

Hello,

Please find attached my response to the Examination of the City of York Local Plan 2017 – 2033 Schedule of Matters. Issues & Questions for Examination phase 2 Hearings (March 2022)

Matter 3 – Economic Development

3.2) The table is out of date, E8 no longer exists, the land owners updated the parish of Wheldrake via the Parish Council that the land could not be developed and subsequently engaged the community to get involved in a tree planting exercise to use the land as a Carbon offset for the other part of their business.

Matter 4 – Spatial Strategy and Site Selection Process

Spatial Strategy

4.4) With E8 no longer available and no high frequency bus service, developments in Wheldrake would not promote the use of sustainable modes of transport. A better alternative would be to increase the size of the Whinthorpe development as the intention is to provide a bus terminal and it would link up with the existing highly frequent bus service from the City Centre to York University.

Site Election Process

4.11) Site SS18 is no longer exist, it came about after H49's boundaries were increased in size to include land on the Industrial Estate because it was always rejected as H49. Objections have always highlighted that not be developed as part of this housing site, the [EX/CYC/59f: Topic Paper 1 Green Belt Addendum January 2021 Annex 4 Other Developed Areas](#) indicates this land is no longer available and when questioned at a drop in session, a Planning Officer said it had been done because the site wasn't actually a sustainable development.

4.12) SS18 is described as a extension to the village of Wheldrake, given it is an extension into the Green Belt it would appear that the Council has not considered its openness and prevention of urban sprawl.

The Council did not reject a reasonable alternative but have also not included Land North of North Lane, Wheldrake in the Plan despite this site been earmarked for housing in the York Green Belt Local Plan. The Council had an opportunity to include it in the Plan along with a number of other sites as recommended by their Planning Officers but chose to blanket reject them on the basis that they had previously rejected them, however this was not the case in respect of Land North of North Lane, Wheldrake as its inclusion was actually pending the outcome of a rather suspiciously late technical issue for a site that has been in scope since the late 90's, as a result the Plan is not compliant with the NPPF and is therefore unlawful. SS18 should be removed from the plan and replaced with the site Land North of North Lane, Wheldrake.

4.13 On the back of a FOI from Chris Wedgewood to NYCC, they have provided the minutes and supporting documents from the Planning Committee and Full Council Committee that show the adoption of the York Green Belt Local Plan as an Interim Policy and that it forms part of the formally adopted and approved NYCC Structure Plan, the York Local plan should therefore be conducting a review of the existing boundaries which is not the case. Land is therefore been removed from the Green Belt when there are alternatives that are not in the Green Belt making the plan unlawful as it doesn't comply with the NPPF.

Given the recent conflict in Ukraine, can the Council confidently demonstrate that they have prioritised non-agricultural land over agricultural land as per the NPPF. I suspect not as SS18 is prime agricultural land but land North of North Lane, Wheldrake is not.

Matter 7 – Approach to Setting Green Belt Boundaries

The narrative that the Local Plan will define the York Green Belt boundaries for the first time suits the Council and the developers but it is incorrect now that NYCC have confirmed they adopted it as interim policy and it forms part of the formally approved and adopted NYCC Structure Plan. Sites that are in the Green Belt have been included in the plan and sites that are not in the Green Belt have been excluded. This does not comply with the NPPF and it is therefore unsound and unlawful.

C refers to the evidence as new, how can the plan therefore be an evidence led based plan?

Regards

Andy Bell