

31 August 2023
Consultation Response



Carole Crookes
Independent Programme Officer Solutions
PO Box 789
Wakefield
West Yorkshire
WF1 9UY

Rebecca Housam
E: @savills.com
DL: +44 (0) 113 220 1277

3 Wellington Place
Leeds LS1 4AP
T: +44 (0) 113 244 0100
F: +44 (0) 113 244 0104
savills.com

Issued via email only: york@iposolutions.online

Dear Sirs

**City of York Local Plan: Examination in Public - The Retreat, Heslington Road, York
Proposed Boundary Amendment of the Green Belt at The Retreat, 107 Heslington Road, York, YO10
5BN**

We act on behalf of The Retreat in respect of their landholdings at Heslington Road, York. You will recall this is a Grade II* listed building and Grade II* registered park and gardens. There are other individually listed buildings and scheduled ancient monument on site and the entire site falls within the Retreat and Heslington Conversation Area.

We have submitted various Hearing Statements in response to the New Local Plan EiP, notably Savills Hearing Statement EX/HS/P4/M1/TP1/22 which contains our representations on the New Local Plan Proposed Modifications and Evidence Base Consultation July 2021. Within this, we provided our own assessment against the five Green Belt purposes. This representation was accompanied by a Landscape Appraisal and Assessment of Openness prepared by the Landscape Agency.

We have also attended various Hearings on behalf of the Retreat during the course of the Local Plan EiP and in 2019 we were also represented by Mr Ian Ponter, Kings Chambers, Manchester. The most recent Hearing we attended was done so by my colleague Adam Key on 7th September 2022. In short, we do not believe the site fulfils the Green Belt purposes and therefore we are of the view that the site should be excluded from the Green Belt. Following Mr Key's attendance at the Hearing on 7th September the Inspectors requested a site visit at The Retreat which was undertaken the same day.

Through the EiP process the Council has amended the Green Belt boundary to partially exclude some of the site from the Green Belt but previously sought to retain the majority of the site within it. Notwithstanding this, on the 8th August 2023 we received correspondence confirming the proposed boundary amendment of the Green Belt at The Retreat, to exclude the site entirely from the Green Belt which is welcomed.

On behalf of our client The Retreat, we are pleased to confirm our full support in respect of the proposed amendment to the Green Belt boundary at The Retreat, to exclude the whole site from the Green Belt as outlined in consultation document ref: EX/CYC/124 ref: PMM40(i): Heslington Road and the Retreat (Policies Map South).

Following the conclusion of this additional consultation which is due to end on 7th September 2023, we would also welcome further clarity on the timescales and next steps for the York Local Plan EiP.

Yours faithfully,

Rebecca Housam

Rebecca Housam
Director

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD

