



A summary of the representations submitted to the independent examiner

Ref no	Name	Summary of Comments
Representations received at Submission consultation stage		
PNP 001	[REDACTED]	<p>Offers suggestions to improve pedestrian and cycle routes in and around the village in relation to para 6.4, 6.5 and 6.10. Provides links to documents and maps to assist.</p> <p>There is no mention of the Village Green next to the A59 Park & Ride. What is its purpose? Who will look after it? It is becoming over grown.</p>
PNP 002	[REDACTED]	<p>Particularly supports: PNP1 which seeks to preserve Green Belt; PNP6A which seeks to prioritise brownfield development on sites such as British Sugar ahead of greenfield sites such as Civil Service Sports Ground; traffic policy PNP5 which seeks to improve and extend cycle and pedestrian access; PNP6B which requires that the redevelopment of Blairgowrie site is restricted to the footprint of the existing property; PNP9A which allocates site R1 for recreational purposes.</p>
PNP 003	[REDACTED]	<p>Particularly supports: PNP1 which seeks to preserve existing Green Belt; PNP4 which requires new development to comply with village design statement; PNP5 which states that the development of cycle and pedestrian routes should be supported; PNP6 which prioritise brownfield over greenfield sites and requires British Sugar development to be phased and the impact on infrastructure, amenities and traffic congestion assessed and addressed before civil service sports ground is developed; PNP6B which states that Blairgowrie should be developed within footprint of existing buildings; PNP8, PNP9, PNP10 which support leisure and sport; PNP7 which requires new business development to provide enough off-street parking.</p>
PNP 004	[REDACTED]	<p>Particularly supports: PNP1 which seeks to preserve existing Green Belt; PNP5 which states that the development of cycle and pedestrian routes should be supported; PNP6A which prioritise brownfield over greenfield sites and requires British Sugar development to be phased and the impact on infrastructure, amenities and traffic congestion assessed and addressed before</p>

		civil service sports ground is developed; PNP6B which states that Blairgowrie should be developed within footprint of existing buildings; Any new development should follow village design statement (PNP4); PNP9A which support recreational space in the village (site R1)
PNP 005		Fully agrees with the Neighbourhood Plan's aims, vision statement & policies. Especially supports maintaining the historic character and prioritising brownfield over greenfield. Welcomes clear position on the green belt and feels that green infrastructure needs protecting from development. Agrees that a green belt needs to be maintained between Poppleton and York. Agrees with village design statement and feels that high quality design is important.
PNP 006		Support the Plan. Strongly support paragraph 8.2 that there should be no further expansion of Northminster Business Park beyond the existing curtilage
PNP 007		Support the Plan. Strongly support paragraph 8.2 that there should be no further expansion of Northminster Business Park beyond the existing curtilage
PNP 008		Support the Plan. Strongly support paragraph 8.2 that there should be no further expansion of Northminster Business Park beyond the existing curtilage
PNP 009		Support the Plan. Strongly support paragraph 8.2 that there should be no further expansion of Northminster Business Park beyond the existing curtilage
PNP 010		NP is premature to York LP. NP uses old obsolete evidence from past plans. Object to the Parish Council stating that they will preserve and promote Wheatlands Woodland as it is this private land. Object to tree plantation being included as green infrastructure - its private land. Propose Minster Vet land for housing. Object to Plan including Wyevale garden centre for employment rather than housing. Promotes land southwest of A1237 and A59 for housing, object to Plan which shows it as woodland. Promotes land east of Northfield Lane and south of Poppleton for housing, objects to Plan which keeps it as fields. Objects to land east of Northfield Lane being proposed as Green Belt.
PNP 011	Natural England	Refers to pre-submission response, stating that not all their comments have been taken account of relating to Housing Development and Environment. Recommend that specific reference is made to providing biodiversity mitigation in the larger housing allocations (H1 and H4) within the Neighbourhood plan. These allocations were assessed as having negative effect on biodiversity in the Strategic Environmental Assessment and providing mitigation would help the plan meet the requirements of para 118 of the NPPF. This could be achieved by linking the allocations to policy PNP 2 A and stating that these sites provide an appropriate opportunity to implement this policy, namely to enhance and expand green infrastructure.
PNP	Gallagher	NP shouldn't define Green Belt. SEA is 'bolted on' and

012	Planning	therefore dispute that EU legislation has been complied with. Plan doesn't take account of CYC up to date evidence base re housing sites e.g. Wyevale. Plan's approach to Green Belt in relation to agricultural land is flawed.
PNP 013	NYCC	Considered cross boundary issues and infrastructure implications. Green Belt boundary tightly drawn around the edge of settlements - important that NP provisions are aligned with strategic position in emerging LP. Strategic Transport vision includes the A59 as a key strategic transport priority.
PNP 014	CYC	Green Belt terminology must be clear and consistent in NP and SEA. RSS policies require that detailed inner and outer GB boundaries defined in LP. Policy PNP1 does not fully comply with national policy. Absence of local evidence to support local asset designations. LP allocates Wyevale for housing. PNP10B goes beyond Hedgerow Regulations. Discrepancy re SEA and Civil Service Sports Ground.
PNP 015	Historic England	Please to note that previous advice been incorporated. No further comments.
PNP 016		Support NP. Concerned about impact of new housing on infrastructure especially on road congestion. GB should be protected. Development of Wyevale should not be supported and there should only be limited development at Northminster.
PNP 017	Rapleys	Support allocation of British Sugar. However NP should not specify number of dwellings on this proportion of the site - will be looked at as a whole through masterplan. Shouldn't specify amount and type of amenities required. Should include Millfield Lane as secondary access. Shouldn't require development to exceed building regulations.
PNP 018		General comments and suggested minor changes. Add reference to Local Lists. Include more maps to show site layouts e.g. Blairgowrie House. Object to Civil Service Sports Ground (H4) as a housing site.
PNP 019	CoBalt Builders	Site on Boroughbridge Road should not be designated as GB. Should be allocated for housing.
PNP 020	Environment Agency	All proposed development directed to areas at lowest flood risk. No objections
PNP 021	Miller Homes	Support allocation of Civil Service Sports Ground (H4). Do not object to the policies requiring a buffer between the site and Manor School nor the climate change/renewable energy policies. Re SEA, support appraisal of sites 17 and 18 although would highlight that because the sites are to be developed together, both sites will benefit from existing bus service available to Millfield Lane.
PNP 022	Indigo - Wyevale	Delete allocation for employment at Wyevale Garden Centre and allocate for housing.
PNP 023		Support NP. Comments refer to housing development on civil service sports ground being on previous built footprint only; add requirement for any proposed

		backland development to respect traditional housing forms; provision of a larger buffer zone between manor school and new housing; include cycle/pedestrian through route from Millfield Lane to roundabout; safeguard triangle of land (bounded by A1237, railway and Millfield Lane) for play space.
PNP 024	Johnson Mowat - Avant	Propose Land at Oaktree Nursery for approx 200 houses.
PNP 025	O'Neills - Cedar House	NP should allocate Wyevale Garden Centre for housing and also Cedar House (Luigi's restaurant).
PNP 026	██████████	A lot of good points but 'the village' needs a 'feet on the ground' opinion of green belt and development. GB decisions should be made centrally and boundaries off Poppleton should be allowed to stretch a little to allow for more housing to support services so that no more are lost. Poppleton committee needs to be made up of younger people to meet long term housing need. Policy PNP10A and B and too restrictive in terms of hedgerow restrictions.
Representations received as part of additional consultation on SEA mid-examination		
PNP 027	NYCC	Officers from our relevant service areas have reviewed the documentation and have no further comments to make.
PNP 028	██████████	<p>Land adjoining the former Civil Service site, designated H4, in the neighbourhood plan documents is wrongly designated. In the SEA, and the body of the Neighbourhood Plan, it is referred to as "very good, Grade 2", and is accordingly coloured turquoise in the relevant mapping. This is incorrect. We cannot afford to lose excellent productive agricultural land, especially when there are alternative sites that can be used to satisfy the need for housing. This land should never have been considered for housing. I object most strongly to CYC and Poppleton Councils allowing this land to be lost to urban development.</p> <p>The Former Civil Service site is a different matter, and is, I believe, suitable for development.</p>
PNP 029	Natural England	I can confirm that we have no further comment to make on the revised SEA.
PNP 030	Environment Agency	We have no further comments to make regarding the changes made to this document.
PNP 031	Spawforths	Blairgowrie House, the associated outbuildings and land is available to be developed for residential use. The site is in a suitable and sustainable location for development and there are no known environmental or physical constraints to development. The site can therefore come forward immediately, subject to planning and is therefore developable, deliverable and achievable.