

Annex B
Representations made to
Heslington Neighbourhood Plan
Area Application

[REDACTED]

From: [REDACTED]
Sent: 25 February 2016 16:34
To: neighbourhoodplanning@york.gov.uk
Subject: Heslington Neighbourhood Plan

[REDACTED]
[REDACTED]
[REDACTED]

24 February 2016.

Neighbourhood Planning
York City Council

Dear Sir/Madam

I am writing in support of the Heslington Neighbourhood Plan proposal.

Heslington is a village that is included in the **Domesday Book**. Heslington's existence as a village which is distinct from the city of York and from surrounding villages merits respect and preservation. The people of Heslington have a right to maintain the character and culture they consider part of the village where they and their ancestors have lived and where some may have been buried.

It has always affected me to see structures like the Water Tower erected by Yorkshire Water destroyed. And when Dean's Acre considered hallowed ground was dug up to install water pipes. Even more drastic measures had been proposed i.e. to build a road through Dean's Acre but that was circumvented.

It would not be keeping with the status of the city of York bestowed on it by UNESCO that each time there is a proposal the people in the village have to mount a protest and resort to the media for publicity. Consultation with the villagers should be a mark of respect from the Council to the residents of this ancient village.

Nowhere in the world will one find a village made of concrete and concrete tower blocks. Yet that is what surrounds Heslington village. It is hypocritical for us the British people with a long tradition of fair play and democracy to criticize countries that treat their citizens badly, when we disregard our own small communities. Heslington is neither rich, nor is it large in size as it once was stretching back to St Lawrence Church or in numbers of people, but it does have a long history and it still is a thriving community that welcomes hundreds of tourists, researchers, students, etc.

It would be wonderful if Heslington Village could occupy the space it did as recorded in the Domesday Book but that unfortunately is a pipe dream.

Please add my support to the Heslington proposal.

██████████

[REDACTED]

From: [REDACTED]
Sent: 22 January 2016 16:17
To: neighbourhoodplanning@york.gov.uk
Subject: Heslington neighbourhood plan

Dear Sirs
I am aware that the parish council is seeking to develop a neighbourhood plan and that the area covered by the university within our parish will be excluded from this plan. As a resident of this parish this makes great sense to me.

Whilst the university is an important employee and wealth-generator for the city it has very different objectives and ambitions to those of the long-term residents' of the parish.

We are looking to promote a sense of village community in Heslington, so that the character of buildings and space are preserved and enhanced for established residents and future generations. Clear guidance for future planning applications and support for our small number of business would also be part of the plan.

Trying to include any wishes of the transient student population would be impractical and time wasting.

Let the parish drive its own future, the university is more than capable of progressing its own master plan separately.

Harrison, Rebecca

From: Cllr. K. Aspden
Sent: 22 January 2016 14:41
To: neighbourhoodplanning@york.gov.uk
Subject: Heslington Neighbourhood Plan

Hello,

I am writing to support the application of Heslington Parish Council for permission to prepare a Neighbourhood Plan.

A Neighbourhood Plan would support the Parish's distinctive character and sense of village community. It would be a helpful guide to residents and planners in improving Heslington as a place to live, and I hope to see the proposal approved.

Kind regards,

Keith

Cllr Keith Aspden

Local Councillor for Heslington

[REDACTED]

From: [REDACTED]
Sent: 15 February 2016 11:02
To: neighbourhoodplanning@york.gov.uk
Subject: Heslington Neighbourhood Plsan boundary

I fully support the proposals from Heslington Parish Council for the boundary of the neighbourhood plan for Heslington.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 22 January 2016 13:42
To: neighbourhoodplanning@york.gov.uk
Subject: [REDACTED]

Dear neighbourhoodplanning@york.gov.uk

We have received the following message via the City of York Council website 'comment on this page' button.

I would be grateful if you could file this information as appropriate, or relay this message to the right individual/team to do so.

Many thanks
Web Admin

City of York Council
1st Floor (near meet@Holgate Windmill)
West Offices, Station Rise, York, YO1 6GA

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[REDACTED]
[REDACTED]
Sent: 21 January 2016 17:49
To: webadmin@york.gov.uk
[REDACTED]

Comments: I fully support the application for Heslington to develop a Neighbourhood Plan as set out in the aims for the Proposal. I also strongly support the proposed boundary for the Plan, in that it will truly represent the views of the permanent local community while having no adverse impact on the University which has its own agreed planning brief and master plan for the campus.

[Redacted]

From: [Redacted]
Sent: 01 February 2016 22:02
To: neighbourhoodplanning@york.gov.uk
Subject: Heslington Neighbourhood Plan boundary.

I fully support the boundary of the neighbourhood plan for Heslington and the reasons put forward in the proposals from Heslington Parish Council published in the recent notice.

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

[Redacted]

Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: 12 February 2016 09:45
To: neighbourhoodplanning@york.gov.uk
Subject: [REDACTED]

Hi There,

We have received the following message via the City of York Council website 'comment on this page' button. As it's about the Heslington neighbourhood plan, I am forwarding it for your attention.

I would be grateful if you could respond as appropriate to our customer, or relay this message to the right individual/team to do so.

Many thanks
Web Admin

City of York Council, West Offices, Station Rise, York, YO1 6GA
www.york.gov.uk | [facebook.com/cityofyork](https://www.facebook.com/cityofyork) | @CityofYork

[REDACTED]

[REDACTED]

[REDACTED].com

Sent: 11 February 2016 16:47
To: webadmin@york.gov.uk
Subject: [REDACTED]

[REDACTED] has sent you comments on the following content from City of York Council
Online: http://www.york.gov.uk/downloads/file/7323/heslington_neighbourhood_plan_application_and_boundary

Comments: [REDACTED]. We write in support of the proposal for Heslington to have a Neighbourhood Plan. We are also in full agreement with the area proposed for inclusion in the neighbourhood plan and in particular to the exclusion of the University of York campus as the contrast in the needs and priorities of a village community cannot be further away from the educational and commercial needs of the University and Science Park. Whilst both will continue to work closely together it is important to both residents and business owners that we can retain and enhance the unique character of our village.

[REDACTED]

[REDACTED] [REDACTED]
Sent: 24 February 2016 14:09
To: neighbourhoodplanning@york.gov.uk
Subject: The Heslington Neighbourhood Plan

York County Council
Head of planning and environmental Services,
City of York,
West Offices,
York.
24th February, 2016

Dear Sir or Madam,

I am writing to you in support of the Heslington Neighbourhood Plan Area as proposed by Heslington Parish Council. I have read the relevant document on your website and fully support the boundary and application for Heslington to maintain its special distinctive and rural community features including the Conservation Area, the green belt around the village. This proposal also includes the right of the Heslington Parish Council to have greater influence over planning decisions within this area.

If, as a supporter, there is a form for me to complete, then please forward one to me otherwise I shall take it that this communication is sufficient to show my support for the Heslington Neighbourhood Plan as set out in the document.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

HESLINGTON PARISH COUNCIL
THE BYRE, FIELD HOUSE FARM,
THORNTON-LE-CLAY,
YORK, YO60 7QA
TEL: 01904 468773
Email: parishclerk@heslington.org.uk

M. Grainger,
Head of Planning and Environmental Services
City of York
West Offices
YORK
YO1 6GA

Date *26 February 2016*

Dear Mr Grainger

Heslington Parish Council.
Application for Designation of Neighbourhood Plan Area

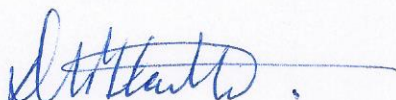
We refer to the above application made on 20/11/2015.

The Parish Council has received positive feedback from a number of residents of Heslington and we believe that the boundary which was proposed in our application will work well for the long term residents of the Parish.

However it has been brought to our attention that the northern boundary of the current Village Design Statement, which has been used again in our application, excludes 9 houses of local residents at the northern end of Walnut Close and also parts of two other properties served by Spring lane which are Garden House and Springwood.

We now write to inform you that the Heslington parish Council would be prepared to adjust the boundary to include all of these 11 privately owned properties on Walnut Close and Spring lane.

Yours sincerely,



.....
Heslington Parish Council

[REDACTED]

From: [REDACTED]
Sent: 25 January 2016 09:31
To: neighbourhoodplanning@york.gov.uk
Subject: Heslington Neighbourhood Plan

To whom it may concern:

I am writing in support of the Heslington Neighbourhood Plan as submitted by Heslington Parish Council. Heslington does have a very distinct identity which needs to be preserved for future generations. The plan would preserve green belt and open spaces important to Heslington and York as a whole. Heslington is a cohesive village that wants to work together to guide it into the future, moving forward and keeping abreast of issues while maintaining and preserving its special qualities.

Because of its proximity to the University, Heslington has unusual boundary issues, and it is important that these be recognised for the benefit of all concerned.

Thank you for your attention.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
Sent: 07 February 2016 15:36
To: neighbourhoodplanning@york.gov.uk
Subject: Heslington Neighbourhood Plan

Heslington Neighbourhood Plan Area

I fully support the **AIMS** of this application.

But I have some concerns about the **BOUNDARY**, specifically the northern boundary from Newton Way to Windmill Lane.

First, the northern boundary is not clearly defined. The application text says it follows the line of the Village Design Statement (VDS) while the map, even though difficult to read, clearly follows the line of the current Conservation Area (CA). These two lines are similar but differ in detail over almost half the length. The differences are shown on the map on p 11 of the VDS (and where Walnut Close is marked by a 9 in a circle and said to be Spring Lane, see the next paragraph).

Second, both these boundaries exclude several houses (9¼ for VDS, 10 for CA) which are clearly part of the village and are not part of the University. Nine houses are in Walnut Close, numbers 11, 15, 17-21, 23, 25. The other ¼ or whole is Garden House, which is in Spring Lane; its house and garden are bisected by the VDS boundary. When the CA boundary was drawn, Garden House seems to have been thought wrongly to have its entrance (or an entrance) on Walnut Close. Its only entrance is in Spring Lane, though it does have a hedge along Walnut Close. VDS and CA both separate Springwood, Spring Lane, from the west half of its garden. All these houses and gardens should be within the boundary of the Neighbourhood Area.

Third, the differences between the VDS and CA boundaries and the need to draw a new boundary, north of Walnut Close and including all the houses and gardens in Spring Lane apart from University House, means that the boundary between the University and the Village needs reconsideration. I would like to mention some possible considerations.

The University has many buildings in or adjacent to the historic village. I have listed them, possibly incompletely, in the Table below. The os and xs of that Table define six categories. Note that Eden's Court (a part of Derwent College) and Halifax College are in different categories as one is in the CA and the other isn't, but in my view, should be treated in the same way. Both are student residencies, Colleges. If inclusion or exclusion from the Neighbourhood Plan were done by category, there are 64 possible answers.

One possibility is to exclude all University buildings and their associated grounds. That possibility seems to be the obvious conclusion from the two statements in the application:

The aims and objectives of the Parish are very different from the educational and commercial aims of the University and the needs of its students

and

The University has its own agreed planning brief and master plan for the campus.

A second possibility, with much to be said for it, is to include all the buildings in the Table in the Neighbourhood plan. A third possibility, excluding the two campus sets and including all others, would mean that no area had two sets of rules.

Between those three and the other sixty-one possibilities I have no preferences. I do though think the possibilities should be discussed between the University and the Village. As far as I know there is no mechanism for that at present.

TABLE

University buildings that might be in or out of the NPA. (Lawns, lakes, shrubberies not listed)

	listed	campus	residen	Main St	CA	category
Heslington Hall	x	x	o	x	x	1
Walled garden buildings	x (part)	x	o	x	x	1
Eden's Court (Derwent College)	o	o	x	x	x	2
The Stables	o	o	o	x	x	3
Home Farm	o	o	o	x	x	3
5a Main Street	x	o	o	x	x	4
Alumni House (5 Main St)	x	o	o	x	x	4
The New Building	o	o	o	x	x	3
Halifax College	o	o	x	o	o	5
Sports Pavilion (and Fields)	o	o	o	o	o	6

x = yes, o = no. residen = students sleeping Main St = a frontage CA = within CA boundary

Each category is defined by a particular combination of x and o.

Six categories gives 64 possible choices from none to all.

[Redacted]

--

[Redacted]

[REDACTED]

From: webadmin@york.gov.uk
Sent: 12 February 2016 09:36
To: neighbourhoodplanning@york.gov.uk
Subject: [REDACTED]

Hi There,

We have received the following message via the City of York Council website 'comment on this page' button. As it's about the Heslington neighbourhood plan, I am forwarding it for your attention.

I would be grateful if you could respond as appropriate to our customer, or relay this message to the right individual/team to do so.

Many thanks
Web Admin

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----- [REDACTED]
[REDACTED]

Sent: 11 February 2016 16:39
To: webadmin@york.gov.uk
Subject: [REDACTED]

[REDACTED] has sent you comments on the following content from City of York Council Online:
http://www.york.gov.uk/downloads/file/7323/heslington_neighbourhood_plan_application_and_boundary

Comments: We live [REDACTED] Heslington and we very much support both the area that has been propose by Heslington Parish Council to be covered by the Neighbourhood Plan and we also agree the need for our village to have one. We would urge CYC to agree that this proposal be adopted such that it can be further developed into a useful document.

[Redacted]

From: [Redacted]
Sent: 20 January 2016 16:04
To: neighbourhoodplanning@york.gov.uk
Subject: Designation of A Neighbourhood Plan Heslington

Dear [Redacted]

Please note that we are entirely in favour of the Neighbourhood Plan Area put forward by Heslington Parish Council.

Yours sincerely

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]



Agent: D J LORD FRICS FAAV

Our Ref: DJL/DBW/22708

Date: 24 February 2016

ESTATE OFFICE
BUGTHORPE
YORK YO41 1QG

Tel: 01759 368219
Fax: 01759 368447
dlord@halifaxestates.co.uk

Neighbourhood Planning
City and Environmental Services
FREEPOST RTEG-TYYU-KLTZ
City of York Council
West Offices
Station Rise
YORK
YO1 6GA

Dear Sirs

REPRESENTATIONS ON THE APPLICATION MADE BY HESLINGTON PARISH COUNCIL FOR DESIGNATION OF A NEIGHBOURHOOD PLAN AREA

INTRODUCTION

As owners of approximately 90% of the land within the Neighbourhood Plan Area proposed by Heslington Parish Council, the views of Halifax Estates must be regarded as important and influential when considering the designation of the Neighbourhood Plan Area.

Although the plan attached to Heslington Parish Council's Application is indistinct and unclear, the boundaries have been interpreted as being those edged in red on the attached plan. These representations make the case for the areas coloured in orange, blue, green and pink to be excluded from that area, leaving the residual Heslington Neighbourhood Plan Area coloured in yellow.

UNIVERSITY OF YORK

It is recognised that the presence of the University of York with its 15,000 students, has a significant effect on the Heslington village community, particularly during term time. This has been the case for over 50 years since the University was founded in the early 1960's.

Heslington Parish Council have excluded Heslington West Campus, Halifax College and the area designated for building on Heslington East Campus. However, the green buffer zone around the built area of Heslington East Campus stretching from Kimberlow Hill to the eastern edge of Heslington village have been included.

This green area of Heslington East is within the long lease granted by Halifax Estates to the University of York. When outline planning permission was given for Heslington East there was wide recognition of the need to retain a green buffer strip between the eastern part of the village and the new campus, which has strong protection from development and which has been

landscaped by the University over the last few years to increase the biodiversity and attractiveness of this space.

The University is highly regarded nationally and internationally as a centre of excellence and is crucially important to York and the region as an economic driver and a large employer.

All University development has a low development density and is protected by planning restrictions, which Heslington Parish Council should have confidence in. It is not appropriate for the Neighbourhood Plan Area to cover the non-built areas of Heslington East as they perform an important function in creating the parkland setting for the campus.

To enable the University to compete in what is increasingly a global academic market, it needs to have the potential to expand and adapt over the next 20-30 years. For this reason the land that the University of York owns, has a long lease over or holds some agreement that could facilitate future University expansion, should be excluded from the Neighbourhood Plan Area. These areas are shown in orange on the attached plan.

LAND TO THE SOUTH OF THE A64

The A64 creates a clear separation between the land to the north and land to the south. The land to the south performs no function in providing context to the village and should therefore be left out of the Neighbourhood Plan Area in its entirety. Heslington Tilmire has the protection of being an SSSI and the section of Fulford Golf Course south of the A64 is also protected. Together they obviously provide an important green wedge but do not need to be part of the NPA. The majority of the remaining land within the proposed boundary, south of the A64 is within the boundaries of the proposed new settlement of Whinthorpe, which is a major strategic site in the Emerging Local Plan and for this reason should be excluded from the Neighbourhood Plan Area, in addition to the detachment of the area from Heslington Village.

There are areas bordering the Halifax Estates ownership to the south and east which, although they are in third party ownership, it is proposed should also be excluded in the interests of continuity. The area south of the A64 that is proposed should be excluded from the Neighbourhood Plan Area is coloured in blue on the attached plan.

POTENTIAL DEVELOPMENT SITES

The land off Hull Road coloured in green on the attached plan has been designated as a strategic development site within the Emerging Local Plan. It is detached from Heslington village both by distance and by the topography of Kimberlow Hill and therefore does not contribute to the preservation or enhancement of Heslington Conservation Area and therefore should be excluded from the Neighbourhood Plan Area.

Pond Field coloured in pink on the attached plan is adjacent to Badger Hill and is surrounded on two sides by housing development and by Field Lane and Windmill Lane on the other two sides. It is our view that Pond Field should be excluded from the Neighbourhood Plan Area as Field Lane and Windmill Lane form a natural boundary to the development which, if designed properly, would not have a detrimental impact on the setting of the Church or the village.

CONCLUSION

Heslington Village is on the urban fringe and the presence of a large institution such as the University of York inevitably impacts on the character and ambiance of the village. Heslington

West forms the northern boundary of Heslington village, but a green buffer has been incorporated between the eastern boundary of the village and the built up area of Heslington East campus to avoid the eventual merging of the built area of the campus with the village and to maintain a degree of openness to the south and east.

As previously stated, the University must be in a position to expand in the future, subject to demand for additional student places and facilities and obviously subject to planning. However, this must not be constrained by any potential expansion land being included in the Neighbourhood Plan Area and therefore the orange area on the plan should be excluded

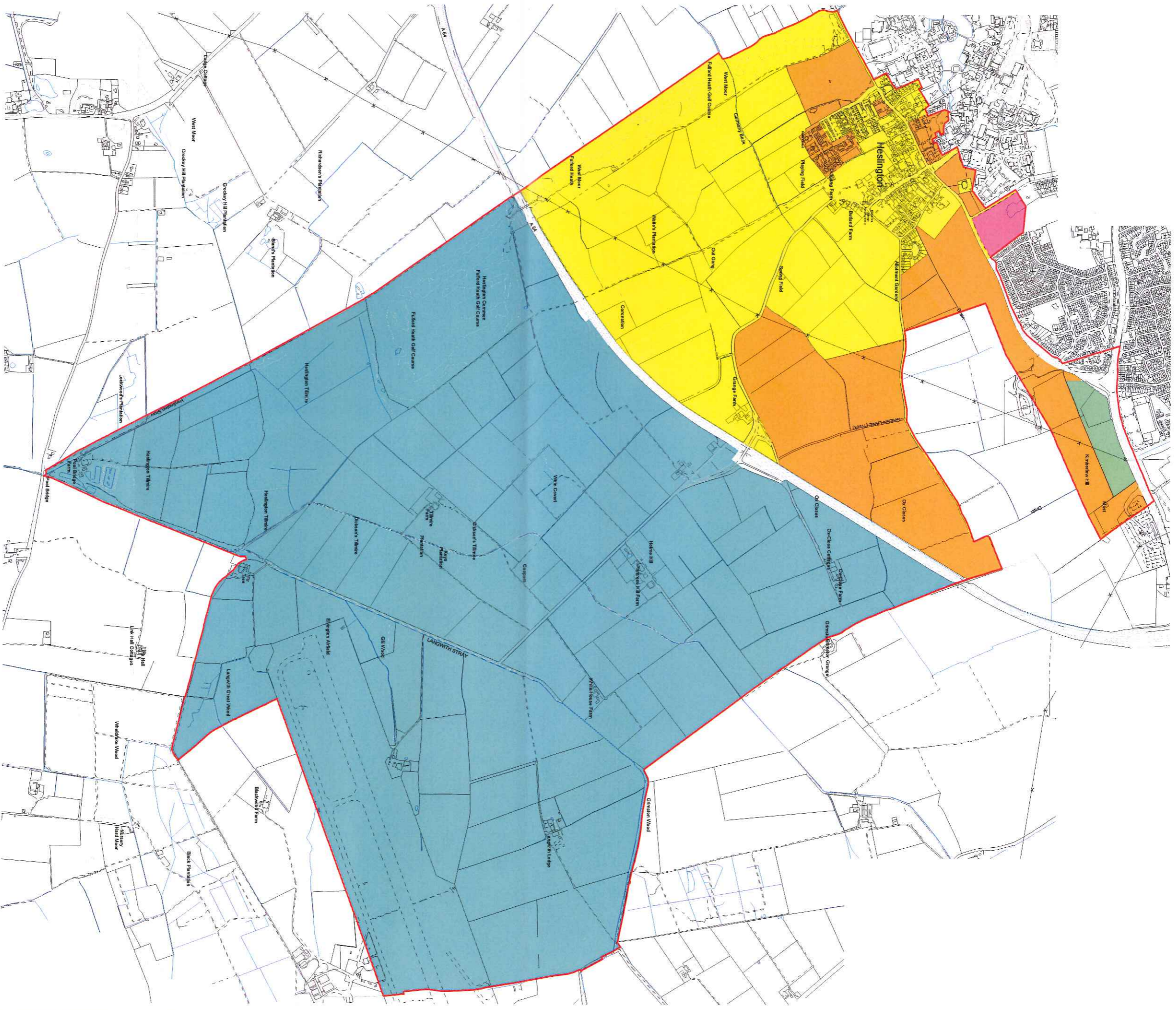
The potential for Whinthorpe to provide a significant proportion of the additional houses required in York over the next few decades should not be in any way hampered by the inclusion of the proposed site within the Heslington Neighbourhood Plan Area, as the provision of additional housing is of upmost strategic importance to the future of York.

The additional potential developments sites off Hull Road and at Pond Field will also contribute to the housing requirements and should be excluded.

Halifax Estates therefore request that the proposed Neighbourhood Plan Area is rejected and that the City of York Council proposes to Heslington Parish Council that the appropriate extent of the NPA would be the area coloured in yellow on the attached plan.

Yours faithfully

D J LORD



- Legend**
- Proposed Heslington Neighbourhood Plan Area
 - University of York - existing and potential expansions
 - Land off Hull Road - residential development site
 - Pond Field- potential residential development site
 - Land south of A64 to be excluded from Neighbourhood Plan Area

Halifax Estates
 Estate Office, Bughtopre, York, YO41 1QG
 Tel: 01759 368219 Fax: 01759 368447

Heslington Neighbourhood Plan Area

SCALE: DATE:
 1 : 17500 24/02/2016

MAP FILENAME:
 TPI\Hes NP A3 1 17500 160216.mxd

Power Technology Services Ltd Email: info@powertechnology.co.uk
 Maps based on Ordnance Survey Mapping at 1:25000 Mosaic scale data with
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Chartered Town Planning Consultants

Neighbourhood Planning
City and Environmental Services
City of York Council
West Offices, Station Rise
York YO1 6GA

Our ref: uhnp1602.lpa.ph
Date: 23 February 2015
Email: p.holmes@oneill-associates.co.uk

Dear Sir/Madam

**HESLINGTON NEIGHBOURHOOD PLAN – APPLICATION FOR DESIGNATION OF A
NEIGHBOURHOOD PLAN AREA
CONSULTATION RESPONSE ON BEHALF OF THE UNIVERSITY OF YORK**

This consultation response is provided on behalf of the University of York in relation to Heslington Parish Council's application for designation of a neighbourhood plan area.

The University has no objections in principle to proposals for a Neighbourhood Plan for Heslington. However, the proposed boundary for the Neighbourhood Plan area is considered to be inappropriate, as outlined below.

The Parish Council's submission provides a number of reasons why the Neighbourhood Plan should exclude the 'Heslington East Campus built area' as well as omitting the majority of the Heslington West campus. Nevertheless, the boundary as proposed would still include;

- Parts of the Heslington West campus within the Heslington village Conservation Area
- A significant part of the Heslington East campus
- Land to the south of Heslington East on which the University has a pre-emptive agreement (right to purchase) as a potential expansion site for the campus

The Parish Council's reasoning for including this land is that it forms an intrinsic part of the village and/or contributes to the character and setting of the area, and that it would ensure consistency with the boundary of the existing VDS.

However, a Neighbourhood Plan differs from the VDS in that it must primarily relate to the use and development of land and buildings. In this respect, the University's position is already set by the fact it has outline planning permissions for both Heslington West and East campuses, which have been implemented and are valid in perpetuity. The benefits of the outline permissions cover the full extent of the campuses, and could not be overridden by a Neighbourhood Plan.

The University has also made representations to the Council as part of the process for the emerging Local Plan in respect of the land to the south of Heslington East, and this area was allocated as an expansion site with strategic buffer zone in the 2014 Publication Draft Plan.

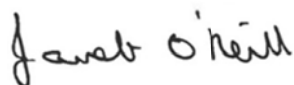
As a distinct higher education institution, it is important that the University is constrained only by the framework of approved planning permissions and local planning policy, and should not be subject of a Neighbourhood Plan which proposes to selectively incorporate only parts of its campuses.

It is therefore proposed that a more consistent approach would be to amend the proposed Neighbourhood Plan boundary to exclude all land in University ownership or over which a lease or other agreement exists.

For reference, we have enclosed an amended version of the proposed Neighbourhood Area plan which has been marked-up to illustrate the areas we require are removed from the boundary. Also enclosed is a plan illustrating the land currently in University ownership, or over which it has a lease or agreement.

We would be happy to provide clarification or any further information on the above points if required.

Yours sincerely,





Janet O'Neill

Encl.

Council
24 NOV 2015
RECEIVED


Heslington Neighbourhood Plan

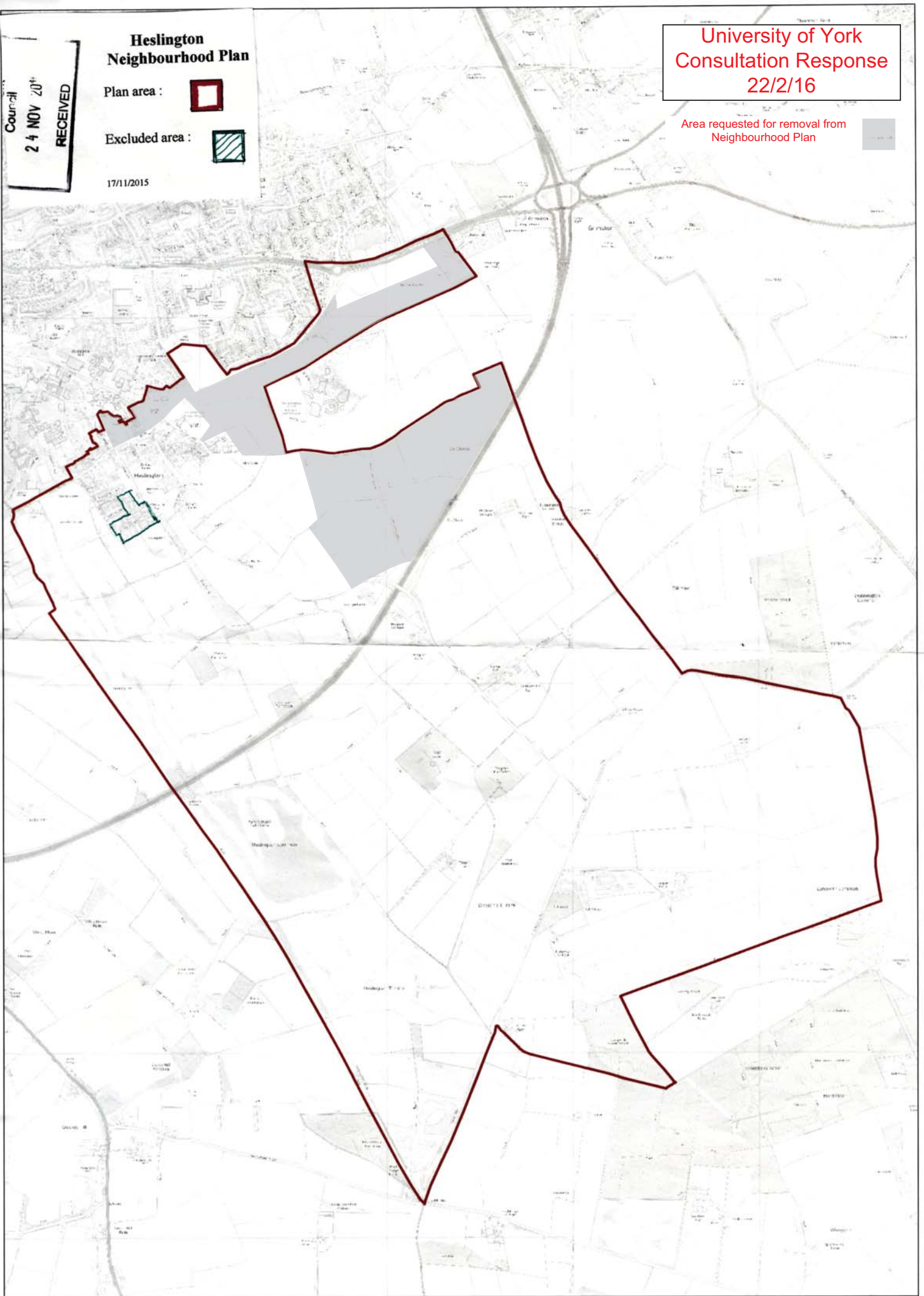
Plan area : 

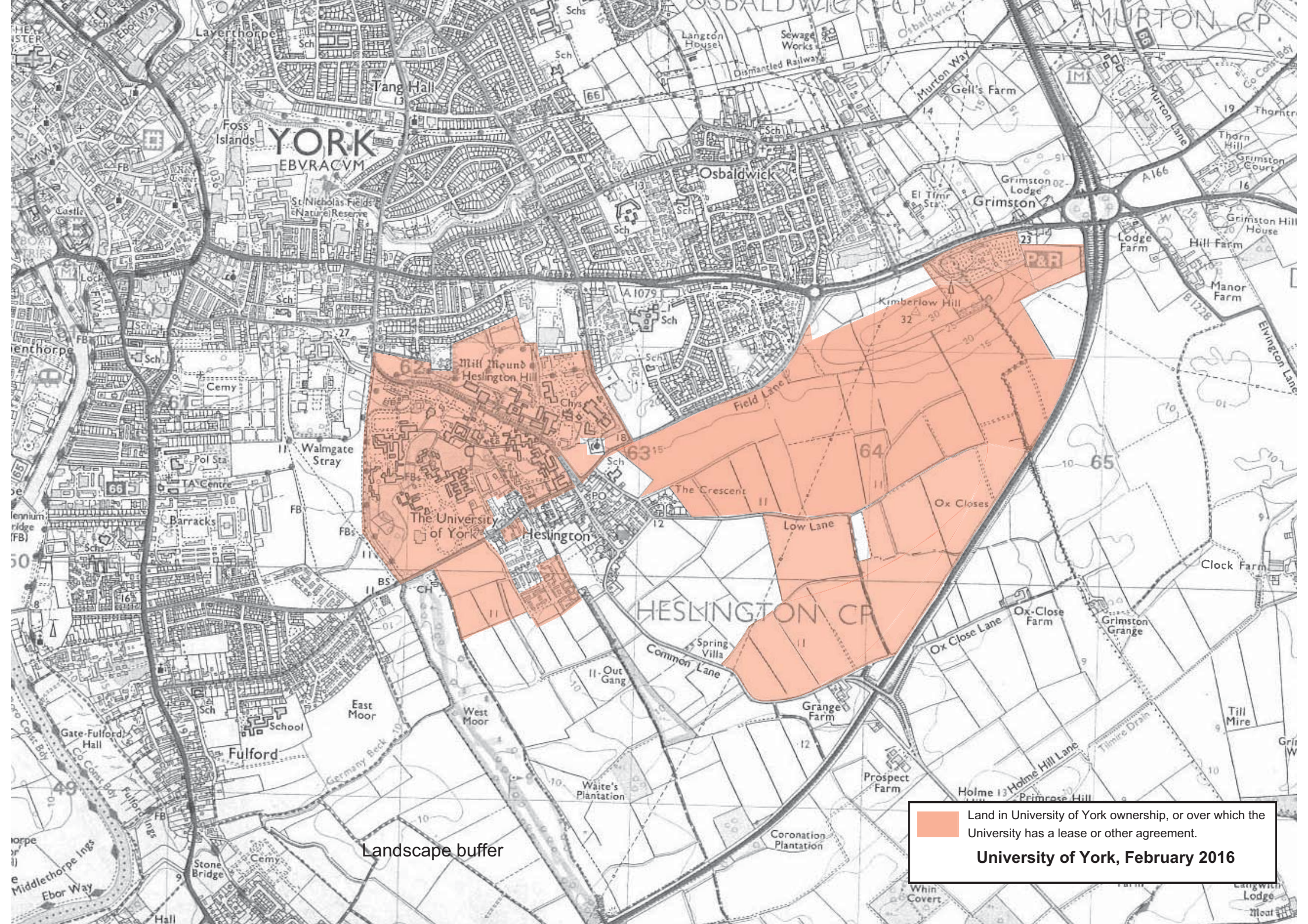
Excluded area : 

17/11/2015

University of York
Consultation Response
22/2/16

Area requested for removal from
Neighbourhood Plan 






YORK
EBVRACVM

HESLINGTON CP

Landscape buffer

 Land in University of York ownership, or over which the University has a lease or other agreement.
University of York, February 2016

Heslington Neighbourhood Plan Boundary

Persimmon Plc is responding to the formal consultation being carried out by the City of York Council on the Neighbourhood Plan Boundary proposed by Heslington Parish Council. The Company does not object to the preparation of a Neighbourhood Plan for Heslington subject to the following comments.

1. Proposed Plan Base

Before commenting on the proposed Neighbourhood Plan boundary itself Persimmon requests that the Parish Council provides a clearer plan base with the proposed boundary marked. The current plan is not clear. It is difficult to identify exactly what features the boundary follows yet this will be important over time so everyone can be sure where the Neighbourhood Plan applies.

2. Proposed Neighbourhood Plan Boundary

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. It is important therefore that the neighbourhood plan area is realistic and coherent.

In most cases it is assumed the Neighbourhood Plan will be the same as that of the Parish. However, there can be instances where there is a variation by either extending the boundary of the Neighbourhood Plan beyond the Parish boundary or reducing the area within the Parish.

Heslington Parish Council has provided ten bullet points explaining why certain parts of the Parish should be excluded from the Neighbourhood Plan boundary. These are largely concerned with the inter-relationship of the Parish with York University. The Parish Council is seeking to differentiate between parts of the Parish with different social and physical characteristics. Persimmon can understand why the Parish Council seeks to make the differentiation but considers the justification of proposing the inclusion of areas of land in the north western section of the Parish needs be considered in more detail.

3. Parish Council Bullet Point 11

Bullet Point 11 states:

“The ‘green’ buffer zones around the built up area of Heslington East campus are important to the setting of the church and the village and need to be included within the plan area.”

For simplicity, it is proposed to divide the finger of proposed Neighbourhood Plan land north of Heslington East Campus into two parcels.

The first parcel has the Park and Ride along its eastern boundary, Hull Road along its northern one, existing housing at Low Mill Road, and part of Field Lane to its access into the Campus as its western boundary. The southern boundary is formed by Kimberlow Hill, see plan 1. Kimberlow Hill is part of the open space strategy for the campus and extensive tree planting has been carried out. Its use will not change;

it will remain open. Land on the north side of Kimberlow Hill has no relationship whatsoever with the setting of Heslington village. There is no visual link, no preparation, no transition, for anyone in this area in respect of Heslington village.

The second parcel is the narrow rectangle of land sandwiched between the campus and the Badger Hill housing area on the north side of Field Lane. The main element includes part of the linear park proposed as part of the campus development. More specifically it includes part of the Badger Hill housing area on the west side of Field Lane then excludes the frontage housing but follows Field Lane almost as far west as Pond Field on the north side of Field Lane. The southern boundary runs parallel with Field Lane, beyond the screening bund, formed by the Heslington East campus buildings. The eastern boundary is defined at the western end of the narrow neck of land proposed for inclusion in the neighbourhood plan, without specific definition on the ground, see plan 1.

The area defined in the preceding paragraph is created by the development of Heslington East campus. The Field Lane hedgerow and bund running parallel to the road, constructed as part of the campus development, serve to limit views south of Field Lane; other than from upper windows of houses looking south across Field Lane. The views that do exist to the south are of a fairly sterile, man made landscape. This aspect continues as far as the junction with Lakeside Way and Windmill Lane and beyond. On the north side of Field Lane it is only after the junction of Sussex Road with Field Lane is reached that the church steeple can first be seen. This point is to the west of the proposed Neighbourhood Plan boundary. From this point only very limited views of the village can be seen.

4. Proposed Boundary Amendment

In view of the detachment of the two areas defined above from the village and church it is clear they have little, if any impact, on their setting as suggested in bullet point 11 because of the intrusion of Heslington East campus into the previous rural area. The issue therefore is where to define the boundary. The Kimberlow Hill area as described above has strong boundaries and clearly needs to be excluded from the Neighbourhood Plan. But using the north /south section of Field Lane as a Neighbourhood Plan boundary still would leave an awkward narrow rectangle of land south of Field Lane as it runs between the Badger Hill estate and Heslington East campus which has no relevance for the setting of the church and village.

It is important to have a well defined physical boundary so Persimmon Homes proposes that the proposed Neighbourhood Plan boundary be amended to run along Windmill Lane and across Field Lane along Lakeside Way as far as the south eastern corner of the campus before picking up the Parish Council's proposed boundary around the southern edge of the campus.


Attached plan 2 shows the proposed amendment to the Neighbourhood Plan boundary.


5. Conclusion

The exclusion of Heslington East campus from the Neighbourhood Plan boundary creates a narrow neck of land south of Field Lane and Hull Road. This land has no impact on the setting of the church and village at its eastern end and minimal impact at its western end. The amended boundary should follow Windmill Lane and Lakeside Way.

Council
24 NOV 2015
RECEIVED

Heslington Neighbourhood Plan

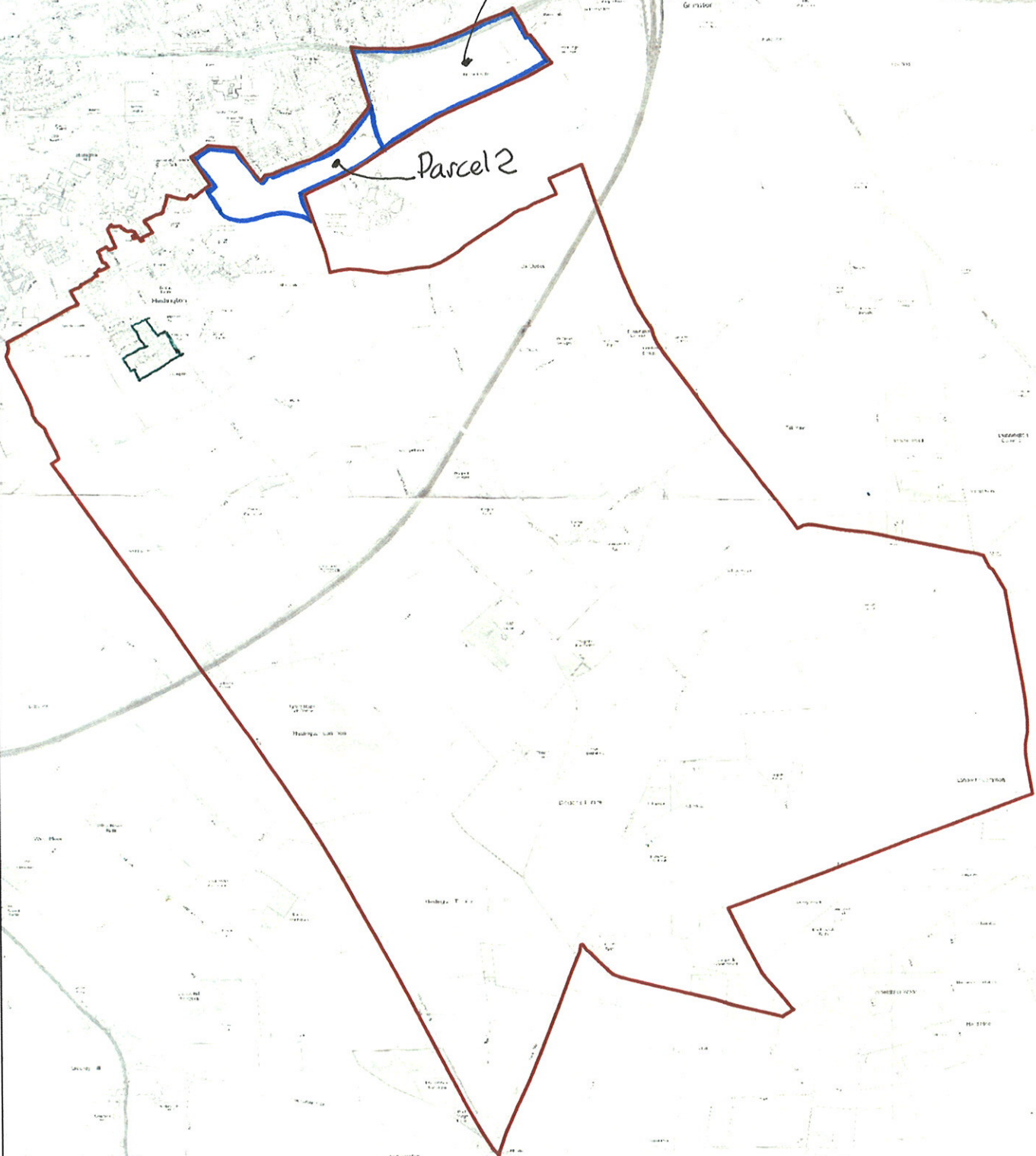
Plan area : 

Excluded area : 

17/11/2015

Parcel 1


Parcel 2




Plan 1

Council
24 NOV 2015
RECEIVED

Heslington Neighbourhood Plan

Plan area : 

Excluded area : 

17/11/2015



Proposed Neighbourhood
Plan boundary

our ref: Q60027/hs/gl
your ref:
email: Tim.waring@quod.com
date: 26 February 2016



NEIGHBOURHOOD PLANNING
City and Environmental Services
FREEPOST RTEG-TYYU-KLTZ
City of York Council
West Offices
Station Rise
York YO1 6GA

Dear Sirs

REPRESENTATIONS TO HESLINGTON PARISH COUNCIL APPLICATION FOR DESIGNATION OF NEIGHBOURHOOD PLAN AREA

These representations are provided on behalf of Whinthorpe Development Ltd who are the promoters of draft Local Plan Strategic Site, ST15 ('Whinthorpe').

The Site has been considered by City of York Council (CYC) as part of the City's Local Plan process. It is allocated in the most recent draft Local Plan (Publication draft, October 2014). In allocating the Site in the emerging Plan Officers have concluded the Site to be appropriate for a range of uses and have at all stages of the Local Plan process considered it to be a suitable and appropriate location for a new self-sustaining settlement for York and to be necessary for allocation in order to help CYC meet (in full) their objectively assessed housing needs.

The Site is located to the south of the A64, York Ring Road which provides a strong separation between the Site and the village of Heslington to the north. The Site is characterised by farmland and areas of woodland coppice. Its character and function is 'divorce' from Heslington's historic village core and the adjacent areas of open green space which contribute to the village's character.

Whinthorpe is proposed for designation within the proposed Heslington Neighbourhood Plan Area (NPA). These representations demonstrate that it is both inappropriate, undesirable and unnecessary to do so.

The Parish Council have concluded when setting their proposed NPA that it is not appropriate to designate the whole of the Parish (removing the University and associated college buildings from the proposed designation). They have specified their reasons for this.

These representations demonstrate that when applying the necessary policy tests it is also appropriate to exclude Whinthorpe and associated land to the south of the A64 from the NPA and we respectfully ask the Council to refuse the designation in accordance with Regulation 7(2) of the Town & Country Planning England Neighbourhood Planning (General) Regulations 2012.



a) Policy Context

An application can be made by a Parish or Town Council or a prospective Neighbourhood Forum to the Local Planning Authority for a NPA to be designated under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the Regulations').

Regulation 5 of the Regulations requires the promoting Parish Council to provide with their application: (i) a map identifying an area to which the application relates; and (ii) a statement explaining why this area is considered appropriate to be designated as a NPA.

CYC are consulting on the proposed NPA for a 6 week period (as prescribed by Regulation 6 of the Regulations) for a period of six weeks ending on 29 February 2016.

In accordance with Paragraph 32 of the NPPG, and in determining the appropriateness of the NPA, CYC are required to judge what is an appropriate geographical area for designation. This can include all or part of a Parish area. Paragraph 32 of the NPPG requires that the reasons for this be explained within a supporting statement with the application.

Guidance on what should be considered when deciding the boundaries of a NPA is provided under Paragraph 33 of the NPPG and indicates that boundaries should be set in accordance with:

- Village or settlement boundaries which could reflect areas of planned expansion;
- The catchment area for walking to local services such as primary schools, doctors surgeries, parks or other facilities;
- The area where formal or informal networks of community based groups operate;
- The physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style;
- Whether the area forms all or part of a coherent estate either for business or residents;
- Whether the area is wholly or partially a business area;
- Whether infrastructure of physical features define a natural boundary, for example a major road or railway line or waterway;
- The natural setting or features in an area; and
- Size of the population living and working in the area.

When considering the proposed NPA, CYC should determine whether the area applied for is appropriate for designation (NPPG, paragraph 35).

CYC can refuse to designate the NPA if it considers that it is not appropriate albeit must use its powers to ensure that some or all of the area applied for forms part of one or more designated NPAs.

In designating a NPA, CYC should avoid prejudging what the Parish Council may subsequently decide to put in its draft Neighbourhood Plan and it should not make assumptions about the Neighbourhood Plan that should emerge from developing, testing or consulting on the draft Neighbourhood Plan when designating a NPA.

It is clarified under paragraph 36 of the NPPG that a NPA can include land allocated within a Local Plan as a strategic site. However, where a proposed NPA includes such a site, the Parish Council should discuss with the Local Planning Authority the particular planning context and circumstances that may inform the Local Planning Authority's decision on that area.

b) Representations

(i) Aims

In their application for designation of the Heslington NPA, Heslington Parish Council set out the 'aims' for the Neighbourhood Plan as being to *"support and reinforce the distinctive character and appearance of Heslington Parish and its sense of village community"*.

Key to this aim is the preservation and enhancement of the Conservation Area and the 'village core'.

It is stated within the application that the Neighbourhood Plan, once adopted, will strengthen the aspirations and objectives of the Heslington Village Design Statement (HVDS) and will allow its policies to have greater influence over planning decisions. The Neighbourhood Plan is to assist in delivering a strong community spirit and greater cohesion between local residents and stakeholders who will be involved in the delivery of the Plan and who will live and work in Heslington.

It is evident from the Parish Council's application that the aspiration of the Plan is to preserve and control future development in and around the historic core of Heslington Village and to maintain areas of green space within its immediate vicinity. The green buffer between the village, the University of York Heslington East Campus and the City of York is to be retained and enhanced.

The landscaped setting of the Village is described in further detail within the HVDS, which was drawn up and adopted as informal planning guidance in 2009.

Within the HVDS the rural aspect of the Village is described with reference to the green spaces surrounding it and within the Village core including the playing field between the Church and Heslington Hall, the fields and paddocks alongside Boss Lane, the wide green verges within Heslington Village and the gardens and open spaces behind and between private residential properties. The open spaces in and around the Church are also suggested to contribute to Heslington's Village setting and to require preservation.

The HVDS does not suggest that the land beyond the A64 (to be encompassed by the new self-sustaining settlement of Whinthorpe) provides any contribution towards the character of the village.

(ii) Characteristics and Functional Areas

The area to the south of the A64 shares no *'physical experience or characteristics'* (NPPG paragraph 33) with Heslington Village and its green spaces, nor does it contain any buildings that could be regarded as *'consistent in scale or style'* to the properties located within the Village.

The significant distance and the visual and physical separation (reinforced by the A64) between Whinthorpe and the settlement of Heslington means that the area to the south of the A64 does not materially contribute to the setting of the Village.

To the contrary, Whinthorpe is distinct in both function and character from the remainder of the Parish to the north of the A64. This would remain the case on designation and development of the Local Plan strategic allocation.

It would appear from the Council's application that one of the key aims of the Neighbourhood Plan will be to restrict development and retain the Green Belt which currently washes over the Village and its surrounding open spaces.

Contrary to the recommendations of paragraph 36 of the NPPG, it would appear that the Parish Council have given little consideration or regard to the CYC draft Local Plan and its intention to re-draw the currently draft Green Belt boundary around Whinthorpe and to allocate it as a strategic site and a new self-sustaining settlement for York. In this respect the aims of the Neighborhood Plan designation appear contrary to the Council's draft spatial strategy.

Whilst the Local Planning Authority cannot give consideration to the intentions of the Neighbourhood Plan, it should have regard to the appropriateness and desirability of including the strategic site within the NPA based upon its current and future function.

(iii) Excluding Areas of the Parish

The Parish Council have concluded that it is neither appropriate nor desirable to draw the line for the NPA around the boundary of the Parish and as such have gone through a process of review and evaluation to determine the function and character of the Parish's constituent areas and their relationship with the Village centre and its immediate surroundings.

In doing so, the Parish Council have excluded the University of York Heslington East Campus from the NPA in addition to Halifax College which lies within the centre of the Village.

In justifying their decision, the Parish Council refer to the operation and objectives of University community which they consider to be different to that of Parish residents and business owners.

The Council refer to the University's planning brief and masterplan for the Heslington East campus and conclude that the University have specific development intentions which are defined from those of the Village. They suggest that the University students and staff will have little interest in the future of the Village nor would the Neighbourhood Plan serve any purpose in seeking to influence the University's masterplan.

Whilst Whinthorpe remains a draft allocation in the Local Plan, it is a strategic policy allocation for CYC that is required to deliver a specific set of development parameters (not least the provision of in the order of 6,000 new homes) in order to meet the City's development needs. The allocation has been subject to a masterplanning exercise to determine its appropriateness and deliverability through the Local Plan process.

Similarly to the University, once developed Whinthorpe will occupy its own function as a self-sustaining new settlement for York which will be separate from Heslington both in physical and functional terms.

Whinthorpe will include new local and district centres together with new community uses such as schooling to support and sustain the new residential population that it will deliver. Whinthorpe will provide new mixed and sustainable communities which will function independently from Heslington and pose no concern or interest in influencing development decisions in Heslington.

The Parish Council's aim to maintain the Village's separation both functionally and physically from nearby urban areas, and the desire to preserve and enhance the green spaces which provide its context, will be actively supported through the development of Whinthorpe.

There is no need to retain Whinthorpe within the NPA - to the contrary it is inappropriate and undesirable to do so.

c) Conclusion

The area to the south of the A64 is disconnected in physical and functional terms from the rest of the proposed NPA and provides no contribution to the setting of the village of Heslington or the green spaces that immediately surround it.

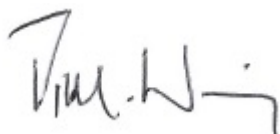
The Parish Council recognise that the Parish comprises a series of distinct land uses and communities including Heslington's historic village core, its open green spaces and the University of York Heslington East Campus. It is appropriate in this context for CYC to designate a NPA that is different to the Parish Council boundary to better reflect its various functions and to ensure that the Parish Council's aims for this Neighbourhood Plan i.e the preservation and enhancement of the character of village core and its immediate surroundings, can be delivered.

The land to the south of the A64 is and will continue to be functionally separate from the remainder of the Parish boundary and in this context it is neither appropriate nor desirable to include the area within the NPA.

It is for these reasons that Whinthorpe Development Ltd respectively request that the proposed NPA be refused and that CYC request the boundary be redrawn to also exclude the area to the south of the A64 in accordance with Regulation 7(2) of the Neighbourhood Planning Regulations 2012.

I trust that the above comments will be taken into consideration when reaching a conclusion on the designation and I would be grateful if we could be kept informed of progress on the Neighbourhood Plan.

Yours sincerely



TIM WARING
Director