with Knapton demand potentially exists for the conversion of farm buildings to residential use, often in relatively remote locations. Proposals for residential conversion of farm buildings must be sympathetic to the original structure and setting of the building, be of permanent and substantial construction and meet the criteria defined in Policy RwK 10. Proposals for residential conversion that would result in the building taking on a modern domestic appearance which could be seen as detrimental to the visual character of the locality will not be supported.</p> <p>8.14.3 In accordance with Policy RwK 03 any proposals for conversion that would damage or have significant adverse effects on any listed building or a building of historic interest will not be supported.</p> <p>Policy No RwK 14 - Re-use of buildings Outside defined settlement limits planning permission for the re-use of buildings within the Green Belt will be supported provided:</p> <ul style="list-style-type: none"> - The re-use does not have a materially greater impact than the present use on the openness of the Green Belt. - The buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction. - The proposed re-use will generally take place within the fabric of the existing building and will not require extensive alteration, rebuilding or extension. - The form, bulk and general design of the buildings are in keeping
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			<p>with their surroundings and sympathetic to the character of the building.</p> <ul style="list-style-type: none"> - Any residential buildings are not in close proximity to intensive livestock units or other uses that may result in a poor level of amenity for the occupier of the building; and there is already a clearly defined curtilage.
Policy Rwk 13 (Policy Rwk 15)	CYC document; NFU	NFU feedback to diversify re-use of buildings. Support of conversion of agricultural buildings.	<i>Policy altered to ensure conformity with the Publication Draft (February 2018). Alteration of original policy Rwk13 – deletion of last paragraph.</i>
8.14.3 (8.16.3)	NFU; Resident	<p>To add specific details about barn conversions.</p> <p>Poor broadband preventing establishment of rural businesses, must include a demand for broadband services throughout the village of not less than 50 Mb to support local enterprises.</p>	<ul style="list-style-type: none"> - The Plan supports appropriate farm and rural diversification activity. In particular, barn conversions <p><i>Not within the remit of the Neighbourhood Plan</i></p>
8.14.6 (8.16.6)	Upper Poppleton Parish Council; resident	<p>Issues regarding the size of the proposed allocation in the Pre-Publication Draft of the CYC Local Plan (February 2018), land being Green Belt, the soil being Grade One and transport infrastructure issues. It was noted that the allocation in the Pre-Publication Draft was larger than that previously suggested in the Preferred Sites Consultation. This is not an allocation in the Rufforth with Knapton Neighbourhood plan</p>	<p><i>Paragraph re-written.</i></p> <p>Site RK E1 - Northminster Business Park - It is noted that the City of York Local Plan Publication Draft (February 2018) proposes a major extension of Northminster business park (ST19). The land is prime agricultural land, approximately 50% of which is classified as grade 1. Planning policy states that prime agricultural land should not be used for development as it is essential for crops and would be lost forever. In addition, there are major access and traffic issues, particularly bearing in mind other significant proposed developments in the vicinity, affecting the A59/ A1237 junction.</p>
8.14.7 (8.16.7)			<p><i>First paragraph re-written</i></p> <p>It is recognised that an extension to an already flourishing business park would offer significant employment opportunities for the wider area. However, it is felt that this development is too large and does not meet our definition for small scale commercial enterprises. Had the proposal</p>

		but a comment on proposals in the CYC Local Plan which has been revised accordingly.	been on a significantly smaller scale (as originally presented in the 2016 consultation), subject to certain specific criteria we would not have objected to proposals providing that:
8.15 (8.17.1)	NYCC; CYC	Waste management is an excluded development for Neighbourhood planning. However, acknowledged that the policy is in line with the emerging Minerals and Waste Joint Plan.	<i>Insertion of new paragraph and appropriate re-numbering accordingly</i> 8.17.1 It is accepted that Waste Management is normally outside the remit of a Neighbourhood Plan. However, the Harewood Whin Waste Management site has for many years, due to its scale, had a major impact on the environment of the Parish and the lives of residents. It is recognised that Harewood Whin has been classified as a strategic waste management site in the emerging Minerals and Waste Joint Plan (being produced by the City of York Council, North Yorkshire County Council and the North York Moors National Park Authority) and in the City of York Local Plan Publication Draft (February 2018). Both of these Plans note that Harewood Whin is within the Green Belt and that any further expansion is therefore constrained.
8.15.1 (8.17.2; 8.17.3)	NYCC; CYC	Omission of recent planning permission granted. Waste management is an excluded development for Neighbourhood planning. However, acknowledged that the policy is in line with the emerging Minerals and Waste Joint Plan.	<i>Addition of new text and deletion of second half of paragraph</i> extending the time period and allowing additional activities. 8.17.3 The current landfill capacity at Harewood Whin will be full by early 2018, but future plans for waste management in the City of York and North Yorkshire areas are centred on a move away from landfill and towards incineration at Allerton Park. Planning permission was granted in May 2016 (16/00357/FULM) for the building of a new waste transfer station and new office building within the current site operating boundary (see fig m) This will take local authority collected waste from the City of York area for onward transmission to Allerton Park. Recycling operations have been transferred from Hessay to Harewood Whin. Green waste will continue to be processed on site and wood will be collected on site for onward transmission for processing. The liquid treatment plant will remain on site but will handle additional volumes in order to fully utilise its capacity. Energy will continue to be produced on site using the gas produced by the landfill operation to generate electricity. Finally, planning permission has been granted (variation of condition1 of 12/01378/FUL) for

			an extension of landfill to provide a contingency should major issues occur at Allerton Park. However, as this involved diversion of the Foss watercourse, details would be reviewed prior to any work being undertaken.
8.15.2 (8.17.7)	CYC; NYCC	Waste management is an excluded development for Neighbourhood planning. However, acknowledged that the policy is in line with the emerging Minerals and Waste Joint Plan.	... following key operating principles should be adhered ...
8.15.3 & 8.15.5			<i>Paragraphs deleted</i>
8.15.4 (8.17.6)			<i>Paragraph moved to become 8.17.6</i> ... landfill it is considered that special circumstances exist for such a project.
8.15.6 (8.17.4; 8.17.5)	Resident CYC; NYCC	All traffic should be made to turn left out of Harewood Whin. Waste management is an excluded development for Neighbourhood planning. However, acknowledged that the policy is in line with the emerging Minerals and Waste Joint Plan.	<i>There are other users of Sleights Lane and it would not be possible to restrict their use of the junction for cars and other small vehicles.</i> <i>Paragraph moved to become 8.17.4. with re-numbering accordingly.</i> <i>Addition of new paragraph following 8.17.4</i> 8.17.5 An operating agreement has been signed by Yorwaste and the Parish Council setting out in clear and unambiguous terms commitments on site management issues (see Appendix XII). This will be reviewed and enforced by a formal liaison and review committee consisting of representatives of both organisations and will be the vehicle for consultation on any proposed changes. Any changes to either volumes, or type of material, will be subject to consultation with this committee, even if formal planning permission is not required. Site management should ensure that by a combination of physical means and work instructions HGVs travelling to and from the site must not do so via the village of Rufforth other than in exceptional circumstances as defined by Yorwaste and the Parish Council.
Policy RwK 15 (Policy RwK 17)	CYC; NYCC	Waste management is an excluded development for Neighbourhood planning. Policy re-written rewritten to cover management principles of site as opposed to planning matters.	<i>Policy re-written and re-numbered due to previous changes.</i> Policy No. RwK 17 - Operation of Harewood Whin Waste Management Site - All land surrounding the site is in the Green Belt as defined in the City of York Local Plan Publication Draft (February 2018) and this status is vital in protecting the character and setting of the village of Rufforth, and therefore any future development must be within the current operational

			<p>site footprint. (see fig. m).</p> <ul style="list-style-type: none"> - The Yorwaste Liaison Committee will ensure that the Harewood Whin site is operated to the standards set out in this Plan and in the Operating Agreement. - Any future proposed changes to the operation of the Harewood Whin site will be reviewed by the Yorwaste Liaison Committee.
8.16.1 (18.18.1)	N/A	Updated to reflect most recent version of The Local Plan	<p>.... included a Travellers' site on a field adjacent to the B1224. This has been omitted from the City of York Local Plan Publication Draft (February 2018) as meeting the future needs of Gypsies and Travellers in York can be achieved by identifying 3 additional pitches within the three existing Local Authority sites.</p> <p>We support this decision and the reasons for it....</p>
Map a)	Resident	Feedback to improve clarity of map	<i>Re-drawn</i>
Map b) & c) (d) & e)	Resident; Indigo Planning	Feedback to improve clarity of map. Green spaces – removal of Knapton scrub following feedback from Indigo Planning as outside Parish	<i>Re-drawn and re-numbered to d) & e) due to alteration of layout.</i>
Maps e) & f) (f) & g)	Resident	Feedback to improve clarity of map	<i>Re-drawn and re-numbered to f) and g) due to alteration of layout.</i>
Map g) (h)	Resident	Poppleton Bar P&R states proposed	<i>Amended, re-numbered to h) due to alteration of layout.</i>
Map h) & i) (b) & c)	CYC	To include paragraphs on village envelopes in the Green belt section of the Plan, including maps.	<i>Maps moved to 8.1.25 re-labelled to b) and c) and other figures re-numbered accordingly.</i>
Figure k) (j)	Developer	Developer advised site inconsistent with plans on figure i) – village envelope - which is the correct version.	<i>Re-drawn, re-numbered to j) due to alteration of layout.</i>
Map n) (L)	Resident; NYCC	Altered due to NYCC feedback re: copyright	<i>Re-drawn, re-numbered to L) due to alteration of layout.</i>
N/A	Resident	Suggestion to include policy in relation to fracking.	<i>This is outside the remit of the Neighbourhood Plan.</i>
N/A	Landowner	Suggestion to develop land to West of Chapelfields	<i>This site was assessed (see SEA Table 3.1) and rejected.</i>

Glossary	N/A	NPPF – year of publication added.	NPPF (2012)
Contents Page	Resident	Concerns regarding specific areas / boundaries on maps and proximity to resident properties.	Sites / boundaries marked by RwK NP are for illustration only and are not intended to show precise planning application delineation.
Appendix I	Resident	Feedback to improve clarity of map	Map re-drawn
Appendix II, para 3	Resident	Resident feedback regarding definition	Rufforth, a linear settlement sits astride the B1224....
Appendix IX	CYC	Drainage map unavailable, advised by CYC to remove appendix IX and re-number accordingly	<i>Removed</i>
Appendix XII	N/A	Policy re-written following revisions in the updated Local Plan	<p><i>Policy re-written and re-numbers</i></p> <p>Appendix XI Travellers Site</p> <p>The City of York Local Plan Publication Draft (February 2018) Policy H5, pages 105- 107, Meeting Future Need..... Planning Applications states that development for Gypsy and Traveller sites will be permitted where proposals:</p> <ul style="list-style-type: none"> i) Do not conflict with the objective of conserving and enhancing York’s historic and natural environment. This includes Green Corridors and areas with important recreation function. The B1224 is part of one of the Green Corridors entering York and has the amenities of a bridleway and newly created cycle path which takes people out of the city into the countryside. ii) Ensure accessibility to public transport and services. There are no footpaths along the B1224. There is only an irregular bus service, which currently has no stops on either side of the road beyond the last residential property. There is no route for pedestrians or cyclists crossing the ring road, A1237. Local facilities and schools are on the far side of the A1237. iii) Are suitable in terms of vehicular access and road safety.... The B1224 carries huge numbers of HGV’s from Harewood Whin, a Waste Transfer Station in CYC’s Joint Waste and Minerals Plan. This road also carries large volumes of heavily loaded agricultural traffic. It has also become a link road

			<p>between the industrial estates at Thorpe Arch and Tockwith, the Wetherby services on the A1 and York's ring road. Access and egress from most fields along the B1224 is difficult, due to poor visibility on the several bends through Rufforth and on the open road to the A1237.</p> <p>iv) Ensure that development does not lead to unacceptable levels of congestion, pollution and air quality. Queuing traffic is often a problem already, on the B1224.</p> <p>v) Ensure future occupiers would not be subject to significant adverse environmental impacts. The B1224 in the Parish of Rufforth with Knapton is dominated by what was the landform site at Harewood Whin, now a Waste Transfer Station. Pollution and air quality could become factors here.</p>
New Appendix XII	CYC; NYCC	Waste management is an excluded development for Neighbourhood planning. Appendix written to describe operating agreement.	<i>New appendix detailing Harewood Whin operating agreement</i>

APPENDIX A – Plan covering letter with detachable response form

Dear Resident,

We are pleased to present the Neighbourhood Plan for the Parish of Rufforth with Knapton which has been based on the results of a detailed survey, responded to by 73% of residents in the Parish, and the subsequent consultations. It has been our sole objective to produce a Plan that represents the views of the community as a whole and, to this end, we offer the Plan subject to a six-week consultation period. Please let us have your views on the enclosed response form which can also be **found on line at “rufforth-knaptonplan.co.uk”. Alternatively, you can email us at rufforth-knaptonplan@outlook.com.**

(By responding to this consultation you will automatically receive information about future consultations carried out in relation to the Rufforth with Knapton Neighbourhood Plan. The information you provide will be recorded by the Rufforth with Knapton Neighbourhood Planning group and shared with City of York Council and will only be used in relation to the preparation of the Rufforth with Knapton Neighbourhood Plan. If you do not want to receive details of future work that we do please let us know using the contact details provided)

We really need your opinions so please respond by Friday 18th August latest.

This booklet contains the Plan and policies. Various Appendices, giving more detail, along with the Strategic Environmental Assessment and Habitat Regulations Report **can be viewed at “rufforth-knaptonplan.co.uk”. Hard copies of all documentation are** available to view at the Post Office, the Shop, and Institute in Rufforth and the Red Lion in Knapton.

A drop-in meeting will be held in the Village Institute, Rufforth on Sat 15th July from 9:30am to 12:30 pm where you can join us to ask any questions and express any views you may have on the Plan.

Following this period of consultation, the Plan will be adapted to take account of responses received from residents and the official bodies and submitted to City of York Council. They will conduct a final, formal consultation 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 approved, 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.

Yours Sincerely

Peter Rollings

Chairman, Neighbourhood Planning Group

Rufforth with Knapton Neighbourhood Plan – Pre-submission Consultation Feedback Form

Would you feel able to offer your broad support for the plan?

Comments (please use reverse side if not enough room)

Many Thanks for taking the time to provide feedback

Your Contact details (optional)*

Name:

e-mail:

Please return your feedback form by 18th August latest to one of these collection points:

Rufforth Village Shop & Tea Room (The Old School), Wetherby Road, **Rufforth**

Jane Wright, The Laurels, Wetherby Road, **Rufforth** (opposite the shop)

Nick Murray, 20 Bradley Lane, **Rufforth**, YO23 3QJ

Liz Craven, 6 Portal Road, off **Boroughbridge Rd.** YO26 6BQ

Julia Lawson, Burton Garth, Main Street, **Knapton**, YO26 6QG

Or at the drop in meeting at Rufforth Village Institute on the morning of Saturday 15th July.

*(By responding to this consultation you will automatically receive information about future consultations carried out in relation to the Rufforth with Knapton Neighbourhood Plan. The information you provide will be recorded by the Rufforth with Knapton Neighbourhood Planning group and shared with City of York Council and will only be used in relation to the preparation of the Rufforth with Knapton Neighbourhood Plan. If you do not want to receive details of future work that we do please let us know using the contact details provided).

APPENDIX B – Email notification regarding drop in meeting July 2017

IMPORTANT INFORMATION FROM THE NEIGHBOURHOOD PLANNING GROUP

We are pleased to be able to inform you that the Rufforth with Knapton Neighbourhood Plan is almost ready for a period of consultation prior to our submitting it to the City of York Council.

Full details of this consultation will follow shortly. This is to give you advance notice that it will take place from 7th July to 18th August 2017. All households in the Parish will receive a copy of the Plan and hard copies will also be available at a number of locations in the villages.

A drop in meeting will be held on Saturday 15th July in the Village Institute, Rufforth from 9:30 to 12:30am, which will provide the opportunity for you to ask questions and give us your views on the Plan. So please put the date in your diary

Our sole objective has been to produce something that represents the views of the whole community and to do this we need the involvement of all residents in this consultation process in order that the outcome really is **OUR PLAN**.

APPENDIX C – Notice informing residents of drop in meeting

RUFFORTH with KNAPTON

NEIGHBOURHOOD PLAN

CONSULTATION DROP-IN

SATURDAY 15th JULY

9.30---12.30

RUFFORTH VILLAGE INSTITUTE

YOUR VIEWS ARE

IMPORTANT

APPENDIX D – List of statutory consultative bodies, local organisations and landowners who were contacted. All notifications were sent on 6/7/17

City of York Council
North Yorkshire County Council
Askham Bryan Parish Council
Askham Richard Parish Council
Hessay Parish Council
Upper Poppleton Parish Council
Nether Poppleton Parish Council
Harrogate Borough Council
Long Marston Parish Council
The Coal Authority
The Homes and Communities Agency
Natural England
The Environment Agency
Historic England
Network Rail
Highways England
BT Openreach
Vale of York Clinical Commissioning Group
Public Health England
York Teaching Hospital NHS Foundation Trust
Primary Care - Area Team North Yorkshire and Humber NHS England
Tees, Esk and Wear Valleys NHS Foundation Trust
Northern Power Grid
Northern Gas
Yorkshire Water – sewerage and water
Campaign to protect Rural England
National Farmers Union
Yorwaste
Cycling UK

Local Businesses:

Rufforth CP School
Tyre Disposal
Red Lion
Todds Waste Management
All Saints Church
Mc Lean Aviation
Chapel
Vale Engineering
Clay Pigeon Centre
Gliding Club
Rufforth Village Shop
Keedwells
Pullman
Rufforth Park
Andy Thomas Driving Instructor

16 Private Landowners

APPENDIX E – Copies of letters / emails to consultative bodies, businesses and landowners

email to consultative bodies:

On behalf of Rufforth with Knapton Parish Council we have been producing a Neighbourhood Plan for the Parish area. We are pleased to present this plan for pre-submission consultation for a period of six weeks from Friday 7th July to Friday 18th August 2017.

The Rufforth with Knapton Neighbourhood Plan, along with accompanying appendices, Strategic Environmental Assessment and Habitat Regulations Report can be found at rufforth-knaptonplan.co.uk Hard copies are available to view at the Institute, village shop and Outreach Post Office in the Methodist Chapel in Rufforth and the Red Lion in Knapton.

Following this period of consultation, the Plan will be adapted in the light of responses from residents and other consultees and submitted to the City of York Council, 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 it complies with all relevant legislation and guidelines. It will then come back for referendum in the Parish and if approved become a statutory document.

As an organisation that may be interested in the outcomes of the Plan we would welcome your comments. Please respond by Friday 18th August 2017 by e mail to rufforth-knaptonplan@outlook.com

By responding to this consultation, you will automatically receive information about future consultations carried out in relation to the Rufforth with Knapton Neighbourhood Plan. The information you provide will be recorded by the Rufforth with Knapton Neighbourhood Planning Group and shared with the City of York Council and it will only be used in the preparation of the Rufforth with Knapton Plan. If you do not want to receive details of future work that we do please let us know using the above contact details.

Rufforth with Knapton Neighbourhood Planning Group

Letter to Consultative Bodies:

Dear Sir/Madam

July 2017

On behalf of Rufforth with Knapton Parish Council we have been producing a Neighbourhood Plan for the Parish area. We are pleased to present this plan for pre submission consultation for a period of six weeks from Friday 7th July to Friday 18th August 2017.

The Rufforth with Knapton Neighbourhood Plan, along with accompanying appendices, Strategic Environmental Assessment and Habitat Regulations Report can be found at rufforth-knaptonplan.co.uk. Hard copies are available to view at the Institute, village shop and Outreach Post Office in the Methodist Chapel in Rufforth and the Red Lion in Knapton.

Following this period of consultation the Plan will be adapted in the light of responses from residents and other consultees and submitted to the City of York Council, 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 it complies with all relevant legislation and guidelines. It will then come back for referendum in the Parish and if approved become a statutory document.

As an organisation that may be interested in the outcomes of the Plan we would welcome your comments. Please respond by Friday 18th August 2017 by e mail to rufforth-knaptonplan@outlook.com.

By responding to this consultation you will automatically receive information about future consultations carried out in relation to the Rufforth with Knapton Neighbourhood Plan. The information you provide will be recorded by the Rufforth with Knapton Neighbourhood Planning Group and shared with the City of York Council and it will only be used in the preparation of the Rufforth with Knapton Plan. If you do not want to receive details of future work that we do please let us know using the above contact details.

Yours sincerely,



Peter Rollings

Chairman

Rufforth with Knapton Neighbourhood Planning Group

Letter to businesses and landowners:

We wrote to you some time ago to inform you that we were embarking on the task of producing a Neighbourhood Plan on behalf of Rufforth with Knapton Parish Council. The Plan has been formed as the result of a detailed survey of residents to which 73% responded. We are pleased to present our Plan for pre submission consultation for a period of six weeks from Friday 7th July to Friday 18th August 2017.

The Rufforth with Knapton Neighbourhood Plan, along with accompanying appendices, Strategic Environmental Assessment and Habitat Regulations Report can be found at rufforth-knaptonplan.co.uk. Hard copies are available to view at the Institute, village shop and Outreach Post Office in the Methodist Chapel in Rufforth and the Red Lion in Knapton.

Following this period of consultation the Plan will be adapted in the light of responses from residents and other consultees and submitted to the City of York Council, 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 it complies with all relevant legislation and guidelines. It will then come back for referendum in the Parish and if approved become a statutory document.

As an interested party we would welcome your comments and views.

Please respond by Friday 18th August 2017 by e mail to rufforthknaptonplan@outlook.com.

By responding to this consultation you will automatically receive information about future consultations carried out in relation to the Rufforth with Knapton Neighbourhood Plan. The

information you provide will be recorded by the Rufforth with Knapton Neighbourhood Planning Group and shared with the City of York Council and it will only be used in the preparation of the

Rufforth with Knapton Plan. If you do not want to receive details of future work that we do please let us know using the above contact details.

Yours sincerely,



Peter Rollings

Chairman

Rufforth with Knapton Neighbourhood Planning Group

APPENDIX F – Copies of full responses

Consultative Bodies Responses:



Strategic Planning
Planning & Environmental Management
Economy and Place
City of York Council
West Offices
Station Rise, York
YO1 6GA

(01904) 551667
neighbourhoodplanning@york.gov.uk

Date: 23rd August 2017

Dear Sir/Madam,

Rufforth with Knapton Neighbourhood Plan Pre-Submission Consultation Draft

Thank you for the opportunity to comment on the pre-submission draft of the Rufforth with Knapton 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 Rufforth with Knapton 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 Rufforth and Knapton 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. Two schedules identifying further comments/recommended amendments for the main document and the SEA are enclosed with this letter.

Draft Green Belt

National planning policy (Paragraphs 83-85 of the 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.

As you are aware, the Upper and Nether Poppleton Neighbourhood Plan has recently been through examination with an Independent Examiner. The Examiner's recommendations included in his report include a series of modifications to the Neighbourhood Plan green belt policy to reflect the context of York Green Belt and background to the emerging Local Plan. A full copy of the Examiner's Report is available via the link below:

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

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.

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

He stated that 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.

We would suggest that the same approach is taken with regard to the setting of an interim Green Belt boundary in the Rufforth with Knapton Neighbourhood Plan. We can provide you with a map showing the Fourth Set of Changes Development Control Local Plan (2005) draft Green Belt boundary in the Rufforth with Knapton Parish.

Site Allocations

The Examiner of the Upper and Nether Poppleton Neighbourhood Plan also made a series of modifications to proposed site allocations in the Neighbourhood Plan. He recognised that two of the proposed sites are within the general extent of the York Green Belt.

The Examiner highlighted that the submitted Upper and Nether Poppleton neighbourhood plan identified that the sites had been included in the Preferred Sites Consultation version (2016) of the emerging York Local Plan. He also recognised that it was clear that the submitted plan had attempted to use the same evidence base as the emerging local plan and that there is a close working relationship with CYC. In addition, he recognised that the submitted Plan had adopted a commendable approach towards boosting the supply of housing in the CYC area in general, and the Plan area in particular.

Nevertheless for the same reasons as set out in the Green Belt section above, he stated that it is not within the remit of the neighbourhood plan to allocate land within the general extent of the Green Belt for development purposes; this is properly a role for the emerging York Local Plan. He highlighted that this position is further reinforced given the current lack of certainty over the allocation of development sites in that Plan. He recognised that the Preferred Sites Consultation was approved by the Council for public consultation but at this point the document does not represent the Council's position in relation either to levels of housing and employment growth or to the draft portfolio of sites identified to meet that need.

On this basis he recommended modifications to the Upper and Nether Poppleton Neighbourhood Plan to delete reference to sites in the general extent of the Green Belt. He emphasised that he made this recommendation simply on the basis of national policy and the processes that follow and in doing so he made no comments on the appropriateness or otherwise of these sites coming forward as allocations in the emerging Local Plan. That will properly be a judgement for the City Council. The City Council will also come to its own judgement on the other sites currently within the general extent of the Green Belt that are being promoted for residential development. Ultimately the Local Plan will be subject to its own examination based on the tests of soundness.

We would suggest that the Rufforth with Knapton Neighbourhood Plan takes the same approach to sites in the general extent of the Green Belt as recommended by the Upper and Nether Poppleton Examiner. This would include the deletion of proposed allocated sites RK H1 (Land to the rear of Rufforth Primary School), Site RK H2 (Land at Milestone Avenue), and Site RK H3 (Land at Knapton).

Strategic Environmental Assessment

We welcome the production of an SEA to accompany the Neighbourhood Plan which is based upon the Scoping report produced earlier in the process.

We attach a schedule to this letter setting out our few detailed comments to take into consideration.

We welcome the significant progress made with the development of a Neighbourhood Plan for Rufforth with Knapton. 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 12th September 2017. If you wish to discuss anything before this date please contact Rebecca Harrison in the Council's Strategic Planning Team.

Yours Faithfully,



Martin Grainger

Head of Strategic Planning

Schedule of CYC Comments on the Pre-Submission Draft Rufforth with Knapton Neighbourhood Plan

Main Document

	Para./Table/Map ref	Comments
4	Para 2.1	Current timetable for the Local Plan states Publication consultation in February-March 2018, Submission for Examination in May 2018.
5	Para 3.5, 3.6 and 3.8	Given the conclusions made by the Examiner for the Upper and Nether Poppleton Neighbourhood Plan regarding the conformity with strategic policies and designation of an interim Green Belt, we have provided detailed advice in the covering letter which accompanies this schedule.
10	Para 8.1.1	The Regional Strategy should be referred to as The Regional Spatial Strategy (RSS)
11	8.1.9	Refer to the 'general extent of the draft Green Belt...'
12	8.1.21	It was the Preferred Sites Consultation 2016 not the Preferred Options (this was the 2013 draft of the Local Plan)
12	Policy Rwk01	The proposed Interim Green Belt boundary will need to be amended to reflect the Examiner's recommendation on the

		Upper and Nether Poppleton Neighbourhood Plan. This will need to be reflected in the revised policy.
13	Figure b and c	Please can the maps be clear which green spaces are designated through the CYC Open Space study/ Biodiversity Audit and which sites are proposed to be designated as Local Green Space through the Neighbourhood Plan.
15	8.4.4	Reference to Preferred Options (2013) can be updated in the Submission version of the Neighbourhood Plan to reflect the latest draft of the Local Plan (due in September 2017)
19-20	8.9	Are these statements taken from the VDS? As it reads, these statements cannot be enforced unless they are incorporated into a policy (I see that some points are referred to in Policy RwK 09.
20	8.9.6	Could more information/a policy be included which refers specifically to the historic character of Rufforth with Knapton, namely the conservation area, listed buildings, locally important buildings.
22	8.12	In submission draft, refer to latest Local Plan position re sites.
23-24	8.12.7 – 8.12.9	The text and figures relating to village envelopes should be included under the Green Belt section. Please also see general comments regarding the Interim Green Belt/ village envelopes/ housing allocations.
26	Site RK H1	CYC supports this site in principle as it is included as a proposed site H38 in the latest version of the draft Local Plan (agreed by Members of Executive on 13 th July 2017) for 33 houses.
27	Site RK H2	This site was not submitted through the Local Plan site selection process and is not therefore identified as a proposed allocation in the latest draft of the Local Plan. Whilst the site itself could be suitable in principle, the detailed information in the policy referring to the exact number and type of dwellings is too prescriptive for a policy and would need to be addressed through a planning application.
28	Site RK H3	CYC supports this site in principle as it is included as a proposed site H53 in the latest version of the draft Local Plan (agreed by Members of Executive on 13 th July 2017) for 4 houses.
30	RK E1	It is not clear whether the site identified as RK E1 and shown in figure m) is an allocation or not as there is not policy attached to it. CYC supports a strategic employment allocation (ST19) at Northminster Business Park through the draft Local Plan which corresponds with the red line boundary shown on figure m) although it is not clear what

		the hatched area on figure m) represents.
31	8.15	<p>Para 13 in the Neighbourhood Planning Section of national Planning Practice Guidance states inter alia: “An [Neighbourhood Development] Order must meet the basic conditions for neighbourhood planning and it cannot include development defined in section 61K of the Town and Country Planning Act 1990 (as amended). This includes: development normally dealt with by a county planning authority, for example minerals and waste related development”</p> <p>Waste related development is defined as ‘excluded development’ for the purposes of Neighbourhood Planning which would suggest that policies concerning waste issues are not within the remit of a neighbourhood plan.</p> <p>We can discuss this further to explore how your aspirations for the site can be incorporated into the Neighbourhood Plan without making specific reference to waste development.</p>
General	Policies	Where policies state “The Parish Council will work with...”, this sentence/paragraph should be removed and identified as an aspiration as it is not enforceable as a policy.

Schedule of CYC Comments on the Pre-Submission Draft Rufforth with Knapton Neighbourhood Plan

SEA Document

Para./Table/ Map ref	Comments
Page 12, para 3	In the 2014 Publication draft Local Plan only Knapton village was washed over by draft Green Belt. Given that Rufforth village included a site allocation, the village was removed from being washed over by the draft Green Belt. See also page 8, para 3 of the Non-Technical SEA Summary which also needs amending.
Page 23	We note the reference to not understanding the Agricultural Land Classification at this stage. However, the baseline information includes an indicative map of this which shows that the sites are likely to be ALC grade 3.
Page 51 figure 6.1	This figure is wrongly labelled. This should be amended to: 5.1 Agricultural Land Classification.

Rufforth with Knapton Parish Council
Neighbourhood Plan Group
rufforth-knaptonplan@outlook.com

Growth Planning and Trading Standards
County Hall
Racecourse Lane
NORTHALLERTON
DL7 8AD

Contact: [REDACTED]
Date: 18 August 2017

Tel: 01609 536965
Email: [REDACTED]
Web: www.northyorks.gov.uk

Dear Sir,

Rufforth with Knapton Neighbourhood Plan Consultation

Thank you for consulting North Yorkshire County Council (NYCC) on the pre submission draft Neighbourhood Plan.

As a neighbouring authority NYCC's principal interest is in relation to strategic cross boundary issues.

Officers from our service areas have reviewed the documentation. The following comments have been endorsed by the Business and Environmental Services Executive portfolio holders:

Strategic Policy and Economic Growth

The NYCC [Council Plan](#) sets an ambition that *North Yorkshire is a place with a strong economy and a commitment to sustainable growth that enables our citizens to fulfil their ambitions and aspirations*. To help achieve this the County Council has developed a plan to deliver economic growth. One of the key enablers is:

- Delivering a modern integrated transport network.

We note that the A1237 York ring road passes through the plan area, and that this provides strategic connectivity with routes serving the wider North Yorkshire area.

Highways and Transportation

The following comments are made on behalf of the Local Highway Authority (LHA) in regards to any cross boundary implications.

NYCC has recently produced "A Strategic Transport Prospectus for North Yorkshire" where NYCC sets out how it would like to work with the Government, Transport for the North and the Northern City Regions to ensure that improved transport connections allow England's largest County to both contribute to and share in the economic benefits of The Northern Powerhouse. This document sets out the long term vision (to 2045) for how improve transport in North

Yorkshire can contribute towards a thriving northern economy. Three Strategic Transport Priorities have been identified:-

- Improving east – west connectivity (including Trans Pennine links)
- Improving access to High Speed and conventional rail
- Improving long distance connectivity to the north and south

The strategic importance of east – west connectivity to support growth is further emphasised within NYCC's Local Transport Plan 4.

Minerals & Waste Planning

Para 13 in the Neighbourhood Planning Section of national Planning Practice Guidance states *inter alia*:

“An [Neighbourhood Development] Order must meet the [basic conditions](#) for neighbourhood planning and it cannot include development defined in [section 61K of the Town and Country Planning Act 1990 \(as amended\)](#). This includes:

- *development normally dealt with by a county planning authority, for example minerals and waste related development”*

Waste related development is defined as ‘excluded development’ for the purposes of Neighbourhood Planning which would suggest that policies concerning waste issues are not within the remit of a neighbourhood plan. This would appear to include ‘Policy No. Rwk 15 – Harewood Whin’ of the Rufforth with Knapton Neighbourhood Plan. It is considered that further justification is required as to why this Policy should be included in the Plan.

However, we welcome the recognition, in para 8.15.1, of Harewood Whin as a Strategic Allocation for the management of waste as defined in Policy W03 of the emerging North Yorkshire County Council, City of York Council and North York Moors National Park Authority Minerals and Waste Joint Plan (MWJP).

As it currently stands ‘Policy No. Rwk 15 – Harewood Whin’ of the Neighbourhood Plan states *inter alia*: *“Harewood Whin is within the Interim Draft Green Belt and therefore any future development must be within the current operational site footprint. (see fig. n)”. This approach is in general accord with the emerging MWJP, with specific reference to Para. 9.36 of the Publication Version, which states: “The Harewood Whin (WJP11) site in the City of York is a well-established waste facility in the general extent of York’s Green Belt, where a range of waste management activities are taking place. The site plays an important strategic role in the management of waste arising in York and North Yorkshire and is located in close proximity to York as the largest urban centre in the Plan area. It is considered that further development within the footprint of existing sites such as this could be appropriate in principle provided that any existing impact on openness, or extent of conflict with the purposes of Green Belt designation associated with the site would not be significantly increased”.*

We also welcome the use of the site boundary shown in ‘figure n) Yorwaste/Harewood Whin – Operating Site Boundary’ on Page 32 of the Neighbourhood Plan which is in line with that

provided in the aforementioned Publication version of the MWJP. However, it would appear that this figure has been copied directly from the MWJP Publication Plan, and appears to have been reproduced in breach of copyright (see text at bottom of figure).

The Harewood Whin Chapter of the Neighbourhood Plan does not appear to take note of the recent planning permission granted by City of York Council for continuation of the Landfill site at Harewood Whin beyond 2017 for a further 15 years (Planning Application Ref: 16/00534/FULM, Decision Issued 4th April 2017). We suggest Para 8.15.3 be amended to take note of this.

With regard to Policy No. RwK04 – Footpaths and Cycle Ways, reference is made to figures 4, 5 & 6 in the Policy text. It would appear this should refer to figures e, f & g, as these are the figures provided in the Footpaths and Cycleways chapter.

Heritage Services

Historic Environment –

As the plan falls outside of our area we presume that York City Council will be making more detailed comments on archaeological issues. We also presume that Historic England will have been consulted and will be best placed to provide policy advice.

In terms of cross-boundary issues the plan makers should be made aware of the Registered Battlefield at Marston Moor that lays a short distance to the west of the plan area. Any development within the plan area may have an impact on the setting of the Battlefield. Historic England would again be the first port of call in matters relating to the Battlefield.

Ecology –

It is expected that the text of the biodiversity policy will be looked at by York City Council Ecologist. We have no cross boundary comments to make.

Yours faithfully,



██████████
Senior Policy Officer

Growth, Planning & Trading Standards | County Hall | Racecourse Lane | Northallerton | North Yorkshire | DL7 8AD

Date: 11 August 2017
Our ref: 220198
Your ref: Rufforth with Knaption Neighbourhood Plan Consultation



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T 0300 060 3900

rufforth-knaptionplan@outlook.com

BY EMAIL ONLY

Dear Sir/ Madam

Planning consultation: Rufforth with Knaption Neighbourhood Plan Consultation
Location: Rufforth with Knaption

Thank you for your consultation on the above which was received by Natural England on 07 July 2017

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Strategic Environmental Assessment Screening

Natural England notes and welcomes the inclusion of the Strategic Environment Assessment report. Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance at:

<http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans>

Habitats Regulations Assessment Screening

The inclusion of the Habitats Regulations Assessment Screening Report is noted and welcomed; Natural England agrees with its conclusions. Where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations.

In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations.

Soil and Agricultural Land Quality

The Local Plan should give appropriate weight to the roles performed by the area's soils. These should be valued as a finite multi-functional resource which underpin our well-being and prosperity.

Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver, for example:

1. Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society; for instance as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. The [Natural Environment White Paper](#) (NEWP) '*The Natural Choice: securing the value of nature*' (Defra, June 2011), emphasises the importance of natural resource protection, including the conservation and sustainable management of soils, for example:
 - A Vision for Nature: 'We must protect the essentials of life: our air, biodiversity, soils and water, so that they can continue to provide us with the services on which we rely' (paragraph 2.5).
 - Safeguarding our Soils: 'Soil is essential for achieving a range of important ecosystem services and functions, including food production, carbon storage and climate regulation, water filtration, flood management and support for biodiversity and wildlife' (paragraph 2.60).
 - 'Protect 'best and most versatile' agricultural land' (paragraph 2.35).
2. The conservation and sustainable management of soils also is reflected in the [National Planning Policy Framework](#) (NPPF), particularly in paragraphs 109 and 112. When planning authorities are considering land use change, the permanency of the impact on soils is an important consideration. Particular care over planned changes to the most potentially productive soil is needed, for the ecosystem services it supports including its role in agriculture and food production. Plan policies should therefore take account of the impact on land and soil resources and the wide range of vital functions (ecosystem services) they provide in line with paragraph 17 of the NPPF, for example to:
 - Safeguard the long term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future.
 - Avoid development that would disturb or damage other soils of high environmental value (e.g. wetland and other specific soils contributing to ecological connectivity, carbon stores such as peatlands etc) where development is proposed.
 - Ensure soil resources are conserved and managed in a sustainable way.
3. To assist in understanding agricultural land quality within the plan area and to safeguard 'best and most versatile' agricultural land in line with paragraph 112 of the National Planning Policy Framework, strategic scale Agricultural Land Classification (ALC) Maps are available. Natural England also has an archive of more detailed ALC surveys for selected locations. Both these types of data can be supplied digitally free of charge by contacting Natural England. Some of this data is also available on the www.magic.gov.uk website. The planning authority should ensure that sufficient site specific ALC survey data is available to inform decision making. For example, where no reliable information was available, it would be reasonable to expect that developers should commission a new ALC survey, for any sites they wished to put forward for consideration in the Local Plan
4. General mapped information on soil types is available as 'Soilscapes' on the www.magic.gov.uk and also from the LandIS website <http://www.landis.org.uk/index.cfm> which contains more information about obtaining soil data.
5. Further guidance for protecting soils (irrespective of their ALC grading) both during and following development is available in Defra's [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), to assist the construction sector in the better protection of the soil resources with which they work, and in doing so minimise the risk of environmental harm such as excessive run-off and flooding. The aim is to achieve positive outcomes such as cost savings, successful landscaping and enhanced amenity whilst maintaining a healthy natural environment, and we would advise that the Code be referred to where relevant in the development plan.

Other advice

Natural England notes the inclusion of a number of key policies within the plan, including Green Infrastructure, Biodiversity, Green Belt, and Footpaths and Cycle ways. These policies can help enhance the natural environment and improve access and engagement, and are therefore strongly welcomed.


Further general advice on the consideration of Neighbourhood planning and the natural environment is provided at Annex A.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on 02080 254530

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely


Yorkshire and Northern Lincolnshire Area Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance. Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹²<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³<http://publications.naturalengland.org.uk/publication/35012>

¹⁴<http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).



Historic England

YORKSHIRE

The Parish Clerk,
[REDACTED],
[REDACTED],
[REDACTED],
[REDACTED],
[REDACTED] e
[REDACTED]

Our ref: PL00128363

Your ref:

Telephone 01904 601 879

Mobile 0755 719 0988

17 August 2017

Dear Sir or Madam,

**Rufforth with Knapton Parish Neighbourhood Plan
Pre-submission Consultation Response**

Thank you for consulting Historic England in connection with the draft Neighbourhood Plan prepared for Rufforth with Knapton Parish Council.

Rufforth with Knapton Parish Council Neighbourhood Plan Area is situated to the west of York's urban area. It contains 5 grade listed buildings Rufforth with Knapton is also likely to include buildings and sites of local historic interest, which may upon investigation be considered to be of greater significance.

We note that the draft Neighbourhood Plan does not have any specific heritage policies, relating to either listed buildings or the unlisted historic buildings or sites within the area, which many contribute to the areas character. We suggestion this omission warrants reconsideration, in order that the Parish's historic environment is given due consideration within the Neighbourhood Plan.

We are also aware that a new Local Plan is shortly to be published by York City Council, and that as such, you may wish to modify your Neighbourhood Plan in response to changes that the new Local Plan incorporates. If your Neighbourhood Plan is amended, please ensure that Historic England is re-consulted at Pre-submission stage.



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.



If there are any queries about this matter or further discussions are needed, please do not hesitate to contact me.

Yours sincerely



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c...ect
cl...ectronic
: electronic electronic electr

[Redacted]
Historic Places Adviser
[Redacted]



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.



Thank you for the opportunity to comment further on the Rufforth with Knapton Neighbourhood Plan 2017. I write in the capacity of local representative of the National Farmers' Union in the North East Region with particular interest in planning and economic development in rural areas.

I am encouraged to see the acknowledgement within your plan that the rural character of the area covered by the Neighbourhood plan is preserved by maintaining the green belt which is predominantly agricultural in nature. Support should be given to the agricultural businesses within your plan through the planning process to help preserve this character, improving the long term viability of the businesses concerned.

With regards to planning applications, I would hope that the requisite knowledge and experience is contained within the Neighbourhood Planning Group to make sound decisions which truly reflect the guidelines contained within the NPPF whilst also incorporating the views of the community contained within the Neighbourhood Plan area. Section 3.8 refers to utilisation of the Local Plan, Neighbourhood Plan and 'any other material considerations'. I would welcome what other factors would be taken into consideration when determining planning applications.

8.2 Green Infrastructure

I note that reference is made to the designation of 'Local Green Space' within the plan area, as provided for by the NPPF. I would appreciate clarification on the selection process for such areas as there have been instances, albeit elsewhere in the country, where areas are designated as 'Local Green Space' for such reasons as a member of the public likes walking there dog there, despite it being one of our member's land. This further highlights the lack of planning knowledge contained within some Neighbourhood Planning groups. If a gap in the groups knowledge is recognised I would hope that appropriate skills can be contracted in from outside.

7.3 Vision and Aims

I welcome the inclusion of potential to convert existing agricultural buildings within the aims of the Neighbourhood Plan. By permitting such conversion it often saves agricultural buildings from becoming dilapidated and eventually beyond repair. Traditional agricultural buildings are fundamental in preserving the character of the area; by bringing them back into use, albeit different to their original purpose, it secures their long term future.

I believe that careful consideration should be given to modest modification/extension of traditional buildings to ensure that they are fit for the purpose into which they are being brought. Barns are often converted to domestic living accommodation which means that the space must be workable for modern family living. There is a balance between preserving the character and allowing modest modification – I believe each case should be looked at on its own particular circumstances.

Diversification of agricultural businesses is essential for long term viability, particularly with Brexit looming. I would hope that the Neighbourhood Plan Group will look favourably on applications involving diversification which, in turn, can add vibrancy to the area and make it appealing to different age groups depending on the type of diversification.

8.1 Draft Green Belts

As part of preserving the agricultural character of the area, the most valuable agricultural land should also be preserved for both the local and indeed the wider economy. As acknowledge within the plan the land within the plan area is high grade and therefore should be preserved accordingly.

8.4 Footpaths and Cycleways

When looking to extend footpaths or cycleways careful consideration should be given to the implications of the new route and particularly the type of land on which it is to run. There is an increasing problem with livestock being injured, and worse, by inconsiderate dog walkers and whilst it is recognised that this is very much a minority, appropriate fencing and signage should be erected to help prevent issues.

8.5 Traffic

Whilst the plan sets out the ideals of the local community in terms of traffic and parking it must be acknowledged that agricultural vehicles will, at times, require access through the village roads. Every effort is made by farmers to avoid restrictive sections of road, however, there will be times when events such as road works mean there is little alternative but for large machinery to drive through village centres. In such instances it is important that the traffic system can accommodate such vehicles, particularly traffic calming measures.

8.8 Drainage

The voice of British farming

NFU North East, Agriculture House, 207 Tadcaster Road, York, YO24 1UD
Tel: 01904 45 1550 Fax: 01904 45 1560 Email: North.East@nfuonline.com

NFU supported by
 NFU Mutual



All developments should be free from the risk of surface water flooding in a 1 in 100 year flood event, plus an allowance for climate change. Additionally, surface water runoff from green field sites should be restricted to the existing rate checked against agricultural runoff rate. The surface runoff rate from previously developed land, or land occupied by buildings or hard standing (such as farm buildings and access roads) should be established prior to redevelopment and runoff from the site restricted to 70% of this rate or to green field rates.

Restricted runoff should be applied using flow control devices coupled with on-site attenuation and other Sustainable Drainage Systems (SuDS) measures. For smaller sites, for example less than 0.25ha, there may be limited opportunities for attenuation apparatus and source control measures alone may need to be considered to manage runoff. In accordance with current Building Regulations, in the first instance consideration should be given to infiltrate surface water into the ground wherever possible, followed by discharge into an open watercourse, discharge into a culverted watercourse and finally discharge into a combined public sewer system.

8.9 Design

With appropriate controls, the NFU believe farming can play a key role in meeting the Governments renewable energy targets. The Government is committed to produce at least 15% of energy from renewable sources by 2020. Since 2007, the NFU has led a joint agricultural Climate Change Task Force in recognising the many opportunities for agriculture and land management to tackle climate change, and in developing a Greenhouse Gas Action Plan for our sector. We have submitted robust responses to government consultations on its Renewable Energy Strategy and incentive schemes for renewable electricity, heat and transport fuels. With 75 per cent of UK land area in the agricultural sector, the NFU believes that its members are well-placed to capture renewable natural energy flows, while maintaining our traditional role in food production as well as the delivery of other environmental and land management services. It is the NFU's stated aspiration that every farmer and grower should have the opportunity to diversify their businesses and create 'green' jobs by supplying renewable energy services.



The Coal
Authority



INVESTOR IN PEOPLE



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Web: www.gov.uk/coalauthority

[By Email: rufforth-knaptonplan@outlook.com]

04 August 2017

Dear Sir / Madam

Rufforth with Knapton Neighbourhood Plan - Pre submission

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours faithfully

Planning and Local Authority Liaison

Protecting the public and the environment in mining areas

Rufforth Knapton Plan

From: [REDACTED]
Sent: 11 July 2017 16:13
To: rufforth-knaptonplan@outlook.com
Subject: Recreational cycling.

On behalf of the national cyclists organisation, Cycling UK (formerly CTC). We fully support the proposals to extend the existing off road cycle route right into Rufforth village, and by a grade separated subway crossing of the A1237 into Knapton, thence York.

We also recognise the potential of connecting this route with North Field Lane to create a "cycle and ride" option into York via the A59 Park & Ride service.

A grade separated crossing of the A1237 must be maintained if that road is ever dualled.

The Rufforth village traffic plan should recognise that local recreational cyclist often pass through it, on circular rides from York. This must be weighed in the balance, when considering the removal of physical calming measures such as the existing chicanes.

Measures to help recreational cyclists transfer across the B1224 within the village between eg the Rufforth end of the extended offroad path via Knapton, and Bradley Lane, must also be considered.

The regular car boot sales to the west of the village generate excessive motor vehicles flows, and the succession of blind corners along the B1224 between that site and Rufforth village can create a hazard for non-motorised users.

Hope this is helpful.

Sincerely

[REDACTED]
Cycling UK
we are
cycling
The cyclists' champion UK
www.cyclinguk.org

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Rufforth Knapton Plan

From: [REDACTED]
Sent: 09 July 2017 18:43
To: Rufforth KnaptonPlan
Subject: RE: Rufforth with Knapton Neighbourhood Plan Consultation

Many thanks for having sent through the latest consultation regarding the Neighbourhood Development Plan for Rufforth with Knapton.

As you will be aware, we continue to work closely with the Local Authority, City of York Council, in regards to potential future development and growth in the area of which this Neighbourhood Plan helps inform, and I remain engaged closely in the emerging CoY Local Plan consultation process.

Whilst I have no formal comments at this point in specific regard to the Neighbourhood Development Plan for Rufforth with Knapton proportion of the wider picture on behalf of the Secretary of State for Transport, I would like to offer my thanks again for sending this through and keeping in touch.

All the best with the consultation rounds, and please don't hesitate to contact me in the future.

Kindest regards

[REDACTED]
Asset Development Manager
Yorkshire and North East
Highways England | Lateral | 8 City Walk | Leeds | LS11 9AT

Tel: [REDACTED] | **Mobile:** [REDACTED]
Web: <http://www.highways.gov.uk>
GTN: 0300 470 2472

Rufforth Knapton Plan

From: [REDACTED]
Sent: 19 July 2017 11:57
To: rufforth-knaptonplan@outlook.com
Subject: New message via your website, from [REDACTED]

- **You have a new message:**
- Via: <https://www.rufforth-knaptonplan.co.uk/>
- **Message Details:**
 -
 - **Name** [REDACTED]
 - **Email** [REDACTED]
 - **Message** Thank you for sending through to the Parish Clerk at Nether Poppleton the details of your Neighbourhood Plan. We will be sending a formal reply. We congratulate Rufforth with Knapton Neighbourhood Plan Committee on the excellent quality of their pre-submission plan. The only issues we have concerns p 30 with reference to Northminster Business Park expansion as the access to this is through Poppleton down a narrow village road. Details of our issues will be sent through officially from the Parish Clerk. However the Poppleton Neighbourhood Plan Committee would refer you to our examiners report and the referendum stage of the plan. All of this area is considered Green Belt preserved till 2020 by the Reserved RSS Yh9 and Y 1 policies.
- **Sent on:** 19 July, 2017
- Thank you!

Nether Poppleton Parish Council and Upper with Nether Poppleton Neighbourhood Plan response to the Rufforth with Knapton Neighbourhood Plan.

The Nether Poppleton Parish Council (NPPC) and the Upper and Nether Poppleton Neighbourhood Plan Committee (NPC) congratulates Rufforth with Knapton Neighbourhood Plan Group in achieving, a Neighbourhood Plan website , a full Neighbourhood Plan, Scoping Document, Strategic Environmental Assessment and Habitat Regulation Screening Report in record time.

The NPPC supports the plan with the exception of the comments on Northminster Business Park. It agrees that at present the site is contained screened, and well managed. It disagrees with the expansion on the grounds that the current access is unsuitable for further expansion as it is a narrow road with limited access for vehicles to pass. It is also adjacent to a row of houses that were previously farm workers accommodation and therefore in a rural setting and this expansion would be into the agreed Green Belt which is protected.

The Green Belt designation of this area is preserved under the Regional Spatial Strategy Green Belt Policies YH 9.

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

POLICY 1 York Sub area policy

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

C Environment

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

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

The area to the south and north of Northminster Business Park therefore sits within this Green Belt defined area.

Until such time as a Local Plan for York has undergone an inspection and passed the Green Belt needs to be preserved for future generations.

The land proposed for development is also quality agricultural land which in itself should be reason not to develop it and take the land out of production.

Environmentally the areas around York are prone to flooding as there is a high water table and further development on the land would exacerbate this situation.

Submitted on behalf of Nether Poppleton Parish Council by Parish Clerk

Submitted on behalf of the Upper and Nether Poppleton Neighbourhood Plan Committee
(Chairman)



JohnsonMowat
Planning & Development Consultants

Peter Rollings

Chairman, Neighbourhood Planning Group

rufforth-knaptonplan@outlook.com

14th August 2017

Dear Mr Rollings,

Rufforth with Knapton Neighbourhood Plan 2017

We are acting on behalf of KCS Developments Limited and their development interests on the western edge of York that fall within the Rufforth with Knapton Parish Boundary. We welcome the opportunity to comment on the Neighbourhood Plan and ask you to take note of the following comments.

It is important for all involved, that the Neighbourhood Plan aligns with the CYC Local Plan. One of the key topics of debate in the emerging CYC Local Plan will be the Green Belt boundaries within the City. The Parish Boundary is tightly constrained by the Green Belt, the boundary abuts the western edge of York Urban Area and the settlements of Rufforth and Knapton are surrounded by Green Belt. It is highly likely that there will be Green Belt boundary alterations in the emerging Local Plan that lie within the Parish Boundary and we would therefore suggest that the timing of the Neighbourhood Plan aligns itself with the Local Plan. We recognise that the Neighbourhood Plan team want to progress with a Neighbourhood Plan without being reliant on the progress of the Local Plan and its potential delay, however it would be a very short-lived Neighbourhood Plan should it be adopted with Green Belt alterations that then do not align with the Local Plan. We do however welcome the reference at paragraph 8.1.3 which acknowledges the relationship between the Neighbourhood Plan and the emerging Local Plan. Paragraph 8.1.3 states:

“The Neighbourhood Plan’s Interim boundary would have to give way to the Local Plan as it is a crucial role of that document to set a Green Belt.”

We acknowledge and support the aims of the Neighbourhood Plan and specific reference to protect the physical separation of the Parish from the City of York.

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Policy RwK 01 – Draft Green Belt

Given the above reference to the importance of having a Neighbourhood Plan that aligns with the Local Plan, it is advised that Policy RwK 01 makes reference to supporting the finalised Green Belt boundaries in the Local Plan, or at least reference to working with the City of York Council through the plan preparation process of the emerging Local Plan.

Policy RwK will become out of date quickly if it only makes reference to the Interim Draft Green Belt, as this will be superseded by the Green Belt boundary once the Local Plan is adopted.

We do not support reference in the Policy that “No development outside the Village envelopes will be supported other than that considered appropriate in the Green Belt as defined in the National Planning Policy Framework.” (p12) This is too restrictive and does not allow for future potential housing allocations in the Local Plan, in particular those on the western edge of the main urban area that fall within the Parish Boundary. Flexibility could be built into this policy to allow for Green Belt changes via the City of York Local Plan and ensure that the Neighbourhood Plan aligns with the Local Plan when it is adopted. The addition of wording relating to the Green Belt ‘as defined at the time’ would assist in this instance.

Policy RwK 11 – Housing Mix

We have concerns with the prescriptiveness of this policy which we feel is inflexible. We are supportive of the need for housing development to provide a mix of housing types and sizes, which is dictated by the housing market at the time. However, the local housing mix may change over the course of the Neighbourhood Plan period (2017 – 2033), therefore specific reference to priorities of smaller family homes and properties for older people are too detailed for inclusion in the mix policy.

Housing

We welcome reference at paragraph 8.12.2 that “within the City of York, the housing growth strategy is to direct the greatest share of new housing to within or on the edge of the City.” This is referenced in the context of Rufforth with Knapton Parish being in a rural area where development will be severely restrained. However, it should be noted that the eastern boundary of the Rufforth with Knapton Parish Boundary abuts the western urban edge of York. We feel it is important that the Neighbourhood Plan recognises the extent of this boundary and doesn’t seek to restrict development on the edge of the City which would be contrary to the City of York housing growth strategy. This point links back to the wording of Policy RwK 01.

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JohnsonMowat
Planning & Development Consultants

Reference at 8.12.13 regarding the housing requirement as identified in the Local Plan Preferred Sites Consultation June 2016 should be updated to reflect the most current position, this being the recently published Draft Strategic Housing Market Assessment which was considered by the City of York Working Group as part of the evidence base for the emerging Local Plan. This increases the housing requirement from the previous June 2016 Preferred Sites consultation.

Given the evolving position in relation to the housing requirement, which has increased since the June 2016 Local Plan consultation and which formed the basis for the three identified housing sites in the Neighbourhood Plan, there is the potential that the increase in the housing requirement may result in the need to identify further housing allocations. With this in mind we request that the Neighbourhood Plan allows for some flexibility in order that further allocated sites may be included within the Neighbourhood Plan, that may not necessarily fall within the confines of Rufforth or Knapton, but that could lie on the western edge of the York urban area that fall within the Parish Boundary and do not undermine the aim of protecting the physical separation of Knapton with the York urban edge. The flexibility within the Neighbourhood Plan to cater for additional allocations on the York urban edge will ensure the Neighbourhood Plan aligns with the Local Plan in the future. Carefully sited additional housing land on the urban edge will maintain the Neighbourhood Plan priority of protecting the separation of Knapton from York.

Should you have any queries relating to the above, please do not hesitate to contact me. We look forward to being kept informed of the progress of the Neighbourhood Plan.

Yours sincerely

██

Managing Partner

Coronet House
Queen Street
Leeds
LS1 2TW

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Johnson Mowat is registered in England & Wales: OC 407525

Rufforth with Knapton
Neighbourhood Planning Group

15 August 2017

By email only
rufforth-knaptonplan@outlook.com
let.021..MS.05260017

Dear Sir/ Madam

RUFFORTH WITH KNAPTON NEIGHBOURHOOD PLAN 2017

Thank you for the opportunity to provide comments on the Rufforth with Knapton Neighbourhood Plan consultation document.

These representations are submitted by Indigo Planning on behalf of Novus Investment Ltd (Novus) who own the land identified in the Neighbourhood Plan as "Site RK H3" at the junction of Back Lane and Main Street.

Novus support the decision to bring forward a Neighbourhood Plan, which will help to guide development proposals in the parish in the future. Novus offer their broad support for the plan, including the aim to support appropriate small scale residential development that meets local needs. However, there are a couple of policies to which we wish to make specific comment, as set out below.

Allocated Site RK H3 (Land at Junction of Back Lane and Main Street)

Novus support the proposed allocation of the site for housing (Allocated Site RK H3). Novus also support the inclusion of the site within the Interim Village Envelope Boundary (Policy No. Rwk 01 and Figure h).

We note the reference at paragraph 8.12.17 to a planning application at the site which was refused in October 2016. The primary reason for refusal was the site's location in the Green Belt, alongside the impact this would have on character. The decision provides reassurance that there are no technical reasons why the site should not be developed. Therefore, the proposed allocation of the site in the Neighbourhood Plan and the emerging Local Plan would ensure that housing could be delivered on the site.

Novus previously promoted the allocation of the site for residential use through the emerging Local Plan in the Call for Sites exercise (October 2012), the Local Plan Preferred Options (July 2013), and the Local Plan Preferred Sites Consultation (September 2016). In Novus' latest representations to the Preferred Sites Consultation (September 2016), we argued that the indicative capacity of 11 dwellings (based on a standard density) was too high. A report which was

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presented to the Local Plan Working Group in July 2017 proposes to retain the allocation for housing. City of York Council agree that the estimated yield should be reduced to approximately 4 dwellings.

To confirm, the site is available for development now with a willing landowner.

This is the only vacant land within the Interim Knapton Village Envelope Boundary, and clearly the most appropriate site for housing, which is needed. Without this proposed allocation, there would be no proposed housing development in Knapton, which could put the Neighbourhood Plan at risk of challenge, on the basis that it would not plan positively.

We therefore consider the proposed allocation is acceptable, and should the Neighbourhood Plan be brought forward in advance of the emerging York Local Plan, this would be in accordance with national planning policy.

Novus broadly support the proposed criteria for which development proposals should meet on the site, and consider a scheme can be delivered in line with this policy.

Policy No. Rwk 11 (Housing Mix)

Policy No. Rwk 11 states that housing development proposals should provide a mix of housing types and sizes, specifically to meet an identified local need in the Parish.

It would be difficult for smaller housing schemes to provide a mix of dwellings which reflects local demands, and it is not a proportionate requirement to undertake a housing need assessment for such a proposal. We therefore propose that this policy requirement is only applicable for proposals above 5 units.

The policy adds that priority should be given to smaller family homes suitable for families with young children and properties for older people who are downsizing. This may be contrary with the assessment of identified local need, thereby rendering the policy unachievable. We propose that this be removed.

We therefore propose the policy be amended as follows:

*“Policy No. Rwk 11 - Housing Mix - Housing development proposals **above 5 units** should provide a mix of housing types and sizes, specifically to meet an identified local need in the Parish. ~~Priority should be given to smaller family homes suitable for families with young children and properties for older people who are downsizing.~~”*

Policy No. Rwk 02 (Local Green Space)

Policy No. Rwk 02 allocates Local Green Spaces and states the only such site in Knapton is the recreational field. However, Figure c identifies land to the north of Knapton Lane in Acomb as Green Space.

This site is outside the parish boundary and the green shading should therefore be removed. This site does not fall under the remit of the Neighbourhood Plan given it is outside the designated Neighbourhood Plan area, and if it is not amended, the document may therefore cause conflict with the Local Plan, should this site be allocated in the future.

Summary

Novus support the decision to bring forward a Neighbourhood Plan, and agree that the allocation of Site RK H3 at the junction of Back Lane and Main Street would mean this is deliverable and positively framed.

Novus propose amendments to Policy No. RwK 11 and Figure c in order to avoid confusion and ensure the deliverability of the Neighbourhood Plan.

We look forward to hearing about the document as this progresses.

Yours faithfully



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Rufforth with Knapton Neighbourhood Plan

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██████████
██████████
██████████

26008/A3/CA

BY POST AND EMAIL – rufforth-knapton@outlook.com

17th August 2017

Dear Sir/Madam,

REPRESENTATIONS TO THE RUFFORTH WITH KNAPTON DRAFT NEIGHBOURHOOD PLAN 2017

On behalf of our Client, Equibase Ltd, we would like to make representations to the draft Rufforth with Knapton Neighbourhood Plan (2017). We welcome the opportunity to comment on your draft document and with our experience and knowledge, we believe we can assist you in ensuring that your Neighbourhood Plan is a sound and deliverable one.

Equibase Ltd have land interests within the village and they are keen to work with the Neighbourhood Planning Group to ensure it produces a sound Neighbourhood Plan.

The remainder of these representations make comments on the contents of the Neighbourhood Plan and offer suggestions for alterations to policies where necessary.

National Planning Policy Framework (NPPF)

It is important to outline the relevant policies within the NPPF which relate to the preparation of Local Plans and Neighbourhood Plans.

Paragraph 182 states that in order for plans to be considered 'sound' they must meet the following criteria:

- Positively prepared;
- Justified;
- Effective; and
- Consistent with national policy

More specifically, in respect of neighbourhood plans, paragraphs 184 and 185 are of relevance. Paragraph 184 states as follows:

"the ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhood should plan positively to support them. Neighbourhood plans and



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orders should not promote less development than set out in the Local Plan or undermine its strategic policies”.

Allocated Site RK H2

Our Client, owns the land that forms the proposed housing allocation reference no. RK H2 and they fully support the Neighbourhood Planning Groups proposals to release the land from Green Belt and to allocate it for a housing development of circa 9 dwellings.

Our Client has undertaken technical work which assists in demonstrating that the site is suitable and deliverable. We would be happy to share this work with the Neighbourhood Planning Group, however, a brief overview is outlined below:

Flood Risk & Drainage

ARP Associates have been commissioned to prepare a flood risk and drainage strategy to demonstrate that a residential development would not lead to an increased flood risk for local residents and that a suitable foul and surface water drainage system can be delivered.

The report confirms that the entirety of the site is located within flood zone 1 of the Environment Agency’s indicative flood zone map, which confirms that the site does a flood risk, subject to the provision of a suitable drainage system.

In terms of the surface water drainage system the report concludes that the soil type in the area is likely to support the use of soakaways, however this should be confirmed through percolation testing. The report also considers how surface water can be safely dealt with if it is deemed that soakaways are not suitable, and it is suggested that surface water could be discharged to the drainage ditches located within proximity of the site, providing that existing greenfield run-off rates are achieved. In addition, it is likely to attenuation will be required and this can be accommodated within the development.

With regards to foul water, this would connect to the existing public foul sewer which crosses the site.

Noise

A noise assessment has been prepared by ARP Associates on behalf of our Client, in order to demonstrate that the proposed development will not adversely impact upon neighbouring residential properties. In terms of noise associated with the access road, the findings over the noise assessment found that even during peak hours, traffic noise levels would be within the daytime noise thresholds. If this was assessed across a full day the overall traffic noise levels will be even lower and at least 10 dB within the adopted noise thresholds.

The report concludes that there will be no significant noise impacts upon the existing residents of Milestone Avenue.

Highways Assessment

In order to demonstrate that the proposed development would not adversely impact upon the surrounding highways network, ARP Associates have undertaken an assessment of the vehicular access arrangements. Although traffic flows were not recorded, a site visit was undertaken which noted that traffic on Milestone Avenue was very light, with only one delivery vehicle noted during this period. It was concluded that the new development is unlikely to cause a problem for the new access in terms of traffic on Wetherby Road.

Our Client has provided land to Rufforth Parish Council to enable them to create a cycle path to

enable connection to the recently constructed cycle path which runs close to Harewood Whin and exists close to Knapton and this will assist in encouraging people to utilise sustainable modes of transport.

The supporting technical reports demonstrate that the proposed allocation RK H2 is suitable for residential development and would meet the tests outlined in footnote 11 of the NPPF, which states that in order for a site to be deliverable, it should be available now, offer a suitable location for development now and be achievable.

The Site is currently located within the Green Belt; however it is considered that the land no longer serves the purposes of retaining land within the Green Belt. These are outlined in paragraph 80 of the NPPF and are listed below, along with our assessment in respect of the site:

Check the unrestricted sprawl of large built-up areas

The parcel of land is very small in scale and sits within the existing built environment of Rufforth and as such the development of the land would not lead to urban sprawl and as such the land no longer serves this purpose.

Prevent neighbouring towns merging into one another

The site lies on the eastern boundary of the village and the nearest settlement is approximately 2 miles away as the crow flies. The proposed allocation is very small in scale and sits tightly within the existing built development of the village and the release of the land would not in any way lead to the coalescence of the two settlements. The site therefore no longer serves this Green Belt purpose.

To assist in safeguarding the countryside from encroachment

Whilst the introduction of built development into the site would result in the loss of open land, the site currently has a hard surfaces track which runs through it, in addition to existing built development in the form of a sewage pumping station and electricity sub-station. In addition, there are mature trees within the site.

The development of the land provides an opportunity to provide a strong defensible boundary to safeguard the countryside from further encroachment.

Preserve the setting and special character of historic towns

There is no Conservation Area in Rufforth and there are no listed buildings located within proximity of the site. As such the development of the site would not adversely impact upon the special character of a historic town.

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

If the site is brought forward for development it would not prejudice derelict or other urban land being brought forward for regeneration, and as such does not serve this purpose.

In conclusion, the site represents a sound and logical Green Belt release to assist the housing growth required in Rufforth over the plan period. The site is enclosed by development on three sides and represents a rounding off of the settlement. As such our Client strongly supports the Neighbourhood Planning Groups proposal to allocation site RK H2 for residential purposes.

Policy Rwk 01 – Draft Green Belt

In principle, our Client supports the revisions that the Neighbourhood Planning Group are proposing to the Green Belt, as outlined in Figure h).

Notwithstanding this, we are unclear as to how this policy works in practise as we do not believe that the Neighbourhood Plan has the statutory power to alter existing Green Belt

boundaries and it is a matter that must be addressed through the emerging York City Council Local Plan.

Paragraph 3.8 of the neighbourhood plan states that *"if a Neighbourhood Plan sets an interim boundary before the City of York Local Plan is adopted (which is the case here) the Neighbourhood Plan would effectively give way once the City of York Local Plan comes forward because it is the role of that plan to set the Green Belt boundary"*.

Our understanding is that Green Belt boundaries are effectively strategic policies and as such it is for the York Local Plan to define these are the boundaries could not be altered for an interim period as suggested.

However, as noted we strongly support the proposed changes and we would encourage York City Council to amend the Green Belt boundaries accordingly in the Local Plan.

Policy Rwk 04 – Footpaths and Cycle Ways

Within the policy there is a reference to figures 4, 5 and 6 and we assume this should refer to figures e), f) and g).

In principle, our Client has no objections to the proposed cycle route which is proposed on figure g), indeed, they have allowed their land to be utilised for part of the proposed cycle path.

Policy Rwk 09 – Design

In principle, our Client agrees with the proposal to have a design policy within the neighbourhood plan. It is noted that the policy requires the use of good quality materials to be used on new developments in the settlement and whilst it is understood why the Neighbourhood Planning Group wish include this, however we would advise that a caveat should be added which states that this is subject to viability, to ensure a degree of flexibility and to prevent developments from stalling due to exceptional costs.

Policy Rwk 11 – Housing Mix

The provision of a housing mix policy is welcomed as this will assist the Neighbourhood Planning Group in delivering their identified need. Notwithstanding this, a caveat should be added to the policy which states that it is subject to viability, or alternatively, a minimum site threshold is included within the policy. For example, the policy could state that developments of 15+ units should provide a mixture of housing types and sizes.

Summary and Conclusions

Our Client welcomes the Neighbourhood Planning Groups decision to prepare a neighbourhood plan for the villages of Rufforth with Knapton and they are keen to work together to create a Plan which is sound.


They are very encouraged by the Neighbourhood Planning Groups pro-active approach to the delivery of new housing within the village. They fully support the allocation of land off Milestone Avenue (site ref: RK H2) for a proposed housing development of circa 9 dwellings.

Our Client has commissioned significant technical work to demonstrate the site is suitable and deliverable and these representations have outlined the conclusions of the reports.

We trust our comments will be considered in the Examination and we would like to appear to present verbal evidence. Furthermore, in the meantime, we would be more than happy to meet with the Neighbourhood Planning Group to discuss the above matters further if it is considered

to be helpful.

Yours sincerely

A handwritten signature in blue ink, consisting of a large, stylized initial 'A' followed by a cursive name.


Senior Planner

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By email only to: rufforth-knaptonplan@outlook.com

Dear Sir/Madam,

Re: Rufforth with Knapton Neighbourhood Plan – Regulation 14 consultation

This letter provides the response of Gladman Developments Ltd. (hereafter referred to as "Gladman") to the current consultation held by Rufforth with Knapton Neighbourhood Planning Group (RKNPG) on the pre-submission version of the Rufforth with Knapton Neighbourhood Plan (RKNP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

Gladman would like to take this opportunity to highlight some specific issues with the Plan as currently proposed and may need to be amended to ensure that the plan can be found compliant with the Neighbourhood Plan Basic Conditions to which the Plan will be tested against.

Legal Requirements

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 RKNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (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).*
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.*

National Planning Policy Framework and Planning Practice Guidance

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 in which they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet

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objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 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.

Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans 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.

Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance

It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).

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.

On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy 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 bodies anticipated timescales in this regard.

Relationship to Local Plans

Emerging Documents

To meet the requirements of the Framework, which includes meeting the City's objectively assessed need (OAN) for housing, York City Council is progressing a new Local Plan to cover the period to 2032. Consequently, the Council considers that sufficient land will need to be allocated, which together with existing commitments, will

deliver at least 841 dwellings per annum over the plan period. Accordingly, the housing policies contained in the RKNP should be seen as a minimum in order to allow for sufficient flexibility and have regard to the direction contained in the emerging Local Plan.

The emerging Local Plan will define the detailed Green Belt boundaries for the first time, however it is important to note that this can only be achieved through an emerging Local Plan, detailed boundaries of a neighbourhood plan cannot (as yet) determine the specific boundaries of the Green Belt. Accordingly, it is therefore crucial that the RKNP allows for flexibility so that the Plan is not superseded by the provisions of s38(5) of the Planning and Compulsory Purchase Act 2004 which states that:

'If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be).'

Rufforth with Knapton Neighbourhood Plan

This section highlights the key issues that Gladman would like to raise with regards to the content of the RKNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance. In this regard, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to the Plan being submitted to examination.

Policy No. RWK 01 – Draft Green Belt

Gladman take this opportunity to inform the Steering Group that it is not the place of the Neighbourhood Plan to allocate an interim Draft Green Belt as this policy designation is a strategic policy that can only be amended by the City Council following a Green Belt Review.

Notwithstanding the above, should York City Council take any decision to release land from the Green Belt in the Neighbourhood Plan area then it is important that Plan does not undermine this potential need in the future. Further, we would question the need to introduce a Village Envelope when the area would already be protected by virtue of its designation as Green Belt.

It is important that flexibility is built into the Plan so that it does not prevent any future expansion of either Rufforth or Knapton or any future extension of York. Indeed, the PPG makes clear that all settlements can play a role in delivering sustainable development in rural areas and so blanket policies restricting housing developments in some settlements and preventing other settlements from expanding should be avoided.

Policy No. RWK 02 – Local Green Space

The Steering Group will need to demonstrate robust evidence to meet national policy requirements as set out in paragraph 76 and 77 of the Framework. Paragraph 76 of the Framework sets out the role of local communities seeking to designate land as Local Green Space (LGS) and makes clear that the designation of LGS should be consistent with local planning of sustainable development in the wider area. It states that:

“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.”

Paragraph 77 further states that Local Green Space designation will not be appropriate for most green areas and should only be used:

- 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.

Gladman recommend that the proposed designations are tested against the requirements set out above to ensure that each proposed designation meets the requirements of the Framework.

Conclusion

Gladman recognises the Government's ongoing commitment to neighbourhood planning and the role that such plans have as a tool for local people to shape the development of their local community. However, it is important that this plan allows for sufficient flexibility and takes account of the requirements in national policy to ensure the delivery of sustainable development over the course of the plan period.

I hope you have found this representation to be constructive.

Yours faithfully,



[REDACTED]
[REDACTED]

14 July, 2017

Peter Rollings
Chairman
Rufforth with Knapton Neighbourhood Planning Group

Dear Mr Rollings,

I write in respect of the green infrastructure on page 13 in the Rufforth with Knapton Neighbourhood Plan 2017. We strongly object to Rufforth Allotments being designated as a "green space." The assertion that the Allotments are well used is incorrect, as the land in the allotments has been reduced over the years, and we understand there are 3 empty plots currently.

The criteria used in Appendix VIII do not support the designation of Rufforth Allotments as a green space for the following reasons:

Criteria 1 There is no public access to the allotments, only access for allotment holders and farm vehicles. The track is not part of the allotments and is privately owned, in fact the allotments are privately owned, let to York City Council, who sublet to the allotment holders.

Criteria 2 This is correct namely "close to the community"

Criteria 3 Demonstrably special does not apply as it is vegetable growing, which most people do in their own garden. It is in the main, part cultivated land therefore soil at certain times of the year, therefore not permanently green.

Criteria 3a Beauty does not apply, there are a number of sheds and other structures and some of the allotments and structures are poorly maintained.

Criteria 3b Historic significance does not apply, the use is for growing produce for the allotment holders own use, there are no historical features

Criteria 3c It depends how recreational use is defined, normally leisure

Criteria 3d Tranquillity, this land adjoins the B1224 road, therefore it is hard to define as tranquil as traffic can clearly be heard

Criteria 3e There is no richness of wildlife as it is mostly annual cropping and the tenancy agreement does not allow for trees to be planted

Criteria 4 It is not local in character as it is horticultural use and there is no boundary on the east side of the allotments

As you can see from the above the majority do not meet the criteria of the RAG system.

Yours sincerely,
[REDACTED]
[REDACTED]

Residents' Feedback:

I support the original plan for about 30 houses behind Middlewood Close. For this number of houses no roundabout should be required and it is a good number for the size of the village. It gives good access to the village school for both children and cars.

Would feel able to offer broad support for the plan.
The Rufforth with Knapton Neighbourhood Plan is fair and acceptable.

Would you feel able to offer your broad support for the plan? Yes.
Agree with Neighbourhood Plan. No extra houses above and beyond this.

We fully support the Rufforth and Knapton Neighbourhood Plan. In particular the small-scale developments as identified here. We came from a village in the south of England that lost its identity due to large scale developments. The other particular area of interest for me is traffic calming and speed control, especially for the tractors and HGVs that pass through Rufforth. Current village envelope cuts through the top of our garden. [REDACTED].

I am in total support of the Plan. Thanks to all who have put so much time and effort into what is a brilliant Plan!

Excellent work, we fully support this local plan. We feel that it is important that City of York Council accept it as it is and not change it.

Excellent work done by the group – Thank you all. Glad to see sites 878 & 879 have been considered by the Neighbourhood Planning Group using the site criteria selection process used by the City of York Council and have been rejected.

Would you feel able to offer your broad support for the plan? Yes.
The original plan is very acceptable.

Speaking for himself and his neighbours (BF, Dr H and MC) boundary behind their properties needs to be moved.

Would you feel able to offer your broad support for the plan? Yes.
A great job well done to all the team. 100 would feel able to offer broad support for the plan. 100 % agreement with the plan.

Your efforts on behalf of the village are much appreciated. And a big thank you Jane!!

I am able to offer my broad support for the plan

I would just like to place on record, my thanks and appreciation to you and the Neighbourhood Planning Group, for all the hard work that went into producing the, Neighbourhood Draft plan, which went out for consultation.

Having had the opportunity to come to your drop-in meeting Saturday, and discussing with you the fact that, although there is no requirement in the draft plan in relation to fracking, I do believe there should be a view within the plan as a policy for the village. This is a hot topic within the North Yorkshire area.

Would you feel able to offer your broad support for the plan? Yes.

With the exception of the development off Middlewood Close. The area already has a very severe sewerage problem & any new housing would make it worse. Also, Middlewood Close is a narrow road with a bad congestion problem.

Would you be able to offer your broad support for the plan? Yes

Appreciate all the hard work and effort that's gone into the plan. It's a good document.

Only major concern is still that there are no legal limitations on Harewood Whin.

It seems to me that CYC and/or the Joint Minerals and Waste Plan can and will override local concerns, as they have done in the past, whenever they see fit.

We don't have any safeguards as to the longevity of the site or a possible change of use. The current change of use to a Waste Transfer Station already establishes the site as a permanent rather than a temporary facility and leaves us open to future developments.

Having the fields alongside the B1224 designated as Green Belt may help to prevent expansion towards the road which would be welcome but doesn't give us any control over what happens within the site in the future.

Would you feel able to offer your broad support for the plan? Yes

We would only like to see the speed barriers removed if considerably more effective deterrents were used. We feel these do help to protect the school and pedestrians generally.

Regarding new housing: If Rufforth were expected to provide 50% more housing than it currently provides, we would like the Parish Council to propose that a bypass or strongly enforced diversion is implemented so that Rufforth is used for "local traffic" only.

Would you feel able to offer your broad support for the plan? Yes.

I'm pleased about the plans to remove the chicanes from Rufforth, I'm very surprised there has not been a serious accident caused by these. There are considerations for reducing off street parking in Knapton, I would like for these to be considered for Rufforth too.

Would you feel able to offer your broad support for the plan? Yes.

On 8.4.5 & 8.4.6 regarding the newly opened cycle path and bridleway it is a pity that the extension has only been approved for the cycle path and not the bridleway. It is extremely hazardous to access the bridleway, causing disruption to the traffic flow as cars are unable to overtake horses on the B1224 where there are double white lines, resulting in the facility not being used or usable to its potential.

I am in favour of the plan on section 8.5 on traffic especially 8.5.7 and priority being given to the removal of chicanes in Rufforth.

Would you feel able to offer your broad support for the plan? Yes.

I agree with proposals for new homes at the eastern side of the village at the back of the school.

Would you feel able to offer your broad support for the plan? Yes.

We would like to thank the Planning Group for producing our Neighbourhood Plan and appreciate all of their hard work on our villages behalf. We think you have done a magnificent job. We also support 8.17.4 as priorities for the future and hopefully immediate attention.

Firstly may I express my thanks for the time and effort you have put into writing the neighbourhood plan.

I am in support of the document, in particular the following areas:

Traffic. This is a major concern to myself, and as stated in the plan, the Rufforth footpaths are too narrow and the traffic speeds are too high. It is a pity that North Yorkshire don't advocate the use of speed cameras.

Footpaths. It will be good to see the cycle path behind the tip extended to Milestone avenue, as currently trying to access the cycle path is too unsafe for myself and 8 year old daughter.

Parking. This can be a problem in Rufforth, however parking on the B1224 can help slow the speed of traffic. I live on Yew Tree Close and frequently can not get in or out due to school parking. I also worry about access to emergency vehicles at these times as we have several elderly residents and there are two residents with potentially serious medical conditions.

Housing sites. I partially understand the need for new housing, but I have concerns over expanding the village. Site RKH1 will affect current residents on Middlewood in terms of traffic and potentially drainage. It will also impact on the aesthetic nature of the school which is currently in an idyllic rural setting. The school is already working at full capacity, so increasing pupil numbers further may result in an expansion of the school, which will then have a further impact on the residents of Middlewood and Yew Tree.

I fully support this document. It is of vital importance that residents of both communities help and support the views that have been listed in the documents. The knowledge and information collected by the group is the only way we can make changes to keep our lifestyles as we would like them to remain for ourselves and future generations.

Neighbourhood Planning Group

Firstly I would like to start by thanking all members of the committee for the hard work they are putting in to help protect our village environment. My wife and I are relatively new to the village and are impressed by the community spirit.

On the whole we agree with the majority of the Neighbourhood Plan, especially the proposed extension to the cycle route. As keen cyclists the worst section to ride is along the B1224, out of the village towards York until you reach the existing cycle track. The proposed extension completely removes this danger.

Our only concern lies with the traffic proposals. (8.5)

The current chicanes are in place for the protection and safety of the young children attending the school. This has to be the top priority and all other issues must be treated as secondary. With that in mind I feel it would be foolish to have the chicanes removed and very costly.

Following Saturdays drop in, I was made aware that some residents have concerns with vehicles speeding between the chicanes and the noise they make when starting from stationary, if they have had to wait for oncoming traffic. I appreciate these points but as mentioned the main purpose is the protection of our children.

Having recently retired from the police, and having spent in excess of ten years in the traffic department I feel I have valuable knowledge in this field, and therefore decided to look at the environment outside the school a little closer.

My personal conclusion is as follows –

1/ The chicanes are on the whole effective, but to be fully effective and completely stop vehicles rushing between them they would need to be placed closer together. This would involve cost in having one re-located.

However, having studied the environment, this would not be an option, as due to the number of junctions off the B1224 and private driveways, there is no other suitable safe location for either side to be placed. This would explain why they are in their current location.

2/ The chicanes create a natural break in the traffic, especially in rush hour and allow residents to pull out of driveways and minor roads safely. Their removal would diminish these gaps, lead to impatience in motorists waiting to pull out, and inevitably lead to accidents. This is especially important as the plan is to build more houses behind the school which will increase the amount of traffic coming onto the B1224 from side streets.

3/ Regards vehicles making excessive noise when pulling away, throughout most of the day traffic is so light that vehicles are not required to stop if drivers plan ahead. Stationary traffic only appears at peak times and to me this is a secondary matter.

What other options do we have?

1/ Apply for a 20mph speed limit. This simply won't work. Let's not kid ourselves the majority of people will speed, especially where the road is straight as in this case.

2/ Electronic speed sign. I would say this is not in keeping with the village environment, its creating more street furniture and would have little effect. A proportion of motorists drive at them simply to see how high a speed they can record as they have no enforcement capability attached to them. I believe this option would make the situation worst and put the children more at risk.

3/ Speed bumps, although I am not a fan of speed bumps, if they were placed one in each lane mid way between the chicanes, this would deter motorists from speeding between the chicanes, it would reduce the noise from harsh acceleration from stationary, and above all protect pedestrians.

Best of all it is a relatively cheap option, as no additional signage would be needed, and the new style rubber humps are simply bolted down onto the existing road surface.

4/ Instead of conventional speed bumps, a similar method would to be raise the existing zebra crossing. This would involve more cost, but would have the same effect.

I hope you find my views of assistance, should you wish to discuss them further I would be more than happy to do so.

First Response

Would you feel able to offer your broad support for the plan? Yes.

I was concerned regarding the possibility of a huge increase in additional houses in Rufforth. The Neighbourhood Plan is great and represents the combined villagers thoughts on what we can accommodate, bearing in mind the flooding we have experienced in Rufforth. Why even think about more houses in Rufforth when the land behind the school is allocated for housing-thus the school cannot grow anymore.

I am also very concerned regarding the possibility of the Poultry Farm. Our country road Rufforth to Askham Richard cannot cope with H.G.V's.

P.S Thanks to all who have worked so hard to put this Plan together.

Second

Just a brief but huge THANK YOU to ALL those people who have worked so very hard to put the Neighbourhood Plan together.

Complete support for the plan and the village planning group.

Yes. We feel it is a well measured and considered plan that is sympathetic to the needs of the neighbourhood.

I have read through the plan and found it to be very thorough in all aspects. The answer to your question is a definite 'Yes'. I can give support for the plan as a whole.

Would you feel able to offer your broad support for the plan? Yes.
Very grateful to you all for the hard work and effort to produce a report of this quality.

The plan outlines developments in line with the character and future needs of a rural community. Proposals for increased housing reflect the needs of the villages without undue impact on the existing resources (unlike to YCC proposals). Speeding traffic has been addressed. However we would prefer speed indicators/cameras rather than traffic bumps.

We support the fact that there is no desire to expand Rufforth to any great extent and are pleased that covenants are to be sought on properties to prevent paving over gardens. Potential flooding in the village would only impact the problems we face with flooding on our land during times of significant rainfall. Overall we congratulate you on a well thought out plan.

Yes - broad support.
The maps in the documentation provided are not up to date ie the new access road opposite the 'old shop'

We are in broad agreement with the entire plan and can't fault it, although we hope that elements of the Traffic (8.5), Public Transport (8.6) paragraphs with their bullet points in the SEA appendix are kept in the spotlight. We remain suspicious that once the primary CYC aim of housing development is in play, these further concerns may well be conveniently forgotten.

8.5 Traffic

8.5.4 The safety of *all* residents is affected by traffic throughout the day, not just children at the critical times of walking to and from school.

8.5.5 We agree that the chicanes are far from ideal, but infinitely preferable to the speed bumps that were thankfully removed some ten years ago. These caused structural damage to some properties, generated alarming vibrations some distance from the road and prompted at least one homeowner to sell up and leave the village. A seismic survey by the university corroborated this.

8.5.7 Modern traffic-activated speed warning lights would be a real improvement if located at either end of the village and at one or two additional locations. A reduction in street furniture would be a good thing! This can be a distraction rather than safety factor. The same applies to street illumination. Askham Richard has a school but nowhere near the amount of street lighting.

Upgrading the existing zebra crossing to a pedestrian operated pelican design would draw attention to it when it was needed.

Online appendices

There appears to be a discrepancy between hard copy of the plan (p.26) and the Non-technical Summary Appendix (AECOM 6) for the number of potential dwellings behind the Rufforth School. The former cites 28 houses, the latter 33.

SEA for Rufforth with Knapton NP

Environmental report

2.2.1.5 Populations & communities – 2.2.1.7 Transportation

last bullet point – transport and sustainability. As our population increases in line with more housing there must be much better provision of public transport. Affordable housing doesn't necessarily mean affordable car ownership for people starting on the housing ladder, as we age and gradually surrender our driving licences so indeed the need for a more comprehensive bus service increases. CYC is demonstrably anti-car, but isn't compensating with adequate alternatives.

Table 3.3: SEA of site options

It needs to be borne in mind that 'limited sustainable transport options' – one of the criteria for excluding the Southfield Close site applies to *all* sites in Rufforth.

We appreciate that house building work will be disruptive, but the impact of a subsequent permanent increase in traffic load seems to have been glossed over.

We are concerned that there is no drainage/sewerage map and that reliance is placed on 'industry knowledge' that may well be lost if local knowledge is not documented and expertise lost as experts 'move on' or retire.

Last but not least we want to thank the Group for the enormous amount of work that has led to and finally produced this document. Quite apart from the hard graft that went beforehand, and continues, the physical report is a model of clarity. The layout, font size and use of colour appeared to us as a perfect balance for conveying facts without 'information overload'. It's been a pleasure to read, and we were greatly relieved by your email (July 15th) informing us that CYC's vastly increased housing development threat has been removed – and hopefully not shelved...

We are very happy with the Draft Neighbourhood Plan as it stands and wish to congratulate the team that have worked so hard to get it this far.

Would you feel able to offer your broad support for the plan? Yes

The published maps of the village are out of date and inaccurate. They should show a potentially dangerous new driveway on the L.H.S. of the B1224 leaving the village towards York from the new housing development.

The interim village envelope boundary is incorrect with regard to the homes on Bradley Lane.

I would prefer to see a left hand turn only for all traffic leaving Harewood Whin to reduce flow of traffic through the village.

Thank you to all the people on the Neighbourhood Planning Group. You have done a great job.

Thank you all for the work that has gone into producing this. A major concern of mine is the speed of traffic through the village – in particular Bradley Lane where vehicles both leave and enter the village at great speed often tractors. I would be happy to help with speed monitoring – and feel speed camera signs at all 3 entrances to the village would be enormously beneficial. Thanks again.

The Plan looks good, however I do feel a little apprehensive about drainage- I don't fully understand "attenuation" – but will Yorkshire Water get it right?

We came to Rufforth in 1981 to find that when there was lots of heavy rain, the drain cover between Beckfield and Silverwood (formerly Emeris) would lift and effluent shoot out into the ditch in front of our house, also we got "backup" in our drain to our house and we could not use the front toilet for a while. When the "Hogg" houses were built the drains were altered a little and the drain cover between Beckfield and Silverwood House was sealed which stopped effluent getting into the ditch, but we still had "backup" to our house.

In more recent times, we have experienced "backup" on 2 occasions when there hasn't been heavy rain – on investigation Yorkshire Water have found a partial blockage in the drains, though not in Bradley Lane. Hence my concerns about drainage.

Since 1981 about 70 houses have been built in the village and with the prospect 40 or so more houses being built (which I think is acceptable) I think the time has come for a major improvement of the drains throughout the village.

I wish to thank and compliment all those who contributed to putting this Plan together, which I approve of apart from concern about drainage – this has obviously taken a considerable amount of time and effort.

Would you feel able to offer your broad support for the plan? Yes.

Peter Rollings and all members of the Neighbourhood Planning Group are to be congratulated on the results of their efforts. They have produced a most comprehensive Consultation Document which seems to cover all of the aspects related to future development of the two villages.

On a general point some of the maps are too small and therefore difficult to read, even with a magnifier. Otherwise presentation is very good.

Section 5.5 states that 'Rufforth village is a ribbon development, stemming from a line of cottages and small holdings into the village as it is today.' Chambers Dictionary defines 'ribbon development' as 'unplanned building, growth of towns in long strips along the main roads'. This does not really describe Rufforth, which has older buildings at both ends of the village. Rather, Rufforth was a street with cottages and small holdings lining the street. Subsequently the farm buildings have given way to small –scale housing developments, several around cul-de-sacs, giving the village both depth and compactness. Section 8.1.16 and 8.9.3 repeat that Rufforth is a ribbon village.

We strongly agree with the statement of the Vision and Aims in Section 7. On the specific policies set out in Section 8, we would like to raise the following points:

Section 8 Drainage. This section rightly raises the problem in Rufforth of drainage of both surface water and sewerage. However, at 8.8.2 it goes on to suggest that 'for any future development special measures will have to be taken to avoid further pressure on the system'. Similarly, in Policy No RwK08-Drainage it suggests that 'New development should be designed to maximise retention of surface water on the development site and to minimise "runoff". It goes on to propose that 'Sustainable Drainage Systems (SuDS) with attenuation and storage should be included wherever possible'. It is not clear what expertise the Planning Group has on this subject or what experts have been consulted, but there is an obvious risk to attempting to suggest solutions to technical problems. Given that, as we are well aware, the present surface water drainage and sewerage systems are barely able to cope, the measures outlined above might still be inadequate. Indeed a large development might well demand a substantial enlargement or replacement of the present systems to enable them to cope, even with SuDS. Clearly, this would be the responsibility of the developer, City of York Council and Yorkshire Water to resolve at the planning stage. We consider that the Neighbourhood Plan should limit itself to identifying the problem and placing responsibility for its solution on the relevant authorities.

Section 8.9.7 states that 'Adequate off-street parking should be included in all new developments wherever practical'. This appears to give any future developer carte blanche to claim that it would not be practical as he would have to reduce the number of houses to make room for parking. The words 'wherever practical' should be deleted.

In Section 8.10.2 we were surprised that there was no mention of the outreach post office.

Subject to the comments above, we strongly support the overall thrust taken by the Planning Group and especially the line taken on the Green Belt and village envelopes. Equally we are firmly opposed to the alarming and preposterous housing allocations as contained in the proposals presented to the Local Plan Working Group, as set out in the 'Stop Press'.

Cycle Path

We are disappointed that such prominence has been given to the extension of the Cycle Path between Rufforth and Knapton in the Neighbourhood Plan, something that was not even mentioned in the Questionnaire which we understood to be the basis of the Plan.

In reality, the extension of this path appears to be a direct contradiction of many of the aims and aspirations referred to in the Plan in that:-

1. It is building/paving over the Green Belt
2. To make way for the path (8.8.4) the “extensive work ... undertaken on the Eastern side of Rufforth including cleaning of the pond behind The Tankard” (which is actually a former animal watering hole and extends behind the property to the right of The Tankard) involved a “digger” ripping out all the vegetation in addition to the accrued rubbish and digging a hole some two metres deep. So much for biodiversity, protecting and conserving wildlife habitats and the hedgerows and trees.
3. In numerous places in the Plan it talks about protecting the Green Belt and the open landscape around the village and maintaining views to the surrounding countryside. By constructing this Cycle Path to the rear of properties on Wetherby Road, the measures which will need to be taken to protect the privacy of these homes will mean that their view of the Hambleton Hills and the surrounding countryside will be completely lost. Rufforth describes itself as “a ribbon development ... surrounded by open, largely flat countryside (5.5) something which was a high priority when we were searching for our home. There has been no contact with the Wetherby Road property owners by the Parish Council, even though concerns have been raised about the loss of privacy, which does not seem to fit with the strong sense of community spirit espoused by the Neighbourhood Plan
4. We are uncomfortable with the concept of Developers Contributions. Is it a coincidence that the landowner who is leasing the land for the Parish Council for the Cycle Path has been granted permission to develop Site RK H2.? Such an action could be construed as an inducement, particularly as this piece of land does not appear to have been in the original York Plan.

Traffic

The Plan states that 88% of Rufforth residents are particularly concerned about speeding through the village. We have just received notification of TP/0609818/BL/CON/01 which proposes to put double yellow lines on various parts of Wetherby Road around the junction with Bradley Lane and states that the proposals align with Policy No. Rwk05. Surely that is not correct as double yellow lines are visually intrusive (8.5.5) and inappropriate for a rural village setting. Would it not also encourage drivers to speed even more, knowing there will be no parked cars to slow them down, thus making it more hazardous for pedestrians, particularly those with prams or pushchairs, children the elderly and those with mobility issues, to cross the road or vehicles to egress from driveways and side roads? At present, vehicles parking in this area act as a traffic calming measure and deter through traffic from using excessive speed. It also raises the question, where are delivery vehicles, for example, gas or oil deliveries, and visitors to the properties adjacent to the double yellow lines, expected to park?

In addition, by restricting access to the postbox on the Bradley Lane triangle and, once again, this will hit the elderly and people with mobility issues the hardest, how long will it be before the Post Office decide it is an underused facility and, therefore, surplus to requirements?

First, thanks to the authors of this report. It is well researched and written and sets out clearly the issues for the Plan.

These comments are not necessarily in any particular order and may not reflect the order of the Plan. In some instances, precise paragraphs or policy points are specified.

Increase in the number of houses.

The proposal from the City of York Council (CYC) for a 50% increase is not acceptable. If CYC is to promote this increase, it must:

- Guarantee that there is sufficient fresh water supply to meet the needs of the expanded village.
- Guarantee that there is sufficient capacity in local pipework and treatment facilities to process a 50% increase in foul water disposal.
- Carry out a study to ascertain the effect of increased surface water drainage on an already straining system.
- Give firm assurances that Rufforth School will be increased in size and staffing to adequately cope with the additional pupils.

A 10% increase is probably manageable but the impact on local infrastructure must be measured – that is the Parish Council must have numbers and not vague assertions from CYC.

The statistics provided in the Plan regarding the size of houses and the age spread of residents is most interesting. Given current planning rules it will be difficult to demand a specific social mix but as a general principle, young people moving in to a locality tend to revitalise it. Too many OAP's (of which I am one) tend to fossilise it! Pressure should be exerted on CYC to insist on a mix of house sizes and especially on cheaper, starter homes to attract young families. (Policy Aim 5.)

Regarding Rwk 09 (Design), the objectives are admirable but traditional designs are not all that eco friendly. Some modern non-traditional building types are highly energy efficient and also look good, if modern. Modern can also be sympathetic if there is a good architect.

Farming

The references to farming in the area (Aim 6) and its importance to the local economy is noted. An additional point can be made about Food Security. This concept is mentioned in HMG's national security policy. If "Brexit" does come about, then food security may take on greater importance and therefore a greater need to preserve agricultural land. (It should be noted that food security was one of the reasons advanced in the planning application for the refused chicken farm on the airfield site.)

Promoting Local Businesses

It is not known how many small businesses are located in Rufforth. One hurdle to establishing new rural enterprises is the slow broadband speed. This household has an "up to 15 Mb" download speed but seldom manages to achieve greater than 6 Mb. It is suggested that any Final Statement must include a demand for broadband services throughout the village of not less than 50 Mb to support local enterprises.

Green Belt

The preservation of the Green Belt is essential for the reasons given and for the benefit of all the population of Yorkshire and not just for the residents of Rufforth.

Bus Services

The 2-hourly bus service (which stops around 18.00 hours) is not really adequate and does not encourage the use of public transport. It is doubtful if the current service can be expanded, although improved reliability would help. There may be a possible additional service if First could be encouraged to extend the 5/5A route from Acomb along Wetherby Road to Rufforth once an hour and possibly providing a service until 22.00 hours. The service could turn around at the triangle at the junction with Bradley Lane/Wetherby Road and return to Acomb/York. Of course, if such a service did operate, then parking anywhere around the triangle would be restricted and this would impact on local residents. (cont....)

(....cont) Traffic

There are two problems identified; too much and too quick!

If the Harewood Whin site is closed, lorry traffic through the village will decrease. This is unlikely in the short to medium term. It is understood that lorries exiting Harewood Whin site should be turning left towards the A1237 Ring Road. Equally, lorries approaching from the west should be using the A59 and the A1237 to access the site. This does not seem to be happening. It will be impossible to prevent all commercial freight traffic from travelling through the village but it would at least alleviate some of the problems if Harewood Whin traffic "went the other way".

Personal experience suggests that the majority of drivers obey the speed limit through Rufforth. The problem is the small minority who don't. One small problem is traffic exiting at the east side of the village where speed increases to 40 mph and the national speed limit at the next bend. Many drivers (especially motor cyclists) start accelerating well before the 30 mph sign! Not too sure what can be done about this, except wait for the bang.

It is agreed that the "traffic calming" either side of the school is of no particular use and can be removed. It probably only leads to an increase in road pollution around the school. Pedestrian controlled lights at the school crossing might be useful but there does not seem to be much evidence of cars failing to stop for children crossing. This is one area where a full risk assessment will be useful.

Traffic speeds at the western exit from the village might benefit from alteration. The 30 mph limit starts/finishes where residences begin. However, there is a long left hand bend out of the village that passes (amongst other things) the Sunday car boot sale location. A 60 mph limit here is wrong. For consistency sake, it would be better to impose a 40 mph limit at the York Road/Bell Lane junction to give better control to traffic as it enters Rufforth from the west.

A point that may have been missed when reading the Plan is the state of the road through the village. There are a few places where the surface is badly cracked (noticeably at the Wetherby Road/Bradley Lane junction). This is probably not too noticeable for car users but will be felt by cyclists, which use the B1224 (and village facilities) extensively at weekends.

Summary

Altogether, the plan is admirable in content and aspiration. Rufforth is not to be preserved in aspic but is to be allowed to develop within the constraints of local amenities and the community's wishes. The main problem is CYC's proposal for a 50% increase in the numbers of houses. This needs to be resisted.

Notes

1. There are four adults in this particular household but these are the view of one of them. It is hoped that the other three will be sympathetic to the points made.

Would you feel able to offer your broad support for the plan? Yes

Having seen the work that has gone into consulting the neighbourhood I fully support this plan. It is very realistic in its aims and proportionate scale.

Very pleased to see plans for improved cycle paths and protection of the Green Belt.

Good to see Boroughbridge Road area is included in the Plan.

I offer my support for the plan, it is a well constructed plan taking into account local needs and views. An offer of an additional 40 dwellings, a 10% increase in the size of the parish, shows that we are prepared to 'do our bit', whilst still retaining the character of the parish. Anything above this would ruin the community.

Thank you for organising the drop in meeting, it was most useful and Liz was able to answer most if not all of my questions.

I would first like to commend the author's of the plan for their efforts in drawing together this comprehensive piece of work. I hope the City of York Council give it the recognition it deserves when considering the detail for incorporation into their Development Plan.

I support the Neighbourhood Plan (NP) and the recommended RwK Policies set out therein. I note from Liz's answers that a number of assumptions such as 8.1.19 to 8.1.26 have not been formally agreed with CYC but have been discussed in the round and may be adopted in their Development Plan.

I have the following questions:

1. Being a little cynical my assumption is that effectively all bets are off until the CYC Development Plan is formally adopted by which time our plan may be academic. I realise there has been some informal discussion with CYC on aspects of our NP. There appear to be two key elements: Defining the Green Belt and Adoption of our NP in whole or part within the CYC Development Plan. What is our representation at, if any, or ability to lobby the bodies that will deliver these key elements?

2. Page 22, Housing, 8.12.3 – you indicate that the whole of the Parish is Green Belt, is this fact or assumption, does it include the Boroughbridge Rd enclave?

I have the following detailed comments:

Page 12 – Policy 1. This is, under your vision, the first and most important aim. You should have a map under the "RwK Policy 1 green block" to show what we propose as the green belt in its totality. Providing two maps 12 pages later does not give the visual impact required for your primary aim. and they do not actually show what you propose as Green Belt per se.

Page 14 – Biodiversity. While Trenchard Road is a bit of a forgotten enclave we do have roe deer on a regular basis on the fields behind us.

Page 16 – Map g, top right the Poppleton Bar P&R is shown as "Proposed", it has happened!

page 20 – Residential Building, 8.9.13. It is important to include the impact on existing facilities/utilities (doctors, dentists, local shop, schools, sewage, water, etc). This needs to be done during the planning stage and should NOT be done in isolation (as many developers do) but should take into account other developments planned for nearby in order that the cumulative effect of developments can be considered and mitigated within the planning process.

page 20 – Residential Building. Any new building also needs to consider the impact caused by the potential increase in traffic density on key roads nearby similar to the existing facilities/utilities comment above. It might also be helpful if planners were to update the data on car ownership by household, with the exception of one house in Trenchard Rd all have a minimum of 2 cars and some 3 cars. It is the same for the vast majority of houses in Acomb and Poppleton that I walk past on an evening.

page 24 – additional map and paragraph. While not a village it may be useful to place a further map with the Boroughbridge Rd enclave and its proposed envelope (no change from the current outline) to reinforce the fact that it is an integral part of the RwK parish, and to remind CYC not to airbrush us out!

Thank you for the opportunity to comment and hope that at least some of them may prove to be useful

First

Why is the land at the junction on Main St and Back Lane identified for 4/5 houses? This is frankly outrageous as none of the residents around that site want it built on.

The strength of feeling against the last planning application surely reflects that people don't want housing on it.

Why is it Rufforth gets what it wants but once again Knapton doesn't.

Ridiculous.

Second

I wish to raise my official objection to the proposed plan. We object to the land at the junction with Main St and Back Lane being included for housing development.

Over the years Knapton has given up a large amount of land to housing and the above plot is the last green space left within the unique Hamlet.

We recently had a planning application rejected by the council on several grounds. The swell of feeling in the village against a new housing development was huge. Any housing development would dominate Knapton due to its elevated levels and would be the trigger developers would need to start building surrounding Knapton. The hamlet would then be swallowed up and lost forever. Instead this land should be reserved as a green space and as such set aside for community use.

A development of any kind on this plot would be disastrous for the hamlet.

As a recent application was rejected we cannot understand the logic in including this land for development. 4 to 5 substantial houses would as I say dominate the hamlet and also add to the amount of traffic that already uses the hamlet as a "rat run"

There simply is no justification for allocation of this land. I therefore ask for it to be removed from the plan.

Below is the basis of the refusal of the recent application.

1 Policy YH9 and Y1 of the Yorkshire and Humber Plan - Regional Spatial Strategy to 2026 defines the general extent of the Green Belt around York with an outer boundary about 6 miles from the city centre. The site is identified as Green Belt in the City of York Development Control Local Plan (Approved April 2005). It is considered that the proposed development constitutes inappropriate development in the Green Belt as set out in section 9 of the National Planning Policy Framework which is by definition harmful to the Green Belt. No 'very special circumstances' have been put forward by the applicant that would outweigh harm by reason of inappropriateness and any other harm, including the impact on the openness of the Green Belt and conflict with the purposes of including land within Green Belt, impact on the character and appearance of the area and siting, design and landscape. The proposal is therefore considered contrary to advice within the National Planning Policy Framework, in particular section 9 'Protecting Green Belt land', guidance within National Planning Practice Guidance (March 2014),

Considering the above the land should not be included within the plan.

Third

I have just picked up on the fact that you propose to extend the current village envelope. This would mean the land at the junction of Main Street and Back Lane would lose its current status as Greenbelt.

This MUST NOT be allowed to happen.

I feel that residents will not have picked up on the potential consequences of moving the current boundary of Back Lane.

The current draft local plan 2005 shows a map that clearly shows the boundary of Knapton to be at Main St and Back Lane. Therefore the land in discussion is clearly designated as Green Belt. The protection afforded to Greenbelt land must remain and the boundary must not be extended.

When asked in the NP questionnaire "How important is the Greenbelt " 98.7% of residents stated it was important to them. Furthermore extending the boundary would be in direct contradiction of the prime aim of the NP planning Group which is clearly stated as to protect our Greenbelt

I have read the Rufforth with Knapton Neighbourhood Plan with interest. I found it a well thought out an extremely detailed, also giving us information that we didn't know. Just one point 8.5 Traffic
We live in Knapton and see the high volume of vehicles travelling at high speed Through the Main Street of Knapton at peak times.
Why can we not cut off the entry from the A1237 (By Pass) completely as it is not needed. (8.5.7 Priority measures)

Whilst the plans do not directly affect me I am delighted that the proposals as set out in your "stop press" are not going ahead, I believe this would definitely have had a detrimental affect on the residence and ambiance of Rufforth village. Many thanks for your efforts in the abolition of the plans.

First

Thank you providing us with a copy of the above.

In order to respond we need specific information about the data supporting the issue of the land at the corner of Main Street and Back Lane. I am not aware of any consultation taking place in respect of the specific question of the Interim Village Envelope however, paragraph 8.12.8 of the document gives the impression that a percentage of the residents of Knapton have asked for the boundary to be moved. As a result of this move the land in question would no longer be designated as "in the open countryside or in the Green Belt" and this would clearly have significant impact on any future planning application to build on this land.

Could you please tell us specifically:

- how many Knapton residents asked you to recommend moving the Village Envelope, or
- how many Knapton residents responded "YES" to your specific question about whether the Village Envelope should be moved.

In order to respond to your request for comments on the Draft Plan it is essential that we understand exactly how many residents support your proposal.

Second

Thanks for your reply regarding the movement of the boundary of the Knapton village envelope. Unfortunately the group have clearly been misinformed about the current village boundary as there is extensive evidence to prove that it is known and accepted as being at Main Street and Back Lane.

Unfortunately, there was no defined village envelope so one needed to be established

Thanks for your reply regarding the movement of the boundary of the Knapton village envelope. Unfortunately the group have clearly been misinformed about the current village boundary as there is extensive evidence to prove that it is known and accepted as being at Main Street and Back Lane. We have attached a CYC map for information.

We are not sure why someone would inform the group that the boundary has not been set as this is clearly confirmed in numerous documents including the attached planning refusal letter. This states: "1 Policy YH9 and Y1 of the Yorkshire and Humber Plan - Regional Spatial Strategy to 2026 defines the general extent of the Green Belt around York with an outer boundary about 6 miles from the city centre. The site is identified as Green Belt in the City of York Development Control Local Plan (Approved April 2005). It is considered that the proposed development constitutes inappropriate development in the Green Belt as set out in section 9 of the National Planning Policy Framework which is by definition harmful to the Green Belt"

We can only reiterate that the land at the junction of Main Street and Back Lane is (cont...)

(....cont) recorded as being outside of the village settlement and as a result is in the Green Belt. We will forward our objections to the draft Neighbourhood Plan as soon as possible but we just wanted to provide you with the above information in case you get queries from other Knapton residents as we would not want them be misled.

Third (Copied in to correspondence to CYC)

Dear Rebecca

As you will know the draft Rufforth with Knapton Neighbourhood Plan (NP) has been issued to local residents for comment. We have expressed our objections to the recommendations which impact on Knapton and have attached a copy for your information. **We would ask the Council to consider the comments made in our objection and exempt Knapton from the full NP process.**

Without wishing to repeat everything we have said in our objection we just wanted to make you aware that the recommendations contained at Section 8.12 do not have the support of Knapton residents, as is being suggested in the draft NP. The NP group are wanting to support housing development on Green Belt land at the fringe of the village, at the junction of Main Street and Back Lane, Knapton and we are concerned that the results of an earlier consultation exercise are being used to justify this. The results of the exercise show that 86% of Knapton residents who responded to a questionnaire said they did not want to see building on the countryside at the fringes of the village. This opinion was expressed on the understanding that all land beyond the junction of Main Street and Back Lane was outside of the village settlement boundary (see attached CYC map) and part of the Green Belt. Furthermore, whilst the draft NP has been made available to Knapton residents for comment, it contains extensive narrative and the recommendation to move the village boundary does not appear until page 23. We are concerned that many residents will not have time to get that far through the document, especially given that it is the holiday period, and the impact of this change has not been highlighted to them as part of the consultation.

We can understand the difficulty that the group face in including Knapton in the draft NP as all land within the village settlement has been developed in the last few years. As you know Knapton is a very small settlement on the edge of York with no school or shops. All former farming properties have been demolished and the land built on and there is no more land available other than the Green Belt land that surrounds the village. This is valuable countryside which we feel should be protected and the Council obviously are of the same view as only last October rejected an application to build on this land (see refusal of Planning Ref 16/00542/FUL attached). The reason given for refusal of this planning application was that the land is in the Green Belt.

We feel that the countryside that surrounds Knapton is precious and should remain in the Green Belt. We are aware of the work that is being done to provide a new Local Plan for York and consideration of the Green Belt is part of this work. However we feel that land should not be moved out of the Green Belt on an ad hoc basis for example as is being recommended in the draft NP.

We realise that this presents a dilemma, given the time and effort that has already been expended, but the difficulties are all driven by the NP process and we are concerned that there will be pressure to make the facts fit this prescribed mechanism. In particular this seems to require Knapton and Rufforth to be considered by the same criteria whereas they are totally different in size and situation. We feel there must be provision made in the process for settlements as small as Knapton.

With this in mind we would ask the Council to consider a solution in order save further public money being spent on this process and that is to accept that Knapton is in effect a small hamlet - being a settlement that is too small to take further development. Moreover, we would ask the Council to acknowledge Knapton as being an "exceptional case" and exempt the village from the full NP process.

Hope the points put forward are clear - if not please do not hesitate to contact us. Unfortunately we are out of the country until 18th August but we will hopefully be able to get internet and email access.

Although I fully appreciate the reasons behind the proposal I also object to amending the Village boundary (Page 23) which currently runs along back lane onto Main Street to enclose to field between Back Lane and Knapton Grange. This is a historic boundary to the Village and the village history and boundaries should be respected, the development of additional properties are outside the current boundary are therefore not in-fill.

I also object to the proposal of allocating the site marked as H3 for the development of 4 – 5 properties. Local residents have already raised several objections on this site and this is in effect almost a slap in their face for points already raised, it will add almost nothing to support housing in the area and will detract from the semi-rural feel of the village. Although we should be pro-housebuilding I feel this is overdeveloping an area that will have an adverse impact on wildlife and village character.

I expect the number of comments you will receive will be limited on these proposals given they only impact a small proportion of the Parish, but I feel that greater consideration should be given to the residents surrounding the location which are more likely to respond.

Thanks to you and the Neighbourhood Planning Group for producing a very considered and sensible plan for our parish.

I want to register our 'broad agreement' with the plan as requested.

The only point that I would like to suggest needs some additional focus is the traffic calming measures in Knapton.

Main street is increasingly becoming a 'short cut' when traffic builds up on the A1237 with cars speeding past the Red Lion pub and down on to Knapton Lane, as you suggest in the plan the installation of electronic speed indicators on main street Knapton would benefit the overall pedestrian safety of the village.

On a final note I would like to thank the Parish Council for its support on the location of the new stables on the field on Lowfield Lane, the owner finally agreed an alternative and suitable location for the stable block after several letters from the local residents and from the Parish Council.

Would you feel able to offer your broad support for the plan? Yes.

8.5 TRAFFIC

8.5.7 Re surveying would it be possible for Lowfield Lane /Bland Lane to be added. Even though it is well marked as 40mph from Wetherby Road to the 30mph sign and through Knapton, we have seen many cars, vans etc. speeding in both directions and this has nearly caused quite a lot of accidents at the bend and T-junction and as vehicles come down the road from by-pass on Main Street as turn right, they often cut the corner which is extremely dangerous: a pedestrian was missed only because I pulled her back in time.

Apologies for the delay in replying, I've been on holiday. I do not agree that boundary of the village should be changed.

The site on page 28 of the Plan seems to be yet another attempt to build on land I believe has already been refused planning permission (twice?)

I thought these issues had been addressed in the Village Design Statement some years ago.

Would you feel able to offer your broad support for the plan? Yes.

I have read through the Neighbourhood Plan and would like to thank the Group Members for all their hard work in producing a most worthwhile document.

I agree with their views with the exception of the Northminster Business Park. In my view this should NOT be enlarged for the following reasons:

As I understand it was built on was originally farmland, and presumably was in the 'Green Belt' as it was then defined. Challis's, a local market-garden company, were allowed to erect sheds on the site in order to grow flowers. This would have been classed as agricultural development and would have been permitted. When Challis's closed down somehow or other permission was given to convert the area into a business park. I assume that permission for a business park on this site would not have been given if this land had still been farmland.

At the present time there are a number of unoccupied offices in the Nether Poppleton Business park, as well as a considerable area of land there still available for development. Extending the Northminster Business Park would involve further loss of prime farmland and would make a mockery of the 'Green Belt'.

North End lane is already a busy road, with cars parked outside some of the houses obstructing the traffic, all of which access the area from the A59. Doubling of the size of Northminster Park is going to cause further problems for 'The Park and Ride' as well as for the other businesses and residents using this single dead-end road.

Thank you for all your efforts in producing this plan, most of which we would support. However, we raise our concerns on 2 issues.

We would just like to raise concerns regarding P.23 proposes amending village boundary. The City of York Draft Plan of 2005, clearly shows the boundary of Knapton village – is the envelope enclosed by Back Lane and Main Street. It is our understanding that this is and always has been the boundary line, and therefore land beyond the junction is outside the village boundary.

P28 proposes allocating the site marked as H3 for development. We are very surprised to see this land proposed, as this goes against the wishes of residents, having recently expressed objections to this, and the fact that recent plans have been refused planning. Ref 16/00542/FUL.

Applications to build on this green belt land have been rejected 3 times in the past, and on one occasion by the Secretary of State.

It, therefore, seems inconceivable that the group has put this land forward for possible development, when residents are not in favour.

It is our feeling that this patch of land should be preserved as part of the Green Belt

Many thanks for all the work undertaken by the Planning Group.

While in broad agreement with the report, our reservations concerning siteRKH3 are set out in the attached paper:

Thank you for providing copies of the plan to all residents, thereby facilitating feedback. The amount of careful work involved in producing the plan is recognised and much appreciated.

As residents of Knapton our comments are focussed on the parts of the plan that may impact on our village community. However, we note, with concern, that residents in Rufforth are faced with what appears to be an excessive proposal for housing developments. We share their concern about the possible impact on that community and add our voices in opposing the threat posed to the character of Rufforth village.

While we recognise and endorse the proposals in the plan that broadly seek to *'protect the landscape and character of the community'* (Para 1.2), we wonder if they sufficiently reflect the views expressed in the previous Knapton survey about additional housing on site RwK H3?

As plans for housing development on that site have been rejected on three separate occasions, the apparent readiness to accept it as a designated site may be seen to be conflicting with the description in Para 6.1, *'as a small hamlet surrounded by green fields, retaining its "old fashioned" rural village feel and offers "wild areas" essential to the conservation of wildlife'*.

It would be helpful for the plan to set out a case for the proposal to redefine the Knapton boundary. The absence of reasoning can be seen to imply its purpose is to set site RwK H3 free for housing by removing it from the green belt. One obvious omission in the interim proposal is to continue leaving Knapton Pound outside the new village boundary!

Although the plan's proposals appear to leave the fields in the surrounding green belt unaffected, the acceptance of redefining the traditional village envelope to take the area of RwK H3 out of the green belt, has impact on the 'wild areas' noted as essential to conservation of wildlife. Such action implies that in submitting our plan we no longer wish to retain 'old fashioned village feel'. This does not reflect our view, and from the results of the earlier village survey, is unlikely to reflect the views of the majority of Knapton residents.

Our concern is that the context of Para 3.3 our plan is shaping the future development of Knapton in ways contrary to resident's expressed views. This also appears to be contrary to the objective in Para 2.5 which recognises the community's wish that future development should *'maintain the identity and style of the villages'*.

It is our view that now site RwK H3 is the only undeveloped 'wild area' in the village, its significance for environmental reasons remains and, as a consequence, it should not be accepted for housing development in our Rufforth with Knapton Plan. Indeed it should be retained as a feature that maintains the identity and style of an old fashioned village.

While we commend the planning committee's work it has done on this complex task, and are broadly supportive of the outcome, we do not agree with the decision to accept site RwK H3 as a site for housing development when it is recognised as important for wildlife conservation.

We would like to thank the Rufforth and Knapton Neighbourhood Planning Committee, for all the work they have done, in producing this document. We would like to make the following comments, as we see the results: Firstly Q10. It is interesting to see that in the 2005 Village Design Statement and the Parish Plan 2009, that the views of the residents then, and the same as their views now, that if only large houses continue to be built in Rufforth, it would become a dormitory area. And in order to that to maintain a pro-active community spirit, a wide cross section of people, need to be attracted in to live in this area. These views are supported in this current report, by the high level of 2/3 Bedroom Houses and Starter/Affordable Homes, the residence feel are needed in this area, to keep the parish vibrant and to support the excellent village school. Then in Q.12 Here the views show great concerns from the residence, of Knapton and Rufforth about how the infra-structure within these villages, with their old sewage and drainage problems. How any more development in these areas, can deal with these problems. We feel these two results above suggest, as far as the vision, for the future of the Rufforth and Knapton Neighbourhood Plan, from the residents viewpoint that low cost housing, is the future. And from the issues raised above about the infra -structure, that an appropriate development on the outside edge of the parish (Chapelfields), which has access to services and appropriate safe guarding would deliver the housing.

We and other residents of Acomb Grange responded to the original consultation, pointing out that Acomb Grange as a separate identifiable community appeared to have been overlooked entirely in all previous planning enquiries. Having read the consultation document, this complete oversight had been repeated in the consultation document. We have absolutely no community of interest with either Rufforth or Knapton. Indeed to access either you have to travel a long way through the City of York. Acomb Grange is only mentioned in passing and there are no specific proposals with regard to it. We will be opposing the plan and your document as presently drafted. The following representation is made by me and my wife, and not on behalf of the other residents of Acomb Grange:- In addition, there is an error in Appendix X in relation to the sites that were considered. There is a site marked on the map relating to land to the West of Chapelfields. However, quite separately to this, we have been in discussions with the City planners over several years relating to the one acre paddock between Chapelfields and Acomb Grange. This site is not included in the sites considered in Appendix X. The Council have made several site visits, and we formally (cont....) (...cont) responded to the call for sites in this regard. We noticed that despite this, this land was not included in any of the Council papers. Despite a number of letters sent recorded delivery to the Planning Department asking for details of how they proposed dealing with this land, the first response was one telephone call, saying it would be looked into. As a result of this, having heard no further for several months, we sent a formal letter to the Chief Executive of the Council. We then received an undated letter from the Head of Planning on 5th December 2016, apologising for not dealing with earlier correspondence. That letter confirmed our site had been logged in the calls for site when originally received, but had not been acknowledged. We were informed the site would be considered for either acceptance or rejection. However, we heard no further. We assume therefore that the committee has not formally accepted or rejected the site. We would rely on this apparent omission in any future planning application. This omission presumably was not corrected, and therefore has been repeated in your consultation document, and we may possibly be taking this issue to the local government ombudsman unless the details are corrected by the council. NO - I cannot offer broad support to the plan.

The plan does not address the severe antisocial behaviour adversely affecting Acomb Grange Drug dealing - there has been a major problem with drug dealing. In fact, the drug dealers erected a wooden shack in the woods belonging to Andrew Sykes, and retail sales of drugs were going on for some until the police demolished the shack. The issue is made worse because the fence between the public playing fields and the woods has been demolished, so there is easy access. Fly tipping (cont...)

(....cont) - large scale fly tipping is common. Even though the council have been supplied with CCTV images and identifying documents from the rubbish dumped, no action has been taken. Bombardment at bonfire night. Last year the police were called many times. Rockets were fired at the house. A box of 50 bangers was exploded under a car. A rocket was fired into a tent where somebody was sleeping, who needed hospital treatment. Because of the slow police response, it was incumbent on the residents to form a barricade. Thefts - there have been a number of recent thefts of LPG gas bottles from caravans and also theft of fruit and vegetables. Local youths from Chapelfields. We are often having to deter trespassers. In one case a chicken hut was set on fire. Police response – all these problems have been exacerbated, because in terms of police are, we fall in Rural West, but it is not possible to access us from Rural West. The police have informed us that because of policing boundaries, there is inevitably a delay in their response. For example, when a rocket was fired into a tent, the ambulance arrived within minutes, but the police took over two hours despite repeated 999 calls. Local youths from Chapelfields. We are often having to deter trespassers. In one case a chicken hut was set on fire.

Other errors and omissions in the plan documentation. It states on page 6 that Progress Updates were circulated to residents at which point further comments were encouraged. It IS true that an initial consultation document was received by the residents at Acomb Grange. It is NOT true (after making enquiry with other residents) that anybody at Acomb Grange has received any further communication about this plan. This may be connected with the fact that we never receive ward newsletters unless we are aware one has been issued, whereupon we have to phone the Council and ask for one to be sent in the post. On page 11, you state that The historic character and setting of York is not limited to medieval walled city. That is correct. However, it should perhaps be pointed out explicitly that Acomb Grange is of very great importance nationally, and is used by Durham and York University archaeological departments for training digs. Visit www.acombgrange.co.uk and click on the 'History tab' for more details of the 1700 year history. There is the circumstantial evidence that the site is the site of the villa of the Roman Emperor Constantius Chlorus. There are existing Roman remains. The Grange itself was the residence of the Master of St Leonard's hospital, who was ex officio the Treasurer of England. Much of the timber from the Grange was floated down the navigable water to the Ouse and back up to York, to build the Minster. There are existing moats and fish ponds that are over 10 ft deep from this time. There is evidence that several Kings stayed here before the building of King' Manor, and a number of nationally important charters were issued from here. There were two important battles here. The site was the Royalist camp before the (cont....) (....cont) night of the Battle of Marston Moor, and the last stand of the Royalists after the battle is thought to have taken place in the barn. In the reign of Henry 8th, the army of the Pilgrimage of Grace gathered in the fields around Acomb Grange, before marching on London. The Gale family (of Gale lane fame) and recorded in the stain glass of Rufforth Church resided here after the Reformation. The 19th century outbuildings are thought to be the buildings of Acomb Station, built by George Hudson, in anticipation of parliamentary permission to build a railway from Leeds to York. The permission was never forthcoming, Hudson was declared bankrupt and trains have never visited Acomb Grange. Biodiversity – the walnut at Acomb Grange is of national significance. The wooded area is home to the few colonies of French Partridge in the north of England, and there are unique orchids growing in the woods. There is no mention of the Bridleway Open to All Traffic (BOAT) from Grange Lane to Rufforth, in the footpaths section. It is, actually, specifically mentioned in the Wetherby Turnpike Act. There is no mention of vehicular access to Acomb Grange, or of the bus services that service the hamlet. There are no community amenities and none of the ward precept has ever been spent in the hamlet.