

## Chris Wedgwood – Matter 2

2.3 Is the approach of the Plan to Universities and Colleges justified in Green Belt terms (whether in terms of Green Belt boundaries, or washing over)?

Heslington and York must not be allowed to merge together.  
It is necessary to have a Green Buffer to prevent coalescence of these 2 areas with each other.

The University of York East & West campuses are located within Heslington Parish area. Parts of the University Campuses represent the far edges of the Heslington Parish Council area progressing towards York.

Where is the Green Buffer?

The Green Buffer must be between York and Heslington.

How do we identify which land is in the Green Buffer?

The Green Buffer must straddle the Heslington Parish boundary (The boundary of the Neighbourhood Plan area) and include open space on both the York and Heslington side of that boundary that exists between the York Urban Area and Heslington Urban Area.

Identifying this land on the York side is very straightforward. It is the land between the Heslington Parish Boundary and 'The Only True Green Belt Boundary' (and probably the adopted Green Belt Boundary) in the 1995 York Green Belt Local Plan (see side-note below).

CYC has no evidence of any worth that could exclude any of this land from the Green Buffer. (Especially not the 2003 Green Belt Appraisal or the 2018 York Urban Area map, or the 'False Green Belt boundary' drawn on the 2005 Draft Local Plan Proposals map, all of which are poorly evidenced and fatally flawed.)

The land in the Green Buffer on the Heslington side must include any open space which is contiguous with the Heslington Parish boundary.

This is the Green Buffer.

The Green Buffer must be kept open to prevent coalescence.

One end the Green Buffer connects to Walmgate Stray and at the other it extends out to the ring road and beyond.

The Green Buffer must therefore also be considered to be a Green Corridor that extends Walmgate Stray and connects both the East and West campuses of the University to the stray, the ring road and to each other (substantially along the path or the Sustrans Route 66 National Cycle Track).

Regardless of if the University as a whole is considered to be inset or washed over by the Green Belt, the land in the Green Buffer must be retained within the Green Belt and not be removed because it fulfills Green Belt purpose under NPPF s80, including the 4th purpose of Green Belt which is regarded as the 'most important' purpose of Green Belt in York.

Side note:

The 'Only True Green Belt Boundary' (in the plans preceding the ELP) is the Green Belt Boundary in the 1995 York Green Belt Local Plan. This must be the starting point of any assessment of where the current plan should place the boundary.

This is the same boundary as the boundary in the 2005 Draft Local Plan with the 4th set of changes, in accordance with the policies of that plan.

CYC has incorrectly drawn a 'False Green Belt Boundary' on the proposals map of the 2005 Draft Local Plan with the 4th set of changes.

This False Green Belt boundary is;

- a) not in accordance with the policies of the plan, and
- b) is not Justified.

a) not in accordance with the policies of the plan:

The Heslington Village Design Statement has been approved as Supplementary Planning Guidance. It was approved for use alongside the 2005 Draft Local Plan (with the 4th set of changes).

The Heslington Village Design Statement identifies the presence of 2 Green Wedges that must be kept open to protect the rural character of the Village of Heslington and prevent coalescence and names the York St. John Playing Fields as being located in one of the Green Wedges.

Supplementary Planning Guidance can only be approved if it is in accordance with the policies of the plan in which it is intended to be used with.

Land within a Green Wedge fulfills Green Belt purpose under NPPF s80 and therefore must be in the Green Belt in accordance with the policies of the 2005 Draft Local Plan (with the 4th set of changes).

b) is not Justified:

The 2005 Draft Local Plan identifies it's starting point. That is the Green Belt Boundary in the 1995 York Green Belt Local Plan taking into account the Planning Inspectors Report.

It references the 2003 Green Belt Appraisal in it's evidence base.

Multiple planning Inspectors have found that the 2003 GBA must not be used to exclude land from the Green Belt.

This document is not capable of justifying the removal of any land from the Green Belt at the start of the plan in accordance with the 1995 YGBLP Green Belt post-modification boundary.

The Green Belt boundary that the Council has drawn on the proposals map has excluded land on the basis of the 2003 GBA, and therefore this boundary is not Justified.

The 'Only True Green Belt Boundary' is the Boundary in the 1995 York Green Belt Local Plan and is the same as the Green Belt boundary in accordance with the policies of the 2005 Draft Local Plan(with the 4th set of changes).

The Boundary Drawn on the proposals map is a 'False Green Belt Boundary'.

CYC is propagating continued mistakes by using this 'False Green Belt Boundary' instead of the 'Only True Green Belt Boundary'.