

**Report of the Assistant Director for Planning and Sustainable  
Development**

**Proposed Heslington Neighbourhood Plan Area**

**Summary**

1. This report summarises the responses received during the recent consultation on the application by Heslington Parish Council for a Neighbourhood Plan area. The report recommends that the decision to determine the application by Heslington Parish Council to designate part of the Parish of Heslington as a Neighbourhood Planning area is deferred pending further discussions between City of York Council, Heslington Parish Council and the major stakeholders in the area.

**Recommendation**

2. The Executive Member is recommended to:

Defer the decision on the Heslington Neighbourhood Plan area application as per Option 3.

Reason: To allow further discussions between City of York Council, Heslington Parish Council and other key stakeholders to agree on a logical appropriate boundary for the Neighbourhood Plan.

3. **Background**

As part of the Localism Act 2011, local communities are encouraged to come together to get more involved in planning for their areas by producing Neighbourhood plans for their area. Neighbourhood plans are centred specifically round creating plans and policies to guide new development.

4. Neighbourhood planning is about letting the people who know about an area plan for it. It is led by the residential and business community, not the Council, and is about building neighbourhoods – not stopping growth.
5. If adopted by the Council, Neighbourhood Plans and orders will have weight becoming part of the statutory plan making framework for that area. Designation of a Neighbourhood Area is the first stage in the preparation of a Neighbourhood Plan.
6. In line with National Planning Practice Guidance (NPPG) paragraph 24<sup>1</sup>:

*‘an application to produce a Neighbourhood Plan must be made by a parish or town council or a prospective neighbourhood forum to the local planning authority for a Neighbourhood Area to be designated (Regulation 5 of the Neighbourhood Plan (General) Regulations 2012 (As amended). This must include a statement explaining why the proposed neighbourhood area is an appropriate area’.*

7. The regulations state that where a relevant body, in this case Heslington Parish Council, submits an area application it must include:
  - A map which identified the area to which the area applications relates;
  - A statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
  - A statement that the organisation or body making the application is a relevant body for the purposes of Section 61G of the 1990 Town and Country Planning Act as applied to Neighbourhood Plans by Section 38a of the Planning and Compulsory Purchase Act (2004).
8. Heslington Parish Council is progressing work on a neighbourhood plan for part of the parish. In November 2015, the Parish Council submitted an area application for an area of the Parish to be designated as a Neighbourhood Area. This boundary includes most of the Parished area, but excludes some of the University of York Campus East and West. This is exactly the same as the Village

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<sup>1</sup> ID 41-024-20140306

Design Statement boundary excluding Halifax College. This application and associated boundary map is attached at Annex A.

9. As detailed in the statement submitted, the application is made by Heslington Parish Council who is a 'relevant body' as defined by the relevant regulations<sup>2</sup>. The statement also details the reasons why the area that is the subject of the neighbourhood area application is appropriate to be designated as a Neighbourhood Area.

#### Reasons for the Proposed Boundary

9. The statement submitted to support the application details that Heslington Parish Council see their role within the community to represent all the residents of the Parish except those University Students and Staff who live and work on campus and are adequately represented by the University of York.
10. The Parish Council highlight the main aims of their proposed Neighbourhood Plan:
  - to support and reinforce the distinctive character and appearance of Heslington Parish and its sense of village community;
  - to preserve and enhance the conservation area for established residents and future generations;
  - to strengthen the existing Heslington Village Design Statement giving it statutory status and a greater influence over planning decisions;
  - to preserve the Green Belt and green space within the Parish;
  - to guide established residents and local planning decision makers in deciding how best to influence key projects on the future of the village and wider Parish;
  - to reinforce the image and identity of the Parish to improve the quality of life for all people who live and work in Heslington, build a stronger community spirit and greater cohesion
11. The Parish Council believe that the aims above are best served by defining the area of the Neighbourhood Plan as identical to the boundary of the current Village Design Statement for Heslington with the exclusion of Halifax College.

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<sup>2</sup> A relevant body means a) a parish or town council or b) an organisation or body which is, or is capable of being, designated as a neighbourhood forum.

12. The reasons for this proposed boundary which excludes the majority of the University of York's campus are based upon the differing objectives of the Parish ('established residents') and the University. The Plan has no interest in influencing the buildings and activities within the current University area, and in addition there is a logistical and financial burden of including approximately 5000 students whose needs and aspirations have no long term interest in the rest of Heslington Parish and will change on an annual basis. The full application is contained in Annex A.
13. Officers will consider these reasons against the criteria set out in paragraph 33 of the National Planning Practice Guidance under the 'Analysis' section of this report.

### **Consultation**

14. When an area application is received, the City of York Council must publish the following details of the Plan:
  - The name of the neighbourhood area;
  - A map identifying the area; and
  - The name of the Parish Council who applied for the designation.
15. The Neighbourhood Planning (General) Regulations 2012 (Regulation 6) and the Neighbourhood Planning (General) (Amendment) Regulations 2015 requires that the information to be published is:
  - a) *a copy of the application*
  - b) *details of how to make representations*
  - c) *the date by which those representations must be received, being-*
    - (i) *in the case of an application to which paragraph (2)(b) of regulation 6A applies, not less than four weeks from the date on which the area application is first published;*
    - (ii) *in all other cases, not less than six weeks from the date on which the area application is first published.*

*This should be published on the website and in such other manner as is considered likely to bring the area application to the attention of people who live, work or carry on business in the area to which the area application applies.*

16. The Council formally published the Heslington Parish Council's application on 18th January for a 6 week period until 29th February.

17. The application was published in the following ways which are legally compliant with the Act and with the Council's adopted Statement of Community Involvement:

- A letter, with the application attached was sent to the Parish Council (for info);
- A notice and a copy of the application was put up at several prominent locations around Heslington including Parish notice boards;
- A letter with the application attached was sent to businesses and landowners/agents in Heslington;
- A letter and copy of the application and boundary were sent to all neighbouring parish councils, these are:
  - Osbaldwick Parish Council
  - Deighton
  - Dunnington
  - Elvington
  - Fulford
  - Kexby
  - Murton
  - Wheldrake
- A webpage has been created at [www.york.gov.uk/neighbourhoodplanning](http://www.york.gov.uk/neighbourhoodplanning) where the Heslington application is available to view as well as additional information on the Neighbourhood Planning process.
- A specific email address [neighbourhoodplanning@york.gov.uk](mailto:neighbourhoodplanning@york.gov.uk) has been set up for representations as has a freepost address.

18. Once the consultation period has ended, the Local Planning Authority has a period of time (defined by the Neighbourhood Planning (General) (Amendment) Regulations 2015) to decide whether or not to designate the boundary applied for. The power to designate a neighbourhood area is exercisable under section 61G of the Town and Country Planning Act 1990. At this stage, it is only the principle of becoming a neighbourhood area and the extent of the proposed boundary which is to be considered. The determination of the application should not pre-judge the content or approach of the proposed draft Neighbourhood Plan. When designating a neighbourhood area, a local planning authority should not make assumptions about the neighbourhood plan that will emerge from

developing, testing and consulting on the draft neighbourhood plan when designating a neighbourhood area.

19. Under section 61H of the 1990 Act whenever a local planning authority exercises powers under 61G to designate an area as a neighbourhood area, consideration must be given to whether the authority should designate the area concerned as a business area. The designation of the specified area can only occur if the authority considers that the area is wholly or predominantly business in nature (Section 61H (3)). The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.

## **Responses to Consultation**

20. The Council has received 17 responses to the consultation which are included (with personal information removed) as Annex B to this report. In summary this includes 11 letters in support of the area application and 6 which suggest alternative boundaries. This is expanded on below.

21. Annex C contains maps showing the proposed alternatives. These include:

Two requests to include a selection of homes which appear to have been excluded from the Neighbourhood Plan area in error

22. The first of these is from a local resident who identifies concerns about the boundary, specifically the northern boundary from Newton Way to Windmill Lane. 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. In addition, both the boundaries exclude several houses which are clearly part of the village and are not part of the University. The respondent recognises the need to reconsider the boundary between the village and the University.
23. The other response is from Heslington Parish Council who write that it has been brought to their attention that the northern boundary of the current Village Design Statement, which has been used again in their Neighbourhood Area 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. The letter goes on to inform us 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.

24. Paragraph 34 of NPPG states that if the qualifying body (i.e. the Parish Council) want a subsequent change to the area application boundary then they need to inform the Local Planning Authority and if no decision has yet been made that the LPA has the option of advising that a new application be submitted with the requested revised boundary. If the LPA accepts the new application it must publish and consult on the new area for at least 6 weeks.

A request from Persimmon Homes to exclude two parcels of land south of Field Lane and Hull Road from the plan area

25. Persimmon state that both parcels of land are physically detached from the village of Heslington and therefore have little, if any impact, on the setting of the village and the church as suggested by the statement included by the Parish Council in their application. This is due to the intrusion of the Heslington East campus into the previous rural area (see map in Annex C).

A request from Quod consultants on behalf of Whinthorpe Development Ltd to exclude the draft Local Plan Strategic Site, ST15 (Whinthorpe) and surrounding land south of the A64 from the plan area

26. Quod highlight that the site and surrounding land is located to the south of the A64 which provides a strong separation between the site and the village of Heslington. They go on to state that the character and function of Whinthorpe is 'divorced' from Heslington's village core and the adjacent areas of open green space which contribute to the village's character (see map in Annex C).

A request from O'Neill Associates on behalf of the University of York to exclude all land in University ownership, or over which it has a lease or agreement.

27. O'Neill's object to the Neighbourhood Area proposed by Heslington Parish Council. They disagree with the Parish Council's justification for including some of the University's campus on the grounds 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.

28. Their response highlights that 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. They state that the benefits of the outline permissions cover the full extent of the campuses, and could not be overridden by a Neighbourhood Plan.
29. In conclusion, O'Neill's state that their proposed, 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 (see map in Annex C).

Halifax Estates request that the proposed Neighbourhood Plan Area is rejected and that the City of York Council propose a modified area

30. The modified boundary proposed by Halifax Estates to be included in the Heslington Neighbourhood Plan area is shown in Annex C. This excludes:
  - land owned and leased by the University allowing for long term expansion;
  - land south of the A64 as it performs no function in providing context to the village and part of it has potential as a major strategic site in the emerging Local Plan;
  - other areas that are detached from Heslington village both by distance and by the topography of Kimberlow Hill and do not contribute to the preservation or enhancement of Heslington Conservation Area.

Examples elsewhere

31. In a case in Liverpool in 2014, a group proposed a Neighbourhood Area which included a large proportion of the University of Liverpool buildings and land. 'LoveCanning, the Business Neighbourhood Forum for Liverpool's Georgian Quarter' was designated to act in relation to the Canning Business Neighbourhood Area.



32. During the initial consultation on the boundary, the University objected on the grounds that the proposed boundary stretched way beyond what is interpreted as the Canning area, and made little sense in terms of styles of buildings and historical character and included half the campus.
33. Given that the university owns the majority of the land in the proposed Neighbourhood Plan area, their interest and involvement would have been critical to make the Plan work. It was also agreed that the campus area is not well related in form and function to the Canning Georgian Quarter, and its inclusion does not appear to link to the aims and aspirations of the Neighbourhood Planning group.

On this basis, it was decided that it would be a better decision to re-draw the boundary to exclude all of the University of Liverpool and Liverpool John Moores University buildings and land. This involved the City Council defining a more appropriate boundary. Whilst the City Council could designate a smaller area than that proposed (paragraph 35, NPPG and under 61G of the 1990 Act), as the revised boundary both removed some areas as well as including a new area not previously subject to consultation, the City Council was required to undertake a further public consultation.

34. This case provides an example of where it was decided to exclude an area/organisation where there is little or no interest in being included in the Neighbourhood Planning process and consequently where the aims and aspirations of different groups are incompatible.
35. In a separate case, (*Daws Hill Neighbourhood Forum v Wycombe* 2014) the Court of Appeal confirmed that the Local Planning Authority has a broad discretion when considering whether a specified area is an appropriate area to be designated as a Neighbourhood Area and that in exercising that discretion the Local Planning Authority should have regard to the particular circumstances existing at the time the decision is made. The Council had not acted unlawfully in designating a smaller area than that which had been applied for.

## **Options**

36. The following options are available for the Executive Member to consider:

**Option 1** – approve the application to designate the neighbourhood area for Heslington Neighbourhood Plan, including the proposed boundary (attached at Annex A) without modification;

**Option 2** – refuse the application and designate an alternative more appropriate area (attached at Annex D)

**Option 3** – defer the decision on the neighbourhood area application to allow officers to discuss further options with Heslington Parish Council, and the various stakeholders in the Parish.

## Analysis

37. If the area applied for is not considered appropriate a Neighbourhood Plan and boundary application cannot be rejected outright as a revised boundary area that includes at least part of the area specified in the application must be designated. National Planning Practice Guidance (NPPG) states that:

*‘The Local Planning Authority should take into account the relevant body’s statement explaining why the area applied for is considered appropriate to be designated as such. The Local Planning Authority should aim to designate the area applied for. However a Local Planning Authority can refuse to designate the area applied for if it considers the area is not appropriate. Where it does so, the local planning authority must give reasons. The authority must use its powers of designation to ensure that some or all of the area applied for forms part of one or more designated neighbourhood areas<sup>3</sup>.’*

38. The NPPG also recognises the benefit of a Neighbourhood Plan that covers the full parished area of Heslington. Section 61G (4) of the Town and Country Planning Act (1990) states that:

*(4)In determining an application the authority must have regard to—*

*(a) the desirability of designating the whole of the area of a parish council as a neighbourhood area*

39. The full parished area of Heslington would form a comprehensive area which recognises the whole community of Heslington within an already established administrative boundary. Whilst the reasons

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<sup>3</sup> National Planning Practice Guidance ID: 41-035-20140306

submitted by the Parish Council and other Stakeholders are valid, they are subjective rather than for the benefit of the community as a whole. As demonstrated in paragraphs 42-59 below, there are many linkages across the whole parish area including the catchment area for many of the services, the intertwining of the historic buildings between the village and the University campus, the setting of the village and the University within a wider rural setting and the transport/walking/cycling links that run throughout the area.

40. It is considered that the correct interpretation is that the Regulations do not allow for the Local Planning Authority to modify the Neighbourhood Plan area to create an area larger than that applied for by the Parish Council. This is because the wider area would not have been published as part of the Regulation 6 consultation allowing for public comment from interested parties.
41. It is also important to note that whilst neighbourhood planning gives local communities greater opportunity to develop planning policies at a local level, the preparation of a neighbourhood plan is optional and not compulsory. Option 3 would allow for further discussion with all parties to agree the most appropriate boundary.
42. Option 1 would designate the area that the Parish Council applied for (but excluding the additional areas referred to in paragraphs 22 to 24 above). The Parish Council included in their statement, as part of their application, why this is considered to be the most appropriate boundary. Their reasons are summarised in paragraphs 9-13 above. A Neighbourhood Plan Area could cover a smaller area than the whole parish area if the proposed area is justified.
43. Officers have considered the reasons set out by the Parish Council and have considered the following matters which the NPPG advises could be considerations when deciding the boundaries of a neighbourhood area:
  - *Village or settlement boundaries which could reflect areas of planned expansion*
44. The village of Heslington has a defined settlement limit which closely follows the built up area. The northern boundary of the village is less clear as it merges with University buildings in Heslington West Campus. The Heslington Conservation Area boundary is drawn through this area and could be used to form a logical boundary.

45. Whilst there are no proposed expansions to the village itself, in the latest draft version of the City of York Local Plan halted in October 2014, there were several strategic sites proposed in the Parish of Heslington; ST15 Whinthorpe new settlement, ST27 University Expansion, and ST4 Land adjacent Hull Road & Grimston Bar. Given that these areas have not been agreed, they cannot be used to help form a logical boundary.
  - *The catchment area for walking to local services, shops, schools, GP, Parks etc*
46. Heslington village is very well serviced and facilities include: three banks, a post office, two pubs, a church, a village meeting room, a primary school and a delicatessen. The University campuses contain several facilities such as shops, hairdressers, doctors, coffee shops, a nursery, a major sports centre, and frequent bus services.
47. As expected, the use of these services are shared between the residents of Heslington village and the people who work and study at the University. The catchment for these facilities, especially the Sports Village stretches across the whole Parish and beyond.
  - *Physical appearance/characteristics of the neighbourhood e.g. consistent size or scale of buildings etc;*
48. Heslington Conservation Area was designated in 1969, and has a richly varied character, with Heslington Hall as its centrepiece. The University complex is adjoining, yet the village retains a strong sense of its own identity.
49. In contrast the University Campus of Heslington West to the north of the conservation area contains mainly 1960/70s buildings on a larger scale to the mainly two-storey residential properties in the village.
50. In addition to the village and Heslington West campus, the development of Heslington East is well underway and will include modern academic buildings, college accommodation, sporting facilities and community facilities.
51. Beyond the built up area of the village and the University campuses, are open fields containing several farms and residential dwellings.
  - *Whether the area forms all or part of a coherent estate for business or residents;*

52. As mentioned above, there are a number of different landuses in the area which could form separate communities although it would be difficult to form logical boundaries particularly between the village and the University to the north.
- *Whether the area is wholly or predominantly for business;*
53. The area is not predominantly for business.
- *Infrastructure or physical features e.g. railways/major roads which would form defined boundaries;*
54. There is a defined settlement limit between the village of Heslington and the open countryside as well as the A64 dual-carriageway providing a strong boundary between the north and south of the parish of Heslington.
- *Natural setting or features;*
55. There are no obvious natural features that would contribute to the definition of a logical boundary in this area.
- *The size of the population living and working in the area*
56. Both the NPPG and the Planning Advisory Service guidance state that electoral ward boundaries are a good starting point for the appropriate size of a neighbourhood area with an average population of 5,500 residents. Paragraph 32 of NPPG states that 'in a parished area a LPA is required to have regard to the desirability of designating the whole of the area of a parish or town council as a neighbourhood area'. This is also required by section 61G (4) of Town and Country Planning Act.
57. The ward boundaries in this area were redrawn in 2015 to establish the new Hull Road Ward which effectively covers the University and combined two wards to form Fulford and Heslington Ward which excludes the majority of the University. The number on the electoral role (age 18+) of Hull Road Ward is 11,847 and Fulford and Heslington Ward is 2,890 (March 2016).
58. Heslington Parish covers areas of both of the wards and consequently includes both students and non-students. The 2011 census electoral role figures for the whole Parish is 4,792. Of these,

3,832 are students and 960 are non-students. Although these figures are 5 years old, they indicate the high proportion of students in Heslington Parish.

59. The application submitted by the Parish Council states one of the reasons for excluding the University from the neighbourhood Plan area is the sheer number of students. They state that including the University campuses would add an enormous logistical burden and financial cost to the Plan's preparation, as well as unnecessary delay to its timely completion.  
The Parish Council identifies that they have a small precept based upon its small number of residences with non-student occupants.
60. In addition, the Parish Council considers that by including University and therefore the approximately 5,000 students that live in Heslington Parish, the results of referendum on the Neighbourhood Plan would be distorted.
61. Having assessed the application and its supporting statement and taken account of government guidance, legislation and representations received, it is considered that the area applied for by the Parish Council may not be the most appropriate in planning terms.
62. Option 2 would allow for the creation of a neighbourhood plan for a modified, smaller area than the area applied for. Section 61G of the Town and Country Planning Act 1990 states that a modified area must include at least part of the area specified in the application. The boundary proposed by officers under Option 2 (attached at Annex D) draws a much tighter boundary around the village of Heslington. This boundary could follow the boundary defined in the latest draft of the City of York Local Plan that was halted in October 2014 to allow further work on housing numbers.
63. This boundary would allow for the Parish Council to fulfil the aims set out in their application in terms of supporting and reinforcing the distinctive character and appearance of Heslington and its sense of village community whilst preserving and enhancing the conservation area for established residents and future generations.
64. This would also respond to several of the representations received through the consultation to exclude areas of land which do not 'fit' with the aims and objectives of the proposed Heslington Neighbourhood Plan.

- The representations received by O'Neill Associates on behalf of the University wish to see all land in University ownership, or over which it has a lease or agreement excluded from the Neighbourhood Plan area (see map at Annex C). This includes land that has been proposed for University expansion through the latest draft version of the City of York Local Plan halted in October 2014, as well as other land controlled by the University without extant planning permissions.
  - Quod, on behalf of Whinthorpe Development Ltd, wishes to exclude the land proposed as a new settlement through the latest draft version of the City of York Local Plan halted in October 2014, as well as all land south of the A64.
  - Persimmon Homes wish to exclude two parcels of land south of Field Lane and Hull Road from the plan area
  - Halifax Estates wish to exclude land owned and leased by the University, land south of the A64, other areas that are detached from Heslington village both by distance and by the topography of Kimberlow Hill.
65. The boundary proposed under Option 2 takes into account the potential considerations identified in NPPG paragraph 33 in that the boundary predominantly follows the settlement boundary of Heslington Village, it would include those buildings with similar physical characteristics, scale and use, no infrastructure/physical boundaries would sever the Plan area, and the size of the population would be limited to those people living in the village and would therefore be less resource intensive. The boundary does not however take account of the catchment area for services which in many cases would not exist if it were not for the University and the wider catchment.
66. Option 2 would exclude from the Neighbourhood Plan the areas referred to in paragraphs 22 and 23 of the report and other extensive area of the Parish.
67. Option 3 looks to defer the decision on the Heslington Neighbourhood Plan area to allow further time for officers to discuss with Heslington Parish Council and relevant Stakeholders a more appropriate boundary for the Neighbourhood Plan area. Deferring the application would also allow time for the Parish Council to submit a

revised boundary to include those areas accidentally excluded and referred to in paragraphs 22 to 24.

### **Next Steps**

68. If Options 1 or 2 are approved, Heslington Parish Council can go ahead and begin preparing the Neighbourhood Plan with advice and assistance from the Council. If Option 3 is approved, further meetings and discussion will take place between officers and the Parish Council and relevant stakeholders with a view to the submission of a modified area application and a further period of consultation as required by the Regulations.
69. Once a draft Plan has been produced, the Parish Council are then required to undertake pre submission consultation by publicising the proposals and inviting representations for a period of not less than 6 weeks.
70. The Parish Council can then submit the Neighbourhood Plan to the Council along with a consultation statement containing details of those consulted, how they were consulted, summarising the main issues and concerns raised and how these have been considered, and where relevant addressed in the proposed Neighbourhood Plan.
71. On receipt of the draft Neighbourhood Plan, the Council needs to publicise the Plan and invite representations for a period of not less than 6 weeks. Once the Council is satisfied that the Plan meets the requirements of the Town and Country Planning Act 1990 the Council then appoints an independent inspector. The Council is responsible for paying the costs of the examination so it is in the Council's interests to ensure that the proposed plan meets the requirements.
72. The Examination and subsequent Referendum will follow. Should the vote be in favour (50% plus 1), then the Council will publish the Neighbourhood Plan.



## **Council Plan**

73. The proposed Heslington Neighbourhood Plan will be a positive contribution to the Council Plan priority of '*A council that listens to residents - to ensure it delivers the services they want and works in partnership with local communities*'.

## **Implications**

74. **Financial/Programme** – If a neighbourhood plan for Heslington is approved, the council will be required to pay for the examination and the subsequent referendum. The costs of these statutory processes will be met in part by central government funding sources from the Department for Communities and Local Government. Any shortfall will need to be accommodated within existing resource
75. **Human Resources** – If a repeat consultation is required, this will have limited HR implications for the Forward Planning Team.
76. **Equalities** – None.
77. **Legal** – The designation of Neighbourhood Plan Areas is to be made in accordance with the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning (General) (Amendment) Regulations 2015 and the provisions of the Localism Act 2011.
78. If the application is not determined in accordance with the prescribed timescales, the local planning authority will not be acting in compliance with the Regulations. However, the NPPG states that where it has not yet made a decision on an area application and the Parish Council wants to change the neighbourhood plan area, the local planning authority has the option of advising the Parish Council that a new application be submitted with the revised boundary.
79. **Crime and Disorder** – None.
80. **Information Technology** – None.
81. **Property** – None.

## **Risk Management**

82. No significant risks are associated with the recommendation in this report have been identified.

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**Report Approved**



**Date** 21/03/16

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**Wards Affected:**

All

Heslington and Fulford Ward  
Hull Road Ward

**For further information please contact the authors of the report.**

**Annexes:**

Annex A – Heslington Parish Council Neighbourhood Plan application

Annex B – Representations made during the consultation period

Annex C – Maps showing alternative boundaries proposed in consultation responses

Annex D – Officers' modified boundary as per Option 2.

**Abbreviations used in the report**

CA- Conservation Area

HR- Human Resources

NPPG- National Planning Practice Guidance

VDS- Village Design Statement