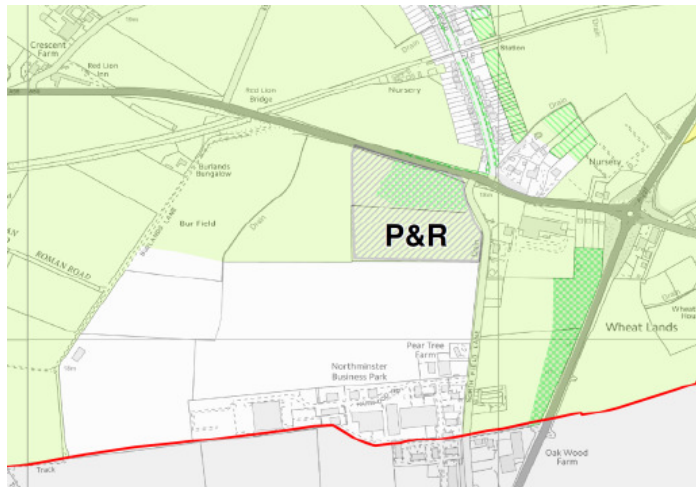


City of York Council Examination of the City of York Local Plan 2017 – 2033

Representation Statement on behalf of Vernon & Co

Matter 3 – Green Belt: principles, the approach to defining the Green Belt boundaries, exceptional circumstances and the approach to identifying land to be ‘released’ from the Green Belt for development

Vernon & Co have already made representations to the City of York Local Plan Examination concerning a site south of the Poppleton Park & Ride facility (ref PM SID 354-1), as shown on this plan as part of the unallocated area (white land) adjacent and to the North of the Northminster Business Park.



Extract from Upper and Nether Poppleton Neighbourhood Plan CYC Executive ‘made’
the Neighbourhood Plan on 19th October 2017

The Council ‘made’ the Upper and Nether Poppleton Neighbourhood Plan on 19th October 2017. It was made after the saved RSS policies (by some very considerable number of years) and therefore are to take precedence given that the plan now defines the area. Any inconsistency in any event must be resolved in favour of the Neighbourhood Plan having regard to Section 38(5).

More specifically our comments relate to para 3.6 d) of the MIQ's:

3.6 d) Is there any non-Green Belt rural land which could meet all or part of the District's housing and employment needs in a sustainable manner (having regard to any other significant constraints)?

Given that the land to the south of Poppleton Park & Ride is now allocated as 'White Land' (without any designation), the land should properly be considered as a housing allocation given the objectively assessed need for housing. As a matter of principle therefore, the allocation of this site for housing must be preferred.

The Council have not set out any reason why this designation should be changed or adequately shown how it should be taken into the Green Belt or followed any process for allocation as Green Belt.

Dated 29th November 2019.