



Notice of a public meeting of

Planning Committee A

- To:** Councillors Crawshaw (Chair), Fisher (Vice-Chair), Ayre, J Burton, Clarke, Cullwick, Melly, Steward, Whitcroft, Wann, and Moroney
- Date:** Thursday, 5 September 2024
- Time:** 4.30 pm
- Venue:** West Offices - Station Rise, York YO1 6GA

AGENDA

1. Declarations of Interest (Pages 1 - 2)

At this point in the meeting, Members and co-opted members are asked to declare any disclosable pecuniary interest, or other registerable interest, they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

[Please see attached sheet for further guidance for Members].

2. Minutes (Pages 3 - 10)

To approve and sign the minutes of the last Planning Committee A meeting held on 22 July 2024.

3. Public Participation

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

Please note that our registration deadlines have changed to 2 working days before the meeting, in order to facilitate the management of public participation at meetings. The deadline for registering at this meeting is 5:00pm on Tuesday, 3 September 2024.

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill in an online registration form. If you have any questions about the registration form or the meeting, please contact Democratic Services. Contact details can be found at the foot of this agenda.

Webcasting of Public Meetings

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4. Plans List

This item invites Members to determine the following planning applications:

- a) **Land To the South Of New Farm, Lords Lane, Nether Poppleton Report [23/02254/FULM]** (Pages 11 - 56)
Installation of a solar farm with associated infrastructure, access, security fencing and landscaping [Rural West York Ward].
- b) **Huntington South Moor, New Lane, Huntington, York [24/00282/REMM]** (Pages 57 - 100)
Reserved matters application for layout, scale, appearance, landscaping and access of 280 dwellings and associated infrastructure following outline planning permission 21/00305/OUTM [Huntington/New Earswick].

5. Urgent Business

Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Angela Bielby

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For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

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Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (ہولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

Declarations of Interest – guidance for Members

- (1) Members must consider their interests, and act according to the following:

Type of Interest	You must
Disclosable Pecuniary Interests	Disclose the interest, not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Directly Related) OR Non-Registrable Interests (Directly Related)	Disclose the interest; speak on the item <u>only if</u> the public are also allowed to speak, but otherwise not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Affects) OR Non-Registrable Interests (Affects)	Disclose the interest; remain in the meeting, participate and vote <u>unless</u> the matter affects the financial interest or well-being: (a) to a greater extent than it affects the financial interest or well-being of a majority of inhabitants of the affected ward; and (b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest. In which case, speak on the item <u>only if</u> the public are also allowed to speak, but otherwise do not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.

- (2) Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.
- (3) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations,

and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.

City of York Council

Committee Minutes

Meeting	Planning Committee A
Date	22 July 2024
Present	Councillors Crawshaw (Chair), Fisher (Vice-Chair), Ayre, J Burton, Clarke, Cullwick, Melly, Steward, Whitcroft, B Burton (Substitute for Cllr Moroney) and Fenton (Substitute for Cllr Wann)
In Attendance	Becky Eades – Head of Planning and Development Services Sandra Branigan – Senior Solicitor Tony Clarke - York Central Highway Authority Lead Louise Milnes - Senior Planning Officer (Largescale Sites)
Apologies	Councillors Wann and Moroney

103. Declarations of Interest (4.36pm)

Members were asked to declare at this point in the meeting any disclosable pecuniary interest or other registerable interest they might have in respect of business on the agenda, if they had not already done so in advance on the Register of Interests. Cllrs Steward and Ayre noted that they sat on the York Central Lead Members Steering Group and that they had not taken part in any decision making concerning York Central. There were no further declarations of interest.

104. Minutes (4.37pm)

Resolved: That the minutes of the last meeting held on 16 May 2024 were approved as a correct record subject to the following amendments:

- Under public speakers for the Bradleys Farm Shop [22/01733/FULM] application change The to She under Faye Simpson.
- In the second bullet point of Members clarification questions to officers on the Bradleys Farm Shop [22/01733/FULM] application change itw to it was.
- Under public speakers for the Pavers Ltd [23/00823/FULM] application, change her to he under Jason Paver.
- Under public speakers for the Pavers Ltd [23/00823/FULM] application, change 'The conveyor belt did not need to be in a straight row'

to 'The conveyor belt did not need to be in a straight line' under questions to Jason Paver.

105. Public Participation (4.38pm)

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme on general matters within the remit of the Planning Committee A.

106. Plans List (4.38pm)

Members considered a report of the Head of Planning and Development, relating to the following planning application, outlining the proposals and relevant policy considerations and setting out the views of consultees and officers.

2a) York Central, Leeman Road, York [23/02255/REMM] (4.38pm)

Members considered a major reserved matters application from Homes England, Network Rail Infrastructure Ltd and Government Property Agency for layout, scale, appearance, landscaping and access for erection of a six storey (plus basement) office building (Use Class E (g) (i)) with ancillary uses and self-contained retail floorspace (Use Class E (b)) at ground floor, associated car and cycle parking, servicing and access, public realm and other associated infrastructure pursuant to outline planning permission 18/01884/OUTM at York Central, Leeman Road, York.

The Head of Planning and Development Services outlined and gave a presentation on the application. Members then asked a number of questions in relation to the application to which officers explained: The cycle route through the site including the quickest route into the site. They explained where the applicant would prefer the route to be and clarified the pedestrian access to the building. The part of the site being developed and that landscaping and other plots on the site would come forward through different planning applications. The building was in line with the design guide.

The areas in brown on the site plan showed the adopted highway. Hudson Boulevard would be adopted and the snicket through was yet to be agreed.

Members were provided with an update noting an amendment to paragraph 1.7 with the Biscuit Warehouse building now being demolished, a consultation response regarding amended plans from Yorkshire Water with no objections, and a change to paragraph 5.48 that should state additional width of 0.5m, not 2.5m. Members were also informed that the Council's Access Officer had been consulted on the proposals and involved throughout the application process and the Access Officer's comments were incorporated into the detailed Highways response. Officers noted representation from a York Disability Rights Forum Access Group member and York Access Forum member (representing the York ME Community).

Public Speakers

Flick Williams spoke in objection of the application on the failure to follow national guidance regarding tactile paving. She noted tactile paving uses and explained the purpose of coloured tactile paving. She expressed concern over the use of grey tactile paving and areas in York where grey contrasting tactile paving had faded due to weathering. She added that there had been no consultation with access groups. She noted that there needed to be consistency in tactile paving across the site. In response to Member questions she explained:

- That red tactile paving was used for controlled crossings and buff for non-controlled crossings and she was seeing grey tactile paving in conservation areas.
- The public sector equality duty guidance on tactile paving.

David Sweeting (Principal Planning Consultant, Avison Young) spoke in support of the application on behalf of the applicants. He explained that the building would deliver the first commercial property on the site with 2600 government employees. There would be 16 blue badge spaces and 250 cycle spaces, of which 18 would be accessible. He explained that it would be expected that people would walk or cycle to the site and that the site had excellent public transport links. He noted that there would be 100% biodiversity net gain and that the scheme was within the parameters set and there would be occupation by 2027.

David Sweeting was joined by colleagues Allan Cooke (Development Partner for York Central, Arlington) and Adrian Kemp (Transport Consultant, WSP) to answer Member questions. They were asked and explained that:

- They had engaged with City of York Council (CYC) and had considered the key aims of the travel plan. They added that York had

excellent transport provision and they were aware of the Bus Service Improvement Plan (BSIP). They added that the delivery of car zero vetted a positive balance.

- The scheme was not reliant of the development of a multi storey car park.
- There was an existing car park on site and it was expected that it would be a car free development. There was funding coming forward from Homes England for the S106. The applicant had delivered a scheme in Leeds and that would inform this development. There was zero car parking and displacement parking would be added through the travel plan. It was clarified that the application did not exclude blue badge car parking spaces.
- By having zero car parking provision, York Central was reliant on walking, cycling and public transport. They did not want to encourage car use and did not want car parking.
- Regarding tactile paving, the hard landscaping was agreed through the discharge of a condition and they would be happy to address the issue through the discharge of the condition.

[At this point using the presentation, the Head of Planning and Development Services demonstrated where the tactile paving was and noted that it would be worked out through the discharge of a condition].

- Regarding the management of Hudson Boulevard retail use had been brought in to bring active frontage and this would require plant space and cycle storage. It was believed that the scheme would promote active frontage.
- The use of the facades for birds had been discussed and there was a condition on the reserved matters regarding the provision of bird boxes. They could take the use of swift boxes to the developer but the developer had security concerns about the use of swift boxes.
- The Chair noted the concerns of the Ecology Officer that some wildlife was in high use areas. They explained that they had challenged that with Atkins and because of the temperature of the plant areas it was not suitable for bird/bat boxes. Condition 31 or the reserved matters application included bird/bat boxes and there were other areas on York Central where they could be delivered.
- Of the 2600 jobs, 1100 to 1300 would be employed on site.
- Detail was given on how people would arrive to the site.
- Cycle parking was explained and it was noted that this did not relate to the numbers of people on site.
- The blue badge requirements were explained and it was noted that the scheme was required to provide 2 blue badge spaces but provided 16.

- It was confirmed that Atkins had an Accessibility Officer to look at access. The cycle spaces and accessible cycle spaces were explained.
- Regarding accessibility the applicants would be looking at guidance, including Department for Transport (DfT) design guidance. They had engaged with the CYC Access Officer 3-4 months previously and the Access Officer's comments were included in the Highway's Officer's comments.
- The government property agent had discussed the design of the building with the end occupiers and the design factored in the history of York. The end occupier had their own design guide.
- Plot F1B included where the blue badge spaces were. It was noted that the end occupier had been informed that two blue badge spaces were needed. The use of the blue badge spaces would be monitored and there was a stipulation that they were within 50m of entrances and secondary entrances.
- It was confirmed that blue badge spaces did not impact on the delivery of plot F2 and it was explained how the number of blue badge spaces was calculated and that they would be monitored for plot F1B.
- Eight blue badge spaces were to be retained in perpetuity and the Chair noted that the working of condition 6 could be tightened to reflect that.
- Regarding why the cycle lane was not put where cyclists would go (as suggested by a Member), the applicants wanted to put an active frontage on Hudson Boulevard and it was explained that employees would be advised of the route that was safe. The cycle route could not be put straight across as there were trees in the way. [The Chair clarified that there were segregated cycle routes].
- In regard to the Cinder snicket, there were different widths at different points and if it was made 3m wide (LTN 1/20) it would impact on the southern end of the Cinder snicket.
- [At this point a Member explained that during consultation, Members were assured that there would be coloured tactile paving. The Chair advised that this was covered by the discharge of the outline planning conditions and the speaker would discuss this with officers. He added that there would be guidance from officers on the outline and reserved matters stages and within DfT guidance].
- It was confirmed that the concerns of the Highways Officer regarding city centre parking and the site wide parking strategy would be picked up. It was noted that the use of car travel to the site would be discouraged.

[The meeting adjourned from 6.08pm until 6.20pm]

Officers then answered further questions from Members:

- The Head of Planning and Development Services explained that discussions with the Access Officer regarding tactile paving related to the site and were ongoing. She explained that condition 24 of the outline planning permission included the materials for pavements and that officers would work with the Access Officer on that. The York Central Highway Authority Lead added that tactile paving for controlled crossings was brick colour and for other crossings could be buff or a different colour. He added that they could progress a buff tactile paving approach. Officers were asked and confirmed that they would be happy for a consistent approach through the site. They were also asked and confirmed that there was an ongoing conversation with groups such as York Access Forum. It was explained that the Access Officer would be working with those groups on the infrastructure works.
- Officers clarified that the Museum Square application related to red tactile paving and there was no controlled crossings on this application site. The guidance on different coloured paving would be followed and officers read out the condition as part of the National Railway Museum application.
- The S106 funding would come through from the outline planning permission. If there was a significant change of approach regarding car parking the S106 would be impacted.
- The travel plan was a condition and this would be worked through to ensure that there was a robust travel plan. Officers would work with applicants to make sure that what came through at the discharge of conditions was strong enough.
- There was at least 2% on street EV charging and for commercial there would be exclusive use of EV parking.
- The pedestrian/cycle path was cyclists in the middle and pedestrians on either side. The cycle route could not be changed as part of this application.
- The circular design area to the north east of the site was pedestrianised with cycle route across it. This would be delineated by different materials.
- Asked whether the cycle route at the corner could be widened for pedestrian safety reasons, officers confirmed the specifics of that would be looked at through the discharge of conditions.
- The drainage and landscaping scheme would use the same principles as Hudson Boulevard and the detail of the final species would be set out as part of the discharge of conditions.
- Regarding concerns about a homogenous approach, officers had consulted with the council architect and officers were satisfied with the bulk, scale and massing of the scheme.

- It was confirmed that conditions requested by consultees had been included and were in the report.

During debate a Member asked if there were any plans for blue badge parking across the site and the Head of Planning and Development Control advised that the Committee had to consider the application before it. Officers were also asked and confirmed that there would be controlled access to the blue badge bays for the building.

Cllr Fenton moved the Officer recommendation to delegate authority to the Head of Development of Services to determine the final detail of the planning conditions below then approve the application subject to planning conditions listed in the report and amended condition 6 to review 8 blue badge spaces in plots A and B in perpetuity and an additional informative for consistent approach to tactile paving. This was seconded by Cllr Cullwick. Following a unanimous vote in favour it was:

Resolved: That delegated authority to be given to the Head of Planning and Development Services to determine the final detail of the planning conditions below then approve the application subject to planning conditions listed in the report and amended condition 6 to review 8 blue badge spaces in plots A and B in perpetuity and an additional informative for consistent approach to tactile paving.

Reasons:

- i. The principle of development of the site for an office building with ancillary retail as part of the York Central development was approved at outline stage and the reserved matters application aligns with the parameter plans and Design Guide approved through Conditions 6 and 7 of the outline consent.
- ii. In terms of all design aspects, the proposed building accords with the design parameters set out at outline approval stage and offers a good design quality benchmark which should positively contribute to the townscape of York Central and the wider city. Material samples will come forward through the discharge of Condition 16 of the outline consent.
- iii. The proposals would have a less than substantial impact on the setting of heritage assets, however the harm is significantly outweighed by the public benefits arising from its contribution to the economy together with the social and environmental benefits the proposals will bring not only to the City of York but

also as a cornerstone of the York Central development.

- iv. In terms of highway impacts the layout and access is acceptable in highway terms. It is acknowledged that the development being zero parking, except for blue badge spaces with greater reliance on sustainable transport modes is a shift from what was anticipated at outline approval stage. However, it is accepted in principle on the basis that discharge of conditions on the outline consent, particularly with respect to a Full Travel Plan being submitted can further address any concerns regarding parking and travel behaviours.
- v. Impacts on habitats and ecology have been appropriately assessed and any outstanding matters addressed by condition on the outline consent.
- vi. There are no additional impacts identified with respect to drainage and flooding and it is noted that conditions attached on the outline consent would need to be discharged.
- vii. The proposals are in accordance with the outline consent Environmental Statement which set out the anticipated impacts with respect to air quality, noise and contamination subject to mitigation and a series of conditions to be discharged.
- viii. The proposals have been assessed in liaison with the Council's Highways Officers and Access Officer, taking into account the Council's duties under the Public Sector Equality Duty (PSED).

Cllr J Crawshaw, Chair

[The meeting started at 4.30pm and finished at 7.27pm].

COMMITTEE REPORT**Date:** 5 September 2024**Ward:** Rural West York**Team:** West Area**Parish:** Nether Poppleton Parish
Council**Reference:** 23/02254/FULM**Application at:** Land To the South Of New Farm Lords Lane Nether Poppleton
York**For:** Installation of a solar farm with associated infrastructure, access,
security fencing and landscaping**By:** Mark Wood**Application Type:** Major Full Application**Target Date:** 8 July 2024**Recommendation:** Approve after referral to Sec. of State**1.0 PROPOSAL**

1.1 Planning permission is sought for erection of a solar farm covering some 55.9 hectares over two sites set to either side of Lords Lane to the west of Nether and Upper Poppleton villages. The site to the south of Lords Lane and to the west of Nether Poppleton village is slightly smaller and is identified as Area A. The site to the north and to the northwest of Nether Poppleton village is identified as Area B. The land is presently in a mix of arable cultivation on Grade 3b) (medium quality) with barley and potato cultivation predominating. The proposed works include a range of ancillary structures including fencing, inverters, a substation, access tracks and a grid connection. Access to the site would be via Lord's Lane, Common Croft Lane and Broad Lane Upper Poppleton. The site is gently rolling in character and divided up into a regular pattern of fields with mature hedges in native species interspersed with individual mature trees with few longer distance views across the site. There are some small blocks of woodland adjoining the site boundaries. No landscape or habitat designations would be affected. The site lies within the general extent of the York Green Belt.

1.2 The pv arrays would be fixed to a lightweight frame in rows spaced between 3.2 and 4.8 metres apart with the frame sitting on foundations 1.5 metres into the ground. A substation would be located within a timber clad building to the west of the southern area A with inverters to convert the electricity into a form readily transmissible through the grid associated with each bank of solar panels. 2-metre-high deer proof mesh fencing would be provided around the exterior of the site. The access points, substation building, and inverters would be covered by externally monitored cctv. Construction would be over a period of eight months to a year with a construction site compound provided at the eastern edge of the site. The farm is envisaged to be in place for a period of 30 years before de-commissioning. The proposal is not EIA development as identified in the previous EIA screening opinion 22/01895/EIASN.

1.3 The application has been amended since submission to allow for an easement for National Grid overhead line improvement works at the northwestern edge of area B. The development when fully operational would allow for the input of an additional 32.6 MW of electricity to the Grid which would power up to 13,000 houses on an annual basis. This would represent a reduction of 12,500 tonnes of carbon dioxide to the atmosphere during the first year of operation.

Relevant Planning History

1.4 22/01895/EIASN Screening Opinion in respect of erection of a solar farm at Lords Lane Nether Poppleton. The proposal was found not to be EIA development by virtue of its impacts including cumulative impacts with other proposals.

2.0 POLICY CONTEXT

NATIONAL PLANNING POLICY FRAMEWORK

2.1. The NPPF sets out the government's planning policies for England and how these are expected to be applied. Its planning policies are material to the determination of planning applications. The Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). To achieve sustainable development, the planning system has three overarching objectives; economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways (paragraph 8).

2.2. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (section 38(6) Planning and Compulsory Purchase Act 2004).

2.3. The statutory Development Plan for the City of York comprises the saved policies and key diagram of the otherwise revoked Yorkshire and Humber Plan Regional Spatial Strategy (2008) and any made Neighbourhood Plan, in this case the Upper and Nether Poppleton Neighbourhood Plan (2016).

NEIGHBOURHOOD PLAN

2.4 The Upper and Nether Poppleton Neighbourhood Plan was formally made (adopted) in July 2016 and forms part of the statutory Development Plan for the area. At Policy PNP1 (Green Belt Policy) the general extent of the Green Belt within and around the settlement is highlighted on the Policies Map. It indicates that within the general extent of the Green Belt inappropriate development would not be supported except in very special circumstances. It goes on to indicate that proposed developments for uses including engineering operations will be supported providing they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

DRAFT LOCAL PLAN (DLP 2018)

2.5 The Draft Local Plan 2018 was submitted for examination on 25 May 2018. Formal examination hearings have now taken place and a response from the Inspector is awaited. The Draft Plan policies can be afforded weight in accordance with paragraph 48 of the NPPF. Draft policies relevant to the determination of this application are:

- DP2 Sustainable Development
- SS2 The Role of York's Green Belt
- EC5 Rural Economy
- D2 Landscape and Setting
- GI2 Biodiversity and Access to Nature
- GI4 Trees and Hedgerows
- GB1 Development in Green Belt
- CC1 Renewable and Low Carbon Energy Generation and Storage
- ENV2 Managing Environmental Quality
- ENV5 Sustainable Drainage
- T1 Sustainable Access

3.0 CONSULTATIONS

3.1. The application has been publicised via Site Notice on 17th January 2024, local press notice and neighbour notification letter at the same time.

INTERNAL

Public Protection

3.2 Raise no objection to the proposal subject to any permission being conditioned to secure remediation of any unexpected contamination and the hours of any noisy construction works being controlled.

Carbon Reduction Team

3.3 Raise no objection to the proposal on the grounds that of itself and in combination with other schemes secure compliance with the renewable energy generation requirements of Policy CC1 of the Draft Local Plan.

Design, Conservation and Sustainable Development (Archaeology)

3.4 Raise no objection to the proposal subject to any permission being conditioned to secure a scheme of post determination archaeological evaluation.

Design, Conservation and Sustainable Development (Ecology)

3.5 Raise no objection to the proposal. Some concern in respect of the potential impact of the proposal upon ground nesting birds specifically skylarks who are known to nest in the wider locality was initially expressed. That concern was subsequently resolved following on from the submission of supplementary information. Conditions are recommended to be attached to any planning permission in respect of the submission and prior approval of a Landscape and Ecological Management Plan (LEMP), to secure the habitat of great crested newts and the submission and prior approval of a Construction Environmental Management Plan (Biodiversity).

Design, Conservation and Sustainable Development (Trees and Landscape)

3.6 Raise no objection in principle to the proposal but express concern in respect of the impact of the proposal on the landscape character of the site particularly in the short-term following establishment of the site and in its direct environs.

Consideration should be given to enhanced landscape mitigation at the site boundaries, and it is felt that in the long term as the proposed landscape mitigation matures then the impact would be lessened. There is also a lower risk of cumulative impacts arising out of interaction with the other solar developments proposed in the wider area at Hessay and Harewood Whin because of the degree of physical separation.

Public Rights of Way (PROW)

3.7 Raise no objection to the proposal subject to a dilapidation survey being undertaken in respect of the impact of construction works on the Public Rights of Way adjacent to or crossing the site together with any permission controlling details of fencing adjoining the network.

Highway Network Management

3.8 Raise no objection in principle to the proposal but raise concerns in respect of potential interaction between the proposal and the National Grid upgrade works. Concern is also expressed in respect of the impact upon the PROW network of the potential use of a haul road as a means of access. Any permission would need to be conditioned to secure submission and prior approval of a Method of Works statement together with detail of the junction of the access with the adopted highway and the internal site layout.

Front Line Flood Risk Management

3.9 Raise no objection in principle to the proposal subject to any permission be conditioned to secure compliance with the submitted drainage and flood risk mitigation strategy along with the provision of an appropriate easement to allow for maintenance of the IDB managed watercourse crossing the site.

EXTERNAL

Nether Poppleton Parish Council

3.10 Raise no objection to the proposal.

Environment Agency

3.11 Raise no objection to the proposal.

Ainsty (2008) Internal Drainage Board

3.12 Raise no objection to the proposal subject to any permission being conditioned to strictly comply with the submitted flood risk and drainage strategy.

National Grid

3.13 Raise no objection in principle to the proposal subject to a sufficient easement being provided to allow for the projected overhead line maintenance/improvement project being undertaken across the site.

Yorkshire Wildlife Trust

3.14 Object to the proposal on the grounds of lack of information surrounding the impact of the proposal upon ground nesting birds and the biodiversity of plant species in the locality.

CPRE (North and East Yorkshire)

3.15 Object to the proposal on the grounds of impact upon the openness of the Green Belt, the loss of productive agricultural land, detrimental impact upon users of the PROW network and detrimental impact upon local soil quality.

4.0 REPRESENTATIONS

4.1 A total of 2.no objections and 1 letter of support been received at the time of writing.

4.2 Summary of the objections received:

- Objection to the loss of the open character of the Green Belt
- Loss of arable land suitable for food production
- The proposed development is felt to be unnecessary when alternative brownfield land is available elsewhere.

4.3 Summary of the letter of support:

- The proposed development would significantly boost the production of renewable energy within the wider area.
- Visual impact arising from the proposal would be modest.
- The proposed form of generation would have a lesser impact upon the openness of the Green Belt and wider landscape character than wind turbines or Hydro Electricity.

5.0 APPRAISAL

Key Issues

5.1 The key issues are as follows:

- Principle and Green Belt
- Impact upon Openness
- Landscape Character
- Biodiversity
- Loss of Agricultural Land
- Drainage and Flood Risk
- Access and Transportation

PRINCIPLE AND GREEN BELT

Policy

5.2 The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that, the essential characteristics of the Green Belt are its openness and permanence.

5.3 Paragraph 143 of the NPPF states that the Green Belt serves 5 purposes:

- * To check the unrestricted sprawl of large built-up areas.
- * To prevent neighbouring towns merging into one another.
- * To assist in safeguarding the countryside from encroachment.
- * To preserve the setting and special character of historic towns.
- * And to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.3 In line with the decision of the Court in *Wedgewood v City of York Council* [2020], and in advance of the adoption of a Local Plan, decisions on whether to treat land as falling within the Green Belt for development management purposes may take into account the RSS general extent of the Green Belt, the 2005 DCLP, the 2018 Draft Plan, insofar as can be considered against paragraph 48 of the NPPF and should have regard to site specific features in deciding whether land should be regarded as Green Belt.

5.4 The site is located within the general extent of the York Green Belt as described in the RSS. In addition to the saved polices YH9(C) and Y1 (C1 and C2) of the Regional Spatial Strategy which relate to York's Green Belt, the site is identified as falling within greenbelt in the proposals maps of the Development Control Local Plan (2005) and Draft Local Plan (2018) It is also within the area of the “made” Poppleton Neighbourhood Plan (2016) and covered by Policy PNP1 Green Belt Policy.

5.5 The site is identified in the City of York Local–Plan - The Approach to the Green Belt Appraisal (2003) which the Council produced to aid in the identification of those areas surrounding the City that should be kept permanently open as being of importance in securing the openness of the Green Belt.

5.6 Additionally, when the site is assessed on its merits it is concluded that it serves two Green Belt purposes as set out in paragraphs 143(c) and (d) of the NPPF, namely assisting in safeguarding the countryside from encroachment and helping to preserve the setting and special character of York. As such, the site should be treated as lying within the general extent of the York Green Belt and the

proposal falls to be considered under the restrictive Green Belt policies set out in the NPPF and within policies PNP1 of the Upper and Nether Poppleton Neighbourhood Plan and GB1 of the Draft Local Plan (2018).

Assessment

5.7 The relevant local policy is GB1 together with Policy PNP 1 of the Poppleton Neighbourhood Plan. The relevant paragraphs of the NPPF are 152 and 155. A Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt unless it meets one of the exceptions set out in paragraph 154 of the NPPF. The proposal does not meet any exceptions set out in paragraph 154 of the Framework.

5.8 Certain other forms of development are not inappropriate in the Green Belt including engineering operations provided they preserve its openness and do not conflict with the purposes of including land within it as set out in paragraph 155 of the NPPF. The proposal does not meet any exception set out in paragraph 155.

5.9 The development is classed as inappropriate development in the Green Belt, which is by definition harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Whether the harm to the Green Belt and any other harm is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify inappropriate development is considered in paragraphs 5.34 to 5.37 below.

5.10 Turning to the impact on the Green Belt and openness, Planning Policy Guidance refers to a number of matters that the courts have identified can be taken into account in assessing openness, which include spatial and visual aspects, duration of development and remediability and the degree of activity generated.

5.11 The proposal envisages the erection of a solar farm consisting of ground mounted tilted panels to a maximum height of 2.9 metres sitting within a lightweight frame together with a range of ancillary development including inverters and a sub-station enabling the electricity to be generated to be circulated through the grid. The sites are both middle grade agricultural land presently in use for a mix of growing of barley and root crops. The surrounding landscape gently undulates with a mix of small and medium sized fields surrounded by the predominant boundary treatment characteristic of the wider locality comprising mature trees and lengths of hedgerow. These are interspersed with small blocks of mature natural woodland.

IMPACT UPON OPENNESS

5.12 In terms of impact upon openness the proposal would fundamentally alter the character of the surrounding landscape. This is notwithstanding the intention to reinstate the site to its former character at the end of the period of operation which creates a different degree and form of harm to a permanent building. From being an area in a mix of agricultural uses; the site would take on a physically regimented, engineered character which would only be partially mitigated by the development being divided up into two blocks. The openness of the Green Belt would therefore clearly be harmed in both visual and spatial senses. An appearance of physical development would be created in two significant areas of what is presently natural landscape to the west and northwest of Nether Poppleton village. That is notwithstanding the degree of reinforcement of existing landscape planting at the site boundaries and around retained field boundaries and the retention of sheep grazing between the panels. The nature of the site boundary fencing would at least for the time that the landscape mitigation takes to mature appear alien and would itself give rise to some harm to openness.

5.13 Paragraph 143 of the Framework identifies five Green Belt purposes which include safeguarding the open countryside from encroachment. Notwithstanding the purpose of the development, it would represent a clear encroachment of engineered built development into what is presently open countryside in terms of its physical form combined with associated fencing.

LANDSCAPE CHARACTER

5.13 Central Government Planning Policy as outlined in paragraph 180 b) of the NPPF indicates that planning decisions should recognise the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services including the economic and other benefits from best and most versatile agricultural land and of trees and woodland. At the same time Policy D2 of the Draft Local Plan indicates that development proposals will be encouraged and supported where they conserve and enhance landscape quality and character and the public's experience of it and make a positive contribution to York's special qualities.

5.14 The application site does not lie within any special landscape designations with only limited visibility of Area B which lies to the north west of Nether Poppleton village from the direction of Overton to the northeast. Area B however falls within a different landscape character area associated with the wider Vale of York with its Ings landscape where historic settlement is concentrated and where greater harm may arise from cumulative impacts from other schemes within the wider locality. It is

however proposed to set back the panels between 10 and 15 metres from the existing hedgerows with reinforcement planting taking place around the outer boundaries and the retained field boundaries within the site. When mature the cumulative effect of the existing together with the additional planting would be to filter the visual impact of the site in the winter months and effectively screen it during the period of maximum leaf growth in the summer. Impact is therefore felt on balance to be acceptable.

5.15 In terms of Area A which lies to the west of Nether Poppleton village and the southern section of Area B, the scheme borders both Lord's Lane and Broad Lane with their associated footpath network which allow residents of both Nether and Upper Poppleton to access the open countryside to the west and north of both settlements. Broad Lane in particular is used extensively for dog walking. Notwithstanding the degree of setback from the hedge line and the proposed reinforcement planting there would be a fundamental change to the character of the local landscape with the panels being highly visible in that direction during the winter as a result of the local topography. There would also be significant visibility of the proposal from the footpath which is due to be partially relocated linking into Lord's Lane as a result of the topography sloping gently north and north westwards towards the Ouse riverbank.

5.16 Harm would to a significant extent be mitigated by the proposed reinforcement planting which would lead to a filtering of views even in winter. However, that would not override the fact that the character of the landscape would change with the area being taken out of arable production which would be replaced by manmade engineered structures. Over the course of processing the application the design of the boundary fencing has been amended to a two-metre-high timber post and wire fencing which is felt to be more visually appropriate within the rural landscape. Landscape harm from the proposal is still though felt to be significant and needs to be weighed within the planning balance against the positive benefits of the scheme. Some further mitigation may be achieved by means of a detailed landscape scheme which may be conditioned as part of any permission.

BIODIVERSITY

5.17 Central Government Planning Policy as outlined in paragraph 186a) of the NPPF indicates that when determining planning applications local planning authorities should ensure that if significant harm to biodiversity resulting from a development cannot be avoided adequately mitigated or as a last resort compensated for then planning permission should be refused. Policy GI2 of the Draft Local Plan indicates that any development should ensure the retention, enhancement and appropriate management of features of biological interest.

5.18 The application site does not impact upon any specific protected habitats and the submitted application was supported by a series of detailed surveys contained within an overall ecological impact assessment. Concern has initially been expressed by consultees in respect of the lack of consideration of the impact of taking the land out of cultivation upon ground nesting birds. That has however been addressed in subsequent submitted information. This shows the areas used for barley cultivation as being unsuitable for ground nesting birds with the baseline ecological surveys undertaken in May 2023 failing to identify evidence of lapwing or curlew with potentially a single failed attempt by skylarks to nest. Barley cultivation with associated husbandry and harvesting activities is not conducive to ground nesting bird activity due to the timing of principal harvest in mid-summer at the peak of the nesting season. The applicant has agreed to plant a native wildflower and grass mix that would encourage ground nesting birds into the site. The experience of other similar sites has been that when arable cultivation is withdrawn then badgers known to be in the surrounding area are likely to re-colonise the site.

5.19 Construction and subsequent maintenance of the site has been designed to safeguard and enhance the habitat of a range of species notably bats and tree nesting birds known to be present within the wider area with the site lighting designed to minimise harm to known foraging routes. Single mature trees within the site will be fitted with nesting boxes suitable for species suitable for the coal tit and the barn owl. Specialist invertebrate boxes will also be located in close proximity to the areas of new wildflower and grass planting to encourage the settlement or pollinating species.

5.20 The submitted Ecological Assessment indicates that the proposal would be able to clearly comply with the requirement for Biodiversity Net Gain with the removal of a barley monoculture with a 175% improvement in habitat using the standard method of assessment. It should be noted the requirement is not mandatory in respect of the development due to when the proposal was submitted. In order to properly secure the proposed improvements, it is recommended that any permission be conditioned to require the submission and prior approval of a

Construction Environmental Management Plan (Biodiversity) to secure the protection of the habitat during construction and to mitigate any potential harms and a Landscape and Ecological Management Plan (LEMP) to secure the long-term biodiversity improvements to the site.

5.21 Concern has been expressed by the Yorkshire Wildlife Trust in respect of the future of the site following on from its 30-year design life and any potential harm that might arise to the planting and other biodiversity which may have grown up during the interim as a result of the decommissioning process. In order to address the concerns, it is recommended that any permission be conditioned to secure the submission and prior approval of a decommissioning management plan which would secure the return of the site to an appropriate after use. Subject to such a condition being in place the proposal is felt to be acceptable in ecological and biodiversity terms.

LOSS OF AGRICULTURAL LAND

5.22 Central Government Planning Policy as outlined in paragraph 180b) of the NPPF indicates that planning decisions should contribute to and enhance the local and natural environment by recognising the intrinsic character of the countryside including the economic benefits of best and most versatile agricultural land. The Agricultural Land Survey indicates the application site to be largely within Class 3b) and of moderate quality reflecting its use for arable cultivation and the growth of barley. Some concern has been expressed by objectors notably the CPRE in respect of the loss of the area of arable cultivation with potential impacts upon UK food security.

5.23 Agricultural land classified as being Grade 3b) is not however included anymore as being within the accepted definition of being best and most versatile. It is instead taken as being more general-purpose agricultural land with arable cultivation more suitable and favoured on the higher grades. Furthermore, the removal of arable cultivation would act to enhance biodiversity by encouraging the re-settlement of the area by small mammals such as badgers currently known to be present within the wider area. The layout of the solar farm has also been designed to enable grazing of the area between the panels by sheep throughout the design life of the development and so agricultural activity would not cease. The CPRE has suggested that the proposed development may lead to harm to the character of the soil and inhibit future husbandry activities at the site. The site is however not high-grade agricultural land most suitable for growing crops in any case although it has done so previously. The proposal would also not inhibit the use of appropriate methods to return the site to cultivation when it is decommissioned. Any potential harm is not therefore felt to be material.

DRAINAGE AND FLOOD RISK

5.24 Central Government Planning Policy as outlined in paragraph 173 of the NPPF indicates that when determining planning applications Local Planning Authorities should ensure that flood risk is not increased elsewhere. The application site lies predominantly within Flood Zone 1 which carries the lowest risk of flooding from riparian sources. However, a section of the northern is within Flood Zone 2 giving a medium risk of flooding from riparian sources. Given the “more vulnerable” category of the development a site-specific flood risk assessment has been submitted to accompany the proposal which has been revised to address the concerns of the Environment Agency during the course of processing. The Assessment indicates that the panel apparatus would site above the level of the highest recorded flood with no flood sensitive equipment being located within the more sensitive area.

5.25 It is envisaged that surface water drainage would be by means of a network of swales connecting in with the IDB maintained watercourse network to a design previously agreed with the IDB and the Front-Line Flood Risk Management Authority. Subject to the standard 9 metre offset being provided clear of physical structures and planting to the water courses across the site to allow for maintenance then the proposal is felt to be acceptable in terms of surface water drainage and flood risk.

ACCESS AND TRANSPORTATION

5.26 Central Government planning policy as outlined in paragraph 115 of the NPPF indicates that development should only be prevented or refused on highway grounds if there would be an unacceptable impact upon highway safety or the residual cumulative impact upon the road network would be severe. At the same time Policy T1 of the Draft Local Plan indicates that development will be supported where it minimises the need to travel and provides safe, suitable and convenient access for all transport users to and within it. Development proposals will be required to demonstrate that there is safe and appropriate access to the adjacent adopted highway.

5.27 It is proposed that access for construction of the solar farm together with subsequent maintenance visits would be in the case of Area A via a track leading from Common Croft Lane with vehicles approaching from the direction of Nether Poppleton village. Access for Area B would be via Lord’s Lane and would parallel that chosen by National Grid for the line maintenance and improvement work to the north and to a more limited extent crossing Area A. The applicant has indicated that

works will be scheduled to take place following on from the National Grid works to avoid conflict between the two operations. Lord's Lane is part byway open to all traffic and part private access drive to Woodhouse Farm and is of an adoptable standard with good forward visibility. Access directly into Area B would be via a track on the alignment of an existing bridleway from Common Croft Lane closer to Nether Poppleton village. Details of the access and how it would be managed by means of a Construction Traffic Management Plan as part of any permission.

5.28 In terms of impact upon the Public Right of Way crossing Area B the applicant has indicated that a diversion order would be separately applied for. In the event of that being unsuccessful the Right of Way would cross the active application site. Recommendations as to how such access would be managed have been put forward by Public Rights of Way and maybe subject to condition as part of any planning permission.

5.29 Both Area A and Area B would have separate construction site compounds within each area. The usage and management of both may be controlled by condition as part of any permission. Overall traffic generation would be low and subject to the imposition of appropriate conditions within any planning permission the proposed highways and access provisions are felt to be acceptable.

OTHER ISSUES

5.30 Objection has been made to the lack of consideration of alternative sites on brownfield land. Central Government Planning Policy outlined within paragraphs 162 and 163 of the NPPF does not require a sequential approach to site selection for renewable energy generation and neither does Policy CC1 of the Draft Local Plan in its up-to-date form. In the context of a critical need for renewable energy and the lack of any specific landscape or amenity designation or overriding amenity harm the suitability of the site needs to be assessed on its own merits.

PLANNING BALANCE AND CASE FOR VERY SPECIAL CIRCUMSTANCES

5.31 The proposed development is inappropriate in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt. There is also harm to its openness both in the visual and spatial senses and to one of the purposes of including land within the Green Belt in respect of encroachment into open countryside. Paragraphs 152 and 153 of the Framework indicate that inappropriate development is by definition harmful to the Green Belt and should only be approved in very special circumstances. Very special circumstances will only apply where the potential harm by reason of inappropriateness and any other harm would be clearly outweighed by other considerations.

5.32 The NPPF indicates that substantial weight should be afforded all harms to the Green Belt in the planning balance. In terms of other harms, the proposal would as outlined above give rise to significant landscape harm during its lifetime particularly in terms of views across what is presently a prominent agricultural landscape in the case of Area A visible from Broad Lane notably in the Winter months when trees and other vegetation are not in leaf and in respect of Area B from the present alignment of the bridleway leading on to Lord's Lane looking northwards towards the River Ouse. That harm should thus be afforded substantial weight.

5.33 Central Government Planning Policy as outlined in paragraph 163b) of the NPPF indicates that when determining applications for renewable and low carbon development local planning authorities should approve the application if its impacts are or could be made acceptable. Policy CC1 of the Draft Local Plan in its modified form indicates that the Council will work with developers to ensure that suitable sites are identified, and projects delivered. Proposals for renewable and low carbon energy development will be supported where impacts upon the following considerations can be demonstrated to be acceptable:

- Local Communities and residential amenity resulting from the development construction and operation
- The location in terms of scale of the proposal and associated grid connection lines
- Nature Conservation sites and features
- The road network, capacity and highway safety
- agriculture and other land-based industries.

5.34 Paragraph 156 of the NPPF acknowledges that when located in the Green Belt elements of many renewable energy projects will comprise inappropriate development. In such cases the required case for very special circumstances may include the environmental benefits of the production of energy from renewable sources. National Energy Policy over a significant period of time emphasises the need to substantially reduce carbon emissions through energy generation in order to address Climate Change. This commenced with the 2008 Climate Change Act which sought a reduction of 80% in carbon emissions by 2050 which was amended by means of secondary legislation in 2019 to 100% by 2050. To achieve this the December 2020 Energy White Paper indicated an acceleration of deployment of clean energy generation through the 2020s in the face of growing demand for electricity of 40 to 60%. A target of all electricity generation coming from low carbon sources by 2035 was established and reinforced through the UK Net Zero Strategy

(October 2021) and the British Energy Security Strategy (April 2022). The proposed development would make a contribution in the local area to meeting these national energy provision imperatives which should be given moderate weight in the planning balance.

5.35 The City itself declared a Climate Emergency in 2019 with the overall goal of being carbon neutral by 2030. An important element of the aspiration contained within the Draft Climate Change Strategy 2022-2032 has been the adoption of electricity as the preferred source of energy as that can be produced without resort to sources which release carbon emissions. This can be afforded moderate weight in the planning balance. Solar forms a very important element of the mix of potential renewable sources with large scale wind being less appropriate due to the potential impact upon the Historic City skyline. Suitable sites for solar need to be brought forward which have a lesser impact upon food production, highway and access conditions and local amenity.

5.36 The majority of the land forming the site of the proposal is cultivated within a barley mono culture form of cultivation which allows for a relatively low level of biodiversity plant and wildlife species. The proposals to return to a species rich grass land with enhanced woodland planting would substantially enhance the biodiversity value of the site with greater potential for ground nesting birds, badgers and insects which thrive on native grassland. The result is a BNG figure substantially above that required by National and Local Planning Policy. That should also be given substantial weight in the planning balance.

5.37 Notwithstanding the landscape harm caused by the current proposal in two specific areas it is felt that it is otherwise acceptable in planning terms and that the accumulation of considerations outlined above namely the significantly improved range of biodiversity for both sites and the provision of a significant increase in renewable energy generation capacity clearly outweigh the identified harm to the Green Belt and landscape harm. It is felt that the proposal when fully operational would fulfil the test of “very special circumstances” justifying inappropriate development whilst securing compliance with Policy CC1 of the Draft Local Plan as well as paragraph 163b) of the NPPF.”

Public Sector Equalities Duty

5.38 Section 149 of the Equality Act 2010 contains the Public Sector Equality Duty (PSED) which requires public authorities, when exercising their functions, to have due regard to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act.
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- c) Foster good relations between persons who share relevant protected characteristic and persons who do not share it.

5.39 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- a) Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to the characteristic.
- b) Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it.
- c) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

5.40 The PSED does not specify a particular substantive outcome but ensures that the decision made has been taken with “due regard” to its equality implications.

5.41 Officers have given due regard to the equality implications of the proposals in making this recommendation. There is no indication or evidence (including from consultation on this application) that any equality matters are raised that would outweigh the material planning considerations.

6.0 CONCLUSION

6.1 The proposal for the construction of a solar farm to produce 32.6 MW of electricity per annum over a 55.9-hectare site in two portions lying to the northwest of Nether Poppleton village is acknowledged to be inappropriate development within the Green Belt. However, subject to appropriate conditions the proposal is felt to be acceptable in terms of flood risk and drainage, biodiversity, loss of agricultural land, landscape impact and transportation and access. It is felt that the clear

environmental benefits when put in the context of the declared climate emergency, of generation of a significant quantity of renewable energy clearly outweighs the harm to the Green Belt and the localised harm to the adjoining landscape character. The proposal is therefore felt to be acceptable in planning terms and approval is recommended following referral to the Secretary of State, on the basis that it falls within the thresholds in respect of development in the Green Belt contained within the 2024 Town and Country Planning (Consultation) England Direction .

7.0 RECOMMENDATION: Approve after referral to Sec. of State

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans: -

Drawing Refs: Conceptual Elevation Details AMPYR-Poppleton-DWG-AL-002

Site Layout Plan Fig 4.1a)

Solar Panel Cross Section and Elevation. Drawing 1

MV Station Elevation Fig 4.3

CCTV Security Camera Elevation Fig 4.8

Submission Design with Grid Connection Rev 1

PROW footpath diversion Rev 1

Distance to Drains/Watercourses FRDA-XXX-01

Landscape Mitigation Plan 0562_Fig 5 Rev 5

Fencing Detail Fig 4.5 Rev R0

Access Gate Elevations Fig 4.6 Rev R0

Location Plan Drawing 3.1

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 No development shall take place (including enabling works) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The development shall thereafter take place in accordance with the CEMP: Biodiversity as so approved.

The CEMP: Biodiversity shall include, but not be limited to the following:

a) Risk assessment of potentially damaging construction activities.

b) Identification of 'biodiversity protection zones' (additional plans/drawings could be provided to highlight areas to be avoided).

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.

- d) Programme of pre-commencement checking surveys (e.g., Badgers, Otters, nesting birds, etc.).
- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) Use of directional lighting during construction, which will not shine upon the site boundaries, hedgerows, or trees within the site.
- g) The location of all storage of materials and parking and manoeuvring of vehicles during works.
- h) Details of pollution prevention measures to avoid harm to watercourses/water bodies.
- i) Measures to protect deer, Badgers, Brown hares, Foxes and Hedgehogs who might otherwise access the site for foraging and commuting purposes including and not limited to, precautionary working methods to prevent accidental harm or injury to animals, removal of tree or shrub cuttings from the site and the covering of trenches and capping of any open pipes.
- j) Measures to protect amphibians and reptiles.
- k) Details of biosecurity measures to stop the spread of Invasive Non-Native Species.
- l) The times during construction when specialist ecologists need to be present on site to oversee works.
- m) Responsible persons and lines of communication.
- n) The roles and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- o) Use of protective fences, exclusion barriers and warning signs (including watercourse, trees, woodlands and hedgerow protection).

Reason: To facilitate the protection of notable/sensitive ecological features and habitats on the application site and within the local area.

4 Construction works, including ground clearance and enabling works, shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence; or
- c) Confirmation that the site is registered on a Low Impact Class Licence issued by Natural England; or
- d) A countersigned IACPC certificate issued by Natural England is provided, stating the site is eligible for District Level Licencing.

Reason: To ensure Great crested newts and their habitat are protected during the proposed works. Great crested newts and their habitat are protected by the Wildlife

and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

5 An updated Landscape and Ecological Management Plan (LEMP), shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development.

The content of the LEMP shall include, but not be limited to the following:

- a) Description and evaluation of features to be managed, including all newly created habitat and enhancement features (i.e., bat and bird boxes, invertebrate hibernacula, etc.).
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions, including reinstatement/enhancement of work areas, haulage/access roads and site compounds.
- f) Preparation of a work schedule (including an annual work plan, to include the lifespan of the solar farm).
- g) Programme of ecological surveying, management and protection measures to support decommissioning works.
- h) Details of the body or organisation responsible for implementation of the plan.
- i) Ongoing monitoring and remedial measures.
- j) Establish BNG monitoring and reporting programme - to be submitted to the LPA. As a minimum, the monitoring programme should include:
 - o Confirmation of the number of Biodiversity Units present based on a survey at an appropriate time of year and how this compares to the target units.
 - o Where target conditions for habitats/units are not yet met provide an assessment of time to target condition for each habitat and any changes to management that are required.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP will be implemented in accordance with its terms.

Reason: To take account of and enhance the biodiversity and wildlife interest of the area, and to be in accordance with Paragraph 180 (d) of the NPPF to contribute to and enhance the natural and local environment by minimising impacts on, and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

To ensure wildlife mitigation, compensation and enhancements measure are

managed and maintained appropriately.

6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed landscape scheme which shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants; and seeding mix and sowing rate where applicable. It will also include details of tree pits and ground preparation. This scheme shall be implemented within a period of six months of the start of on-site development operations and shall be completed by the end of the next planting season. Any trees or plants which within the lifetime of development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing. This also applies to any existing trees that are shown to be retained within the approved landscape scheme.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability, and disposition of species across the site, since the landscape scheme is integral to landscape character and visual mitigation associated with the development.

7 Before the development hereby authorised is first brought into use a detailed decommissioning management plan shall be submitted to and approved in writing by the Local Planning Authority. Such plan shall include:

- i) Details of phasing
- ii) Landscape planting and habitat protection measures
- iii) Details of the method for decommissioning, dismantling and removal of all plant, machinery, fencing and associated apparatus
- iv) Details of the point of access to be used.
- v) Details of aftercare for the site and the method for restoring it to agricultural use. Management of traffic during the decommissioning process]
- vii) Timescales by which decommissioning, removal and reinstatement of the land shall be fully completed [following cessation of use of the development] [if the solar farm ceases to be operational].

The development shall thenceforth be decommissioned and the land restored to its former agricultural use in accordance with the details and timescales thereby approved and the timescales as set out in the approved decommissioning management plan shall be strictly adhered to unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the biodiversity value of the site and to secure compliance with paragraph 180b) of the NPPF.

8 A programme of post-determination archaeological evaluation is required on this site.

The archaeological scheme comprises 3-4 stages of work. Each stage shall be completed and agreed by the Local Planning Authority (LPA) before it can be approved.

A) Archaeological investigation and post-investigation assessment shall be completed in accordance with the programme set out in the approved Written Scheme of Investigation (WSI) (AOC Archaeology 2023). Provision made for analysis, publication and dissemination of results and archive deposition will be secured. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

B) A copy of a report on the evaluation and an assessment of the impact of the proposed development on any of the archaeological remains identified in the evaluation shall be deposited with City of York Historic Environment Record to allow public dissemination of results within 6 weeks of completion or such other period as may be agreed in writing with the Local Planning Authority.

C) Where archaeological features and deposits are identified proposals for the preservation in-situ, or for the investigation, recording and recovery of archaeological remains and the publishing of findings shall be submitted as an amendment to the original WSI. It should be understood that there shall be presumption in favour of preservation in-situ wherever feasible.

D) No development shall take place until:

- details in C have been approved and implemented on site where necessary

- provision has been made for analysis, dissemination of results and archive deposition has been secured

- a copy of a report on the archaeological works detailed in Part C should be deposited with City of York Historic Environment Record within 3 months of completion or such other period as may be agreed in writing with the Local Planning Authority.

This condition is imposed in accordance with Section 16 of NPPF.

Reason: The site lies within an area of archaeological interest. An investigation is required to identify the presence and significance of archaeological features and deposits and ensure that archaeological features and deposits are either recorded or, if of national importance, preserved in-situ.

9 Prior to the site being first brought into use the substations, storage buildings and other ancillary structures associated with the development shall be painted in dark colour previously agreed in writing by the Local Planning Authority.

Reason: To safeguard the character of the local landscape and to secure compliance with paragraph 180b) of the NPPF.

10 LC4 Land contamination - unexpected contam

11 The hours of construction involving noisy operations, loading or unloading on the site shall be confined to 8:00 to 18:00 Monday to Friday, 9:00 to 13:00 Saturday and no working on Sundays or public holidays.

Reason: To protect the amenities of adjacent residents.

12 The development shall be carried out in accordance with the details shown on the submitted Flood Risk & Drainage Assessment Report - Version 2 - dated 18 March 2024, Drawing "Distance to Drains / Watercourses" - FRDA-XXX - Revision 01 dated April 2024 and Drawing "Landscape Mitigation Plan" - Fig 5 - Revision 5 - dated 21 June 2024, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In the interest of satisfactory and sustainable drainage

13 A strip of land 9 metres wide adjacent to the top of the embankment of any watercourse which is maintained by Ainsty (2008) Internal Drainage Board under the Land Drainage Act 1991 shall be kept clear of all new buildings, structures, walls, fencing, hard paving and planting unless first agreed otherwise in writing with the Drainage Board on the basis:

- i) Ground levels must also remain the same within this area, and
- ii) Access arrangements should also be agreed with Ainsty (2008) Internal Drainage Board.

Reason: to ensure adequate space is available to maintain the watercourse at all times.

Drainage notes

a) The public sewer network does not have capacity to accept an unrestricted discharge of surface water. Surface water discharge to the existing public sewer network must only be as a last resort, the developer is required to eliminate other means of surface water disposal, and

b) The applicant should be advised that the York Consortium of Drainage Board's prior consent is required (outside and as well as planning permission) for any development including fences or planting within 9.00m of the bank top of any watercourse within or forming the boundary of the site. Any proposals to culvert, bridge, fill in or make a discharge (either directly or indirectly) to the watercourse will also require the Board's prior consent.

14 A Construction Traffic Management Plan identifying the programming and management of site clearance/preparatory and construction works shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The statement shall include at least the following information:

- measures to prevent the egress of mud and other detritus onto the adjacent public highway.
- the routing for construction traffic that will be promoted.
- a scheme for signing the promoted construction traffic routing.
- where contractors will park; and
- where materials will be stored within the site,
- location of the construction site compound for each element of the development.
- hours of operation including deliveries
- volumes of construction and delivery traffic

The development shall thenceforth be undertaken in strict accordance with the details thereby approved.

Reason: To safeguard the amenity of neighbouring properties, to secure the safety and convenience of highway users and to secure compliance with the 2018 City of York Draft Local Plan

15 The development shall not be begun until details of the junction between the internal access road to areas A and B and the highway have been approved in writing by the Local Planning Authority, and the development shall not come into use until that junction has been constructed in accordance with the approved plans.

Reason: In the interests of road safety.

16 No part of the site shall come into use until turning areas have been provided in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority. Thereafter the turning areas shall be retained free of all obstructions and used solely for the intended purpose.

Reason: To enable vehicles to enter and leave the site in a forward gear thereby ensuring the safe and free passage of traffic on the public highway.

17 Prior to the commencement of the development hereby authorised a detailed Outline Access Management Plan indicating how construction activities will impact upon the usage of the PROW network crossing the site and the usage of other neighbouring paths together with how those construction impacts can be managed for those users during the duration of construction works shall be submitted to and approved in writing by the Local Planning Authority. The development shall thenceforth be undertaken in strict accordance with the details thereby approved.

Reason: To safeguard the safety and amenity of users of the PROW network.

18 Prior to the development being first brought into use all tracks, roads and other hard surfaced areas shall be surfaced in a Type 3 permeable aggregate to the satisfaction of the Local Planning Authority.

Reason: To ensure that the site drains satisfactorily and to secure compliance with paragraph 173 of the NPPF

8.0 INFORMATIVES: Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- i) Sought amendment to the proposed boundary fencing scheme
- ii) Sought amendment to the proposed landscape mitigation strategy
- iii) Sought amendment to the proposed surface water drainage scheme
- iv) Sought clarification of the proposed access arrangements to Area 2
- vi) Sought provision of an easement through Area 2 to allow the proposed National Grid improvement works to take place.

2. GREAT CRESTED NEWTS

Great crested newts are afforded protection under the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended), under which it is an offence to:

Capture, kill, disturb or injure Great crested newts deliberately.

- o Damage or destroy a breeding or resting place.
- o Obstruct access to their resting or sheltering places (deliberately or by not taking enough care).
- o Possess, sell, control or transport live or dead newts, or parts of them.
- o Take great crested newt eggs.

3. NESTING BIRDS

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Buildings, trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Suitable habitat is present on the application site and is to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess nesting bird activity.

4. WILDLIFE AND LIGHTING

When designing external lighting its potential impacts on light sensitive species should be considered. Direct lighting and light spill should be avoided where new bat roosting and bird nesting features are installed, on trees, and 'green' linear features, such as hedgerows. Advice on lighting design for light sensitive species is available from the Bat Conservation Trust (2023) Bats and Artificial Lighting at Night: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Contact details:

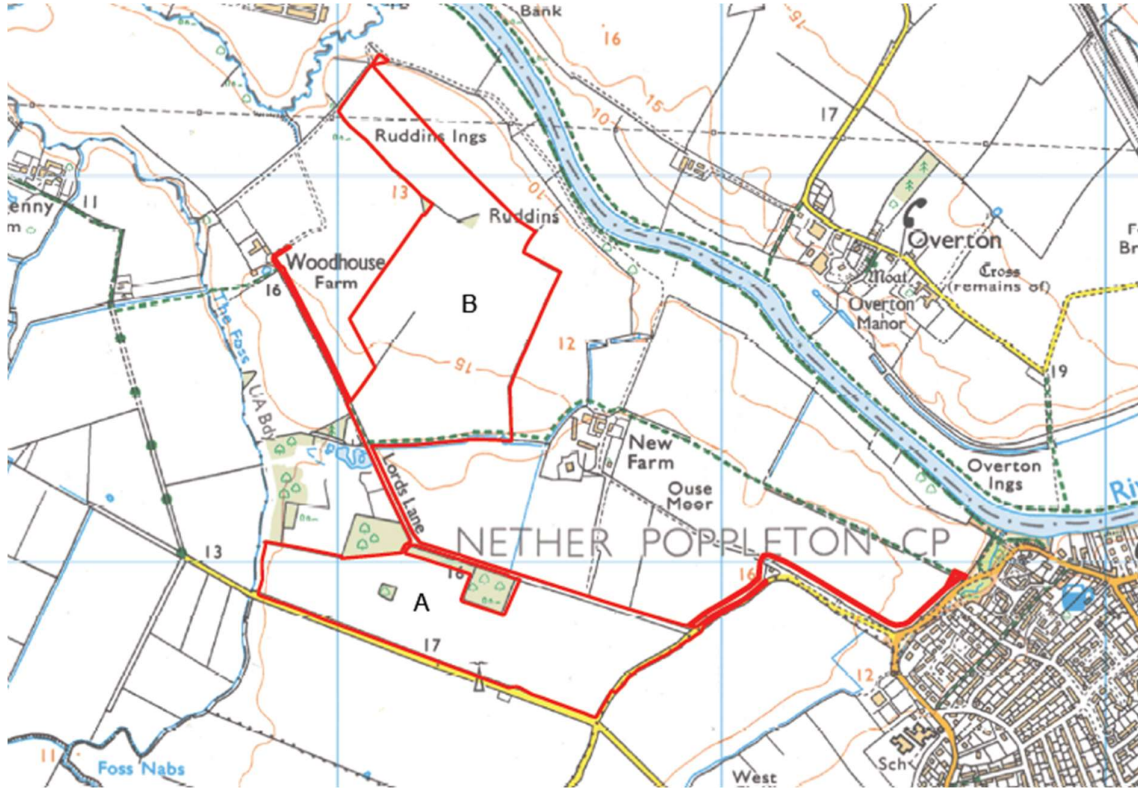
Case Officer: Erik Matthews

Tel No: 01904 551416

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23/02254/FULM

Land South of New Farm, Lords Lane, Nether Poppleton, York



Organisation	City of York Council
Department	Env, Transport & Planning
Comments	Site Location Plan
Date	22 August 2024
SLA Number	Not Set

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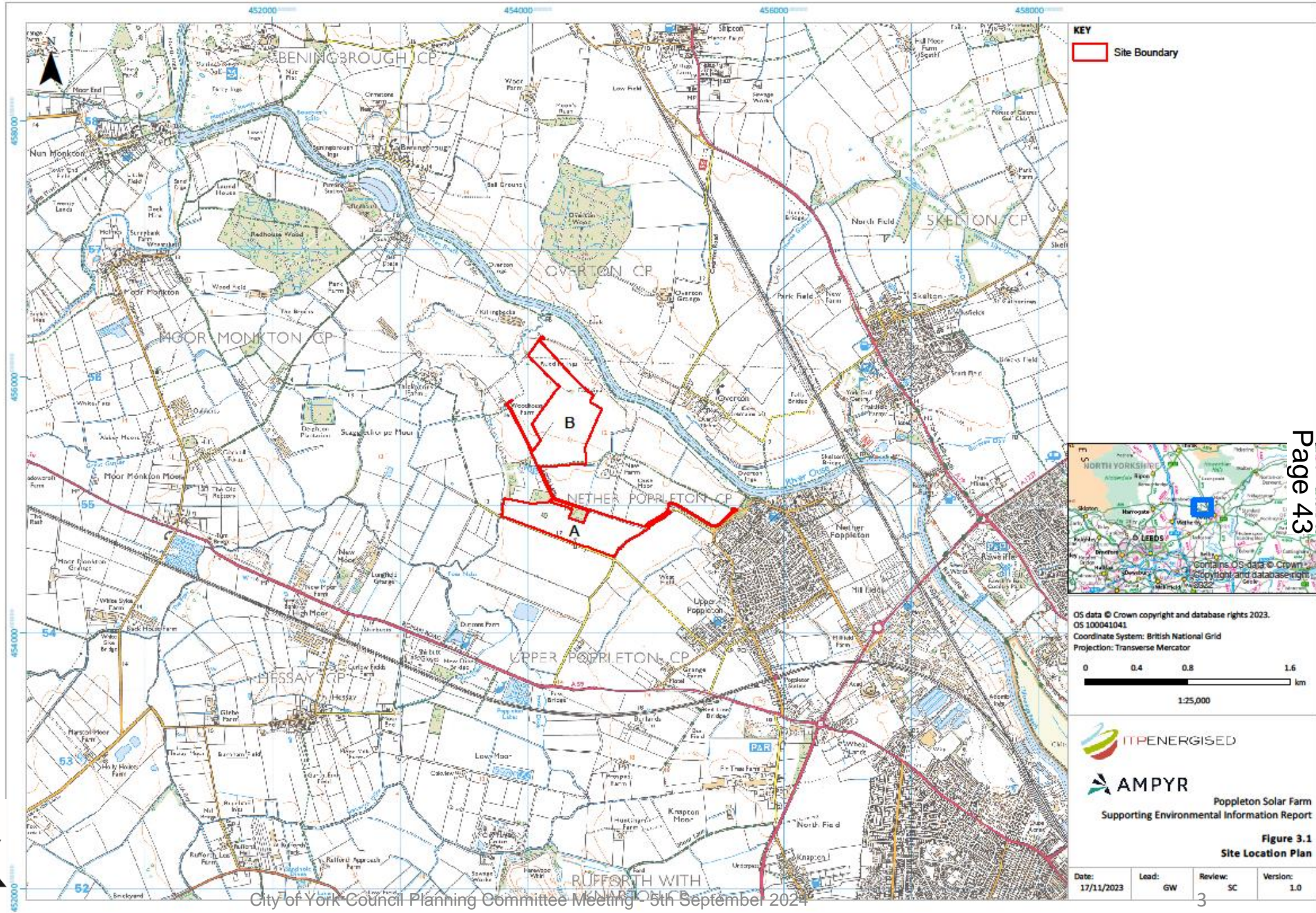
Planning Committee A

To be held on 5th September 2024

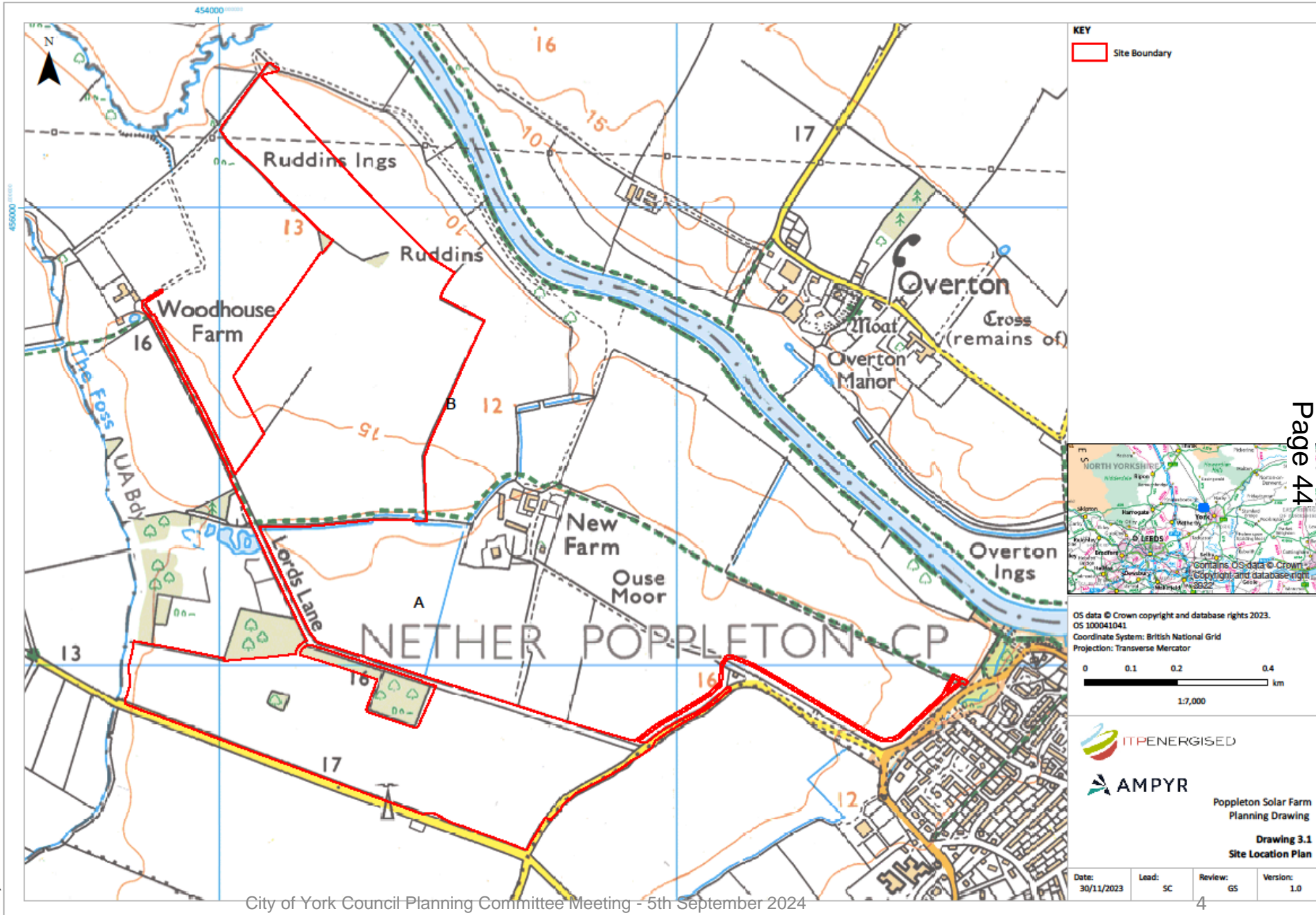
23/02254/FULM - Land To The South Of New Farm, Lords Lane, Nether Poppleton, York

Installation of a solar farm with associated infrastructure, access,
security fencing and landscaping

Wide Context Site Location Plan showing Areas A and B



Site Location Plan



Area A from Southwest



Area B from the Northwest



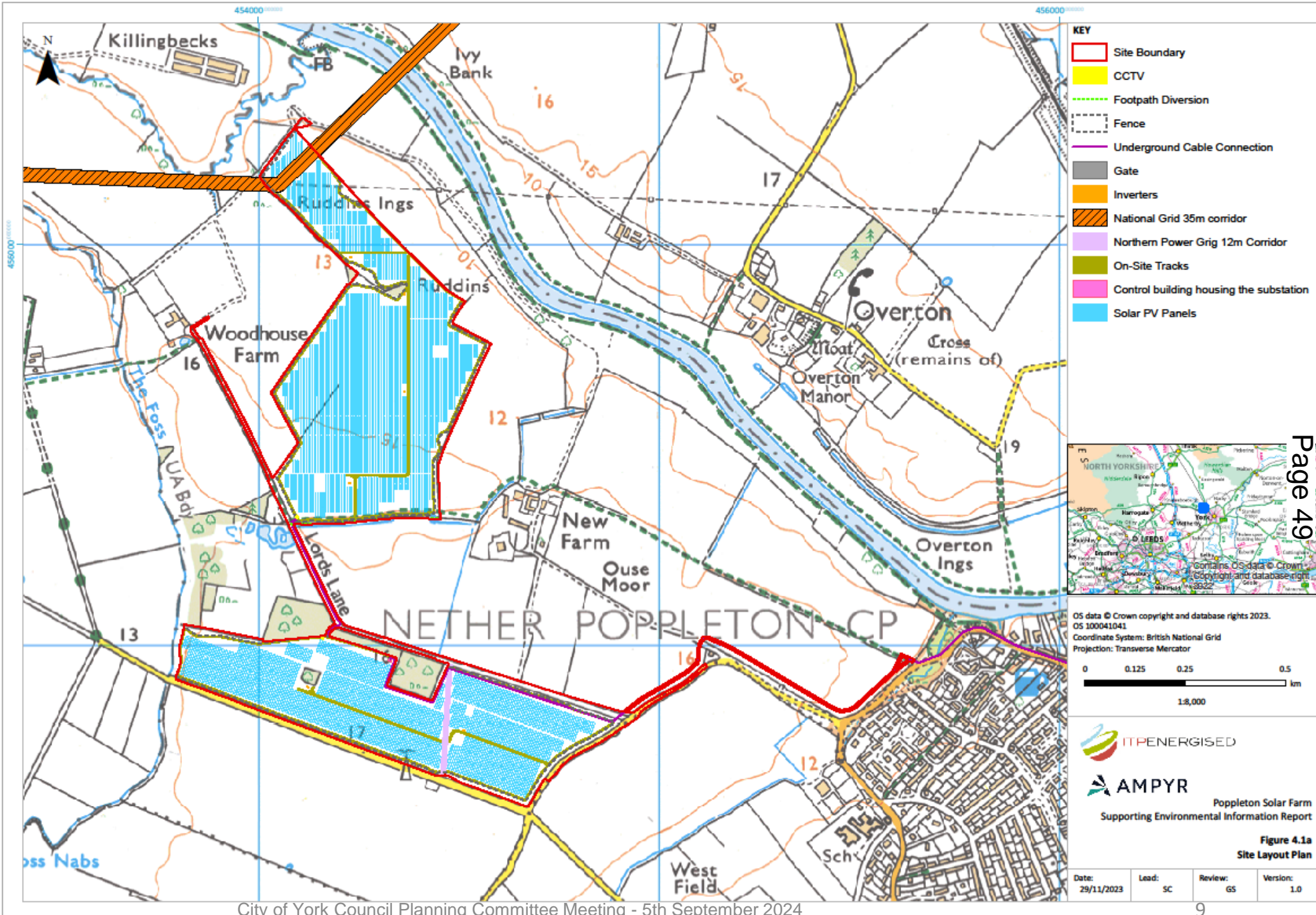
Area B from West



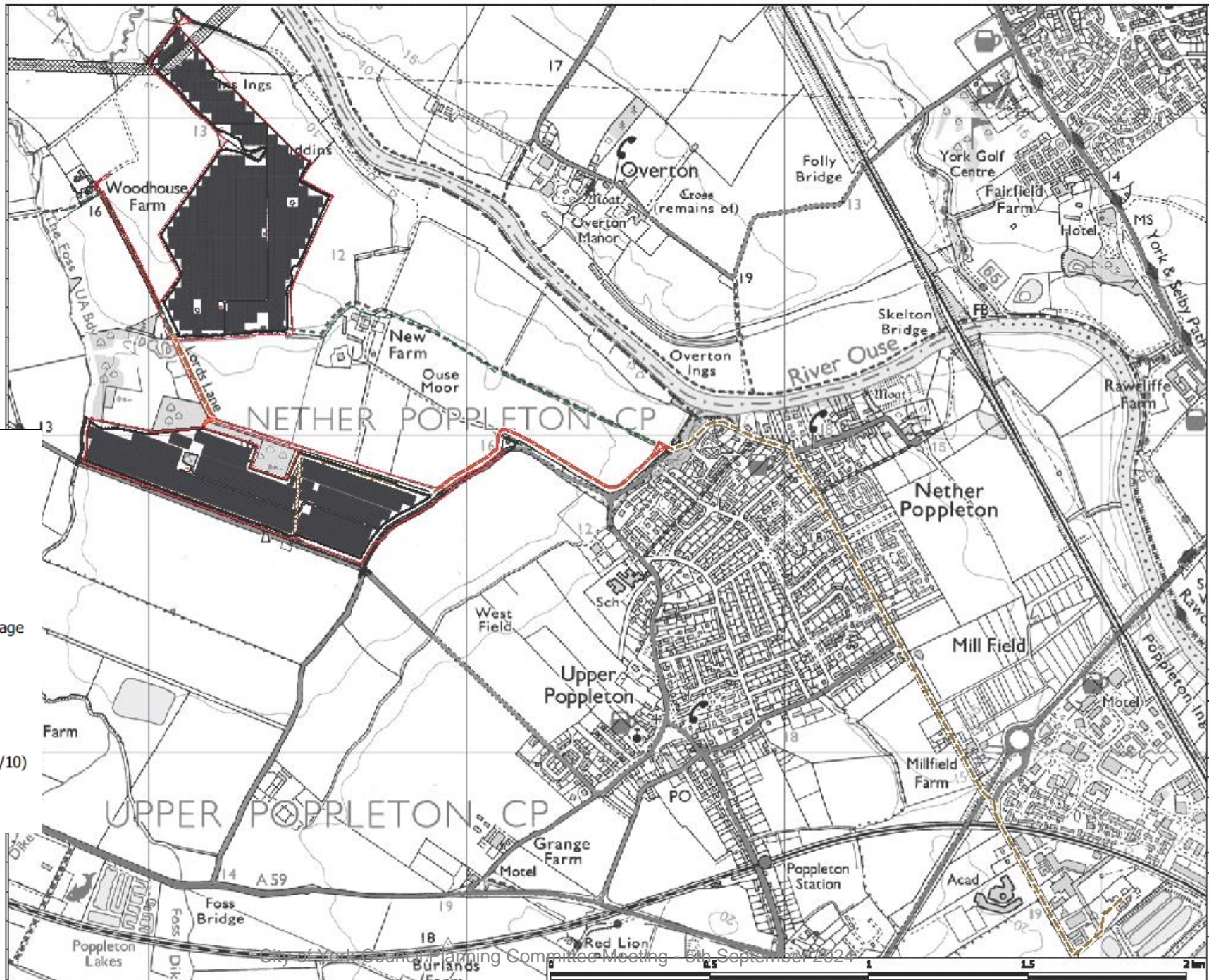
Area B Western Boundary



Site Layout Plan



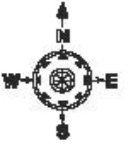
Extended Site Layout showing Grid Connection



- LEGEND:**
- Red line boundary
 - Proposed fence
 - Proposed track (aggregate or bare earth)
 - Proposed gate
 - Access track up to proposed gate
 - Proposed solar panels
 - Proposed inverter / transformer - medium voltage station (MVS)
 - Proposed control building
 - Proposed underground cable connection
 - Proposed CCTV camera
 - Proposed diversion route for Footpath 10/1/10
 - Routes of footpath unaffected (10/1/10 & 10/2/10)
 - National Grid 35m corridor
 - Northern Power Grid 12m corridor

LEGEND:

- Red line boundary
- Proposed fence
- Proposed track (aggregate or bare earth)
- Proposed gate
- Access track up to proposed gate
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- Proposed inverter / transformer - medium voltage station (MVS)
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- Proposed diversion route for Footpath 10/1/10
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- National Grid 35m corridor
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 - Routes of footpath unaffected (10/1/10 & 10/2/10)
 - National Grid 35m corridor
 - Northern Power Grid 12m corridor

NOTES:

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2. All dimensions are in meters unless otherwise specified.
3. The layout is for illustration purposes only. A detailed construction drawing will be prepared which accords with the design shown.

FOR SUBMISSION

DATE	REVISED BY	REVISION	PREPARED BY

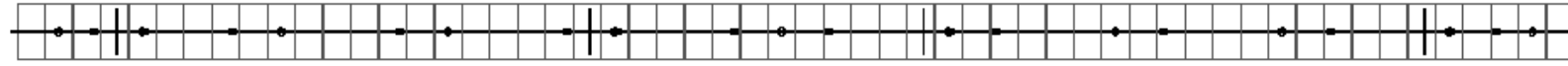
REVISION HISTORY

Rev	Date	Revised	Prepared by
01	01/09/2024	Submitted for planning	AM

PROJECT: Poppleton Solar Farm
PROPOSER: Ampyr Solar Europe
DRAWING TITLE AND REFERENCE (IF APPLICABLE): Proposed Poppleton Solar Farm - Submission Design (full site with Grid connection)
REV REF: N/A
OS: OS6236 / British National Grid
ST CENTER: 495446.1660218120
EASTING: 524264.1414000000
SCALE: 1:1000.4636660964

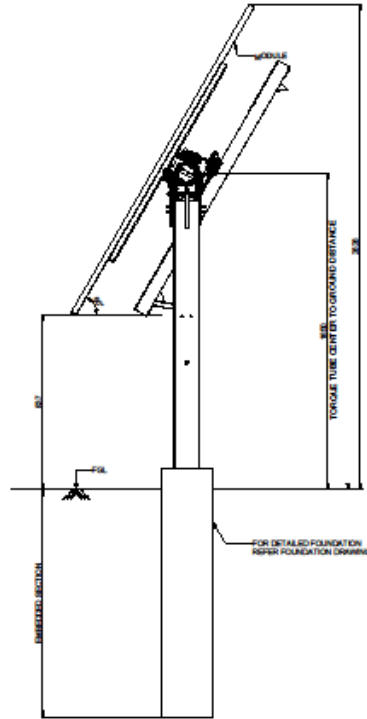


Solar Panel Cross Section and Elevation

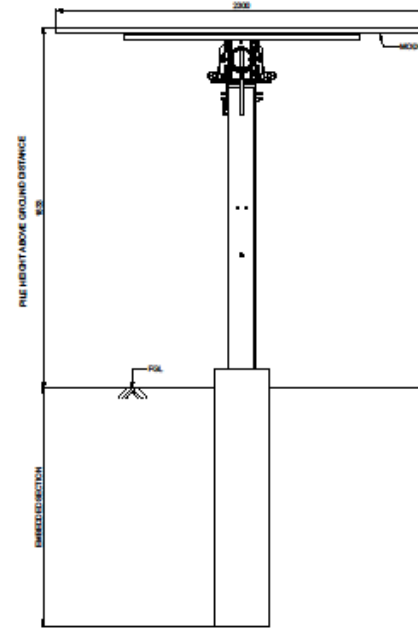


TOP VIEW IN FLAT POSITION

0 1000 2000
SCALE - 1:200 @A3



SECTIONAL ELEVATION 60°



SECTIONAL VIEW
FLAT POSITION

NOTE:

- THE DIMENSIONS/SIZE WILL BE FINALISED DURING DETAIL DESIGN
- DEPTH OF THE POSTS WILL BE DECIDED AFTER THE GEO-TECHNICAL INVESTIGATION.
- ALL DIMENSIONS ARE IN MM.



City of York Council Planning Committee Meeting - 5th September 2024

SCALE - 1:30 @A3



CHECKED	DATE	BY
<input type="checkbox"/>		
DESIGNED	DATE	BY
<input checked="" type="checkbox"/>		

NO.	DATE	FOR INFORMATION	BY
RD	11.08.2023		BMV

REVISIONS HISTORY			
PROPOSER:-			

PROJECT TITLE:-
PHOTOVOLTAIC PLANT AT POPPLETON

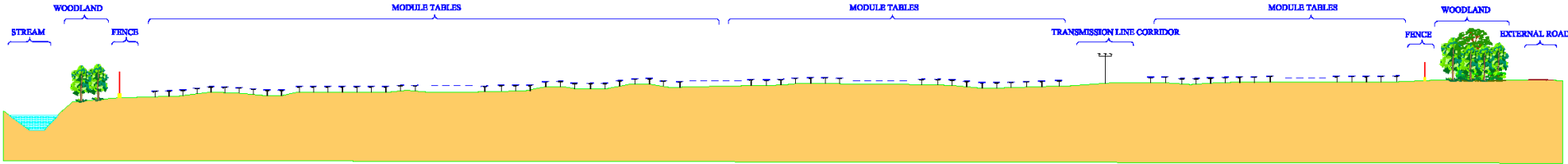
DRAWING NUMBER:-
DRAWING 1

DRAWING TITLE:-
SOLAR PANEL CROSS SECTION AND ELEVATION

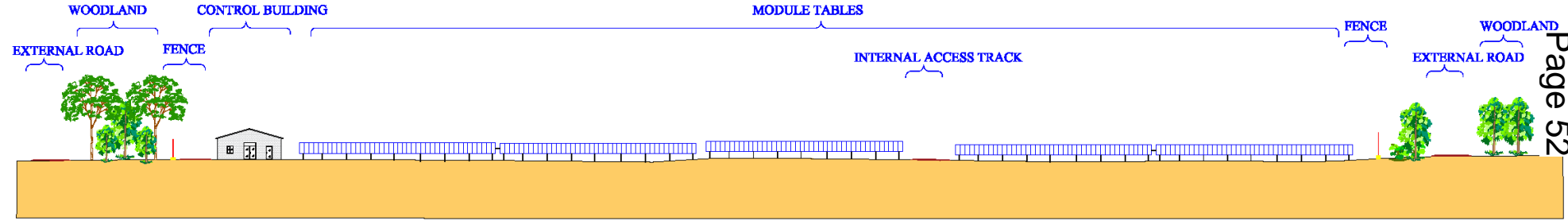
SHEET NO.:	10/1	SCALE:	1:30
PREPARED BY:	EMV	PAPER SIZE:	A3
DATE:	11.08.2023	REV. NO.:	RD

Conceptual Elevations

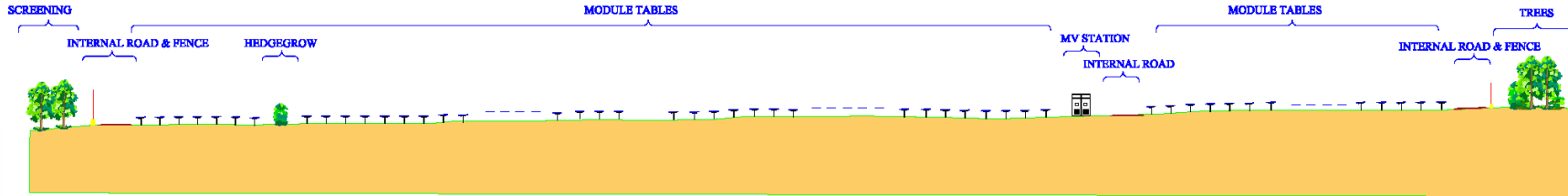
ELEVATION WEST TO EAST (SECTION A-A)



ELEVATION NORTH TO SOUTH (SECTION B-B)



ELEVATION WEST TO EAST (SECTION C-C)



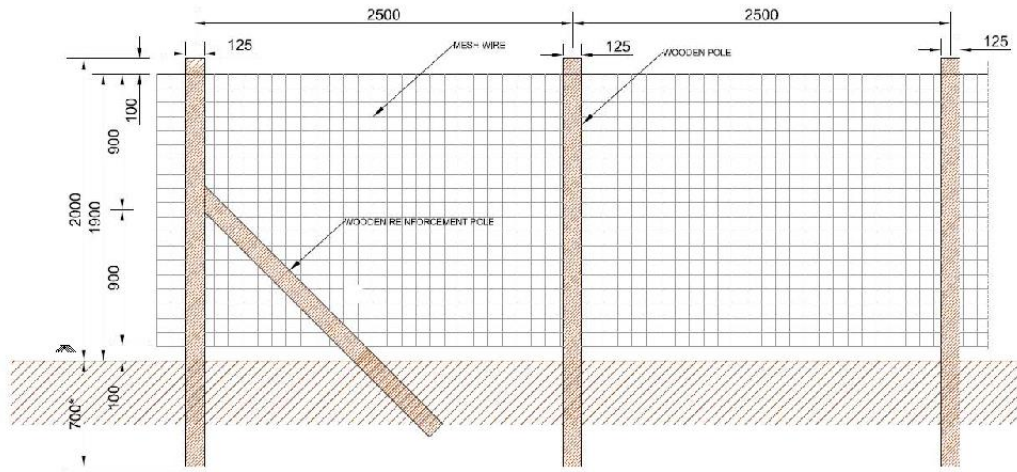
NOTES:-
THE LAYOUT IS PREPARED FOR ILLUSTRATION PURPOSE. DETAILED CONSTRUCTION DRAWING WILL BE PREPARED SUBJECT TO FURTHER AVAILABILITY OF INFORMATION.

City of York Council Planning Committee Meeting - 5th September 2024

No.	DATE	REMARKS	PRPD BY
RO	28.09.2023	FDR INFORMATION	OP
REVISIONS HISTORY			
PROJECT TITLE:- PROPOSED SOLAR PHOTOVOLTAIC POWER PLANT AT POPPLETON			
PROPOSER:- 			
EPC CONTRACTOR :- -----			
DRAWING TITLE:- CONCEPTUAL ELEVATION DETAILS			
DRAWING NO :- AMPYR-POPPLETON-DWG-AL-002			
SITE CO-ORDINATES	53°59'29.21"N, 1°10'26.42"W		
SHEET NO.-	1 OF 1	SCALE	NTS
PREPARED BY	OP	PAPER SIZE	A1
DATE	28.09.2023	REV NO.	RO

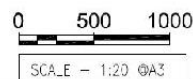
Proposed Fence

**OUTSIDE ELEVATION OF FENCING
POST SPACING AS PER EACH LAYOUT**



MAIN ARRAY BOUNDARY FENCE

- *NOTE:
- THE DIMENSIONS/SIZE WILL BE FINALISED DURING DETAILED DESIGN.
 - THE DEPTH OF FOUNDATION SHALL BE AS PER GEOTECH REPORT.
 - ALL DIMENSIONS ARE IN MM.



NO.	DESCRIPTION	DATE	BY
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2	FOR INFORMATION		
3	FOR INFORMATION		
4	FOR INFORMATION		
5	FOR INFORMATION		

PROPOSER:
AMPYR

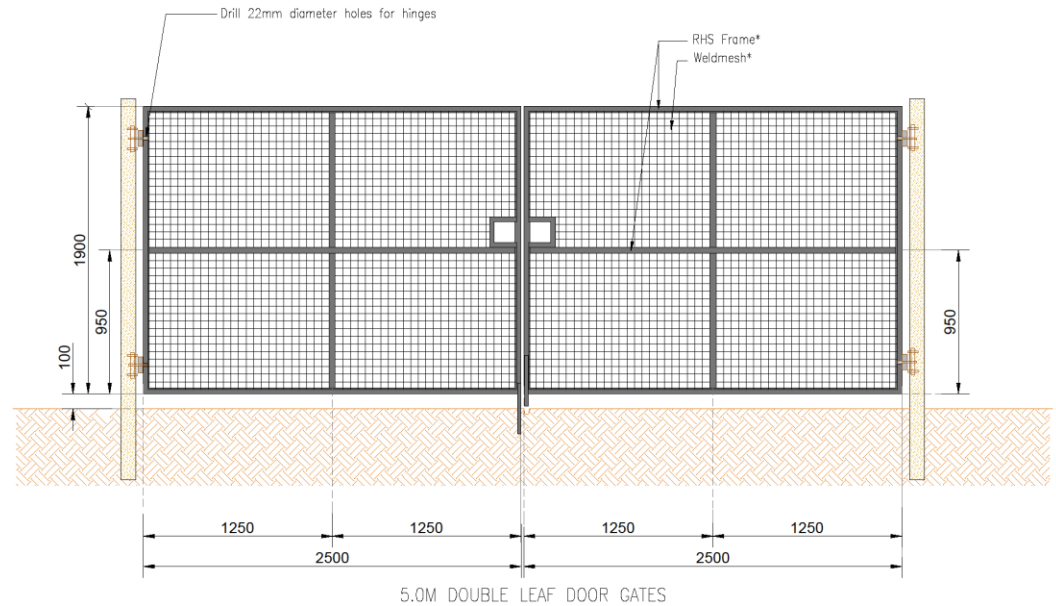
PROJECT TITLE:
POPULATED SOLAR FARM

DRAWING NUMBER:
FIGURE 45

DRAWING TITLE:
MAIN ARRAY BOUNDARY FENCE

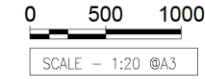
SHEET NO. 1 OF 1
SCALE 1:20
PREPARED BY: [Name]
DATE: 28.08.2023

Proposed Access Gates



5.0M DOUBLE LEAF DOOR GATES

- NOTE:
- THE DIMENSIONS/SIZE WILL BE FINALISED DURING DETAILED DESIGN.
 - THE DEPTH OF FOUNDATION SHALL BE AS PER GEOTECH REPORT.
 - ALL DIMENSIONS ARE IN MM.



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR INFORMATION		
2	FOR INFORMATION		
3	FOR INFORMATION		
4	FOR INFORMATION		
5	FOR INFORMATION		

PROPOSER:
AMPYR

PROJECT TITLE:
POPULATED SOLAR FARM

DRAWING NUMBER:
FIGURE 46

















DRAWING TITLE:
ACCESS GATE ELEVATION

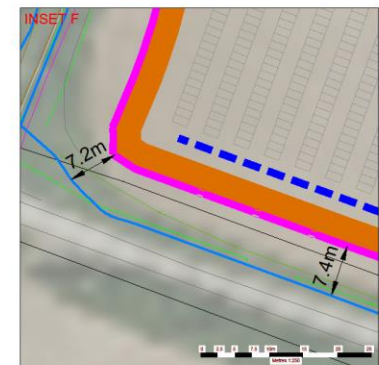
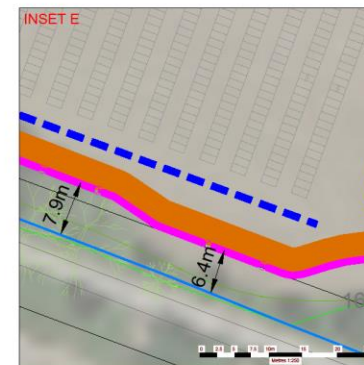
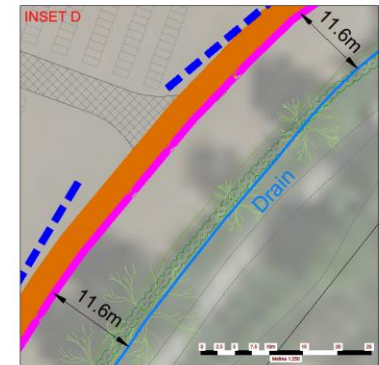
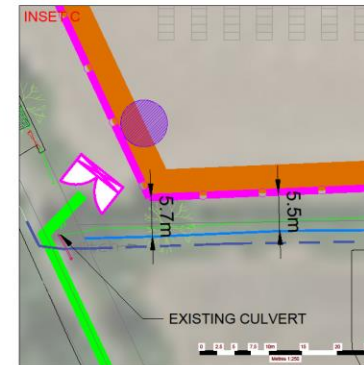
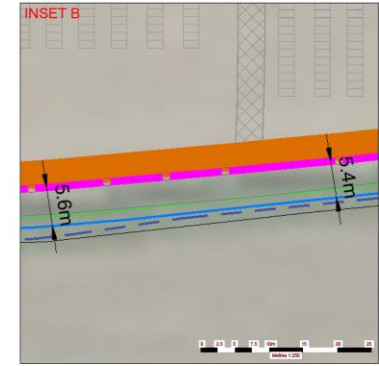
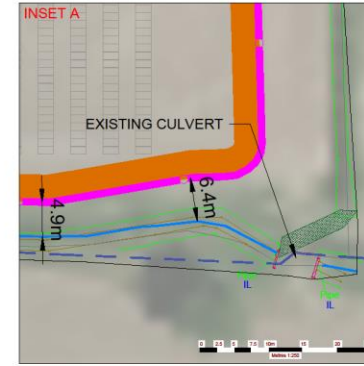
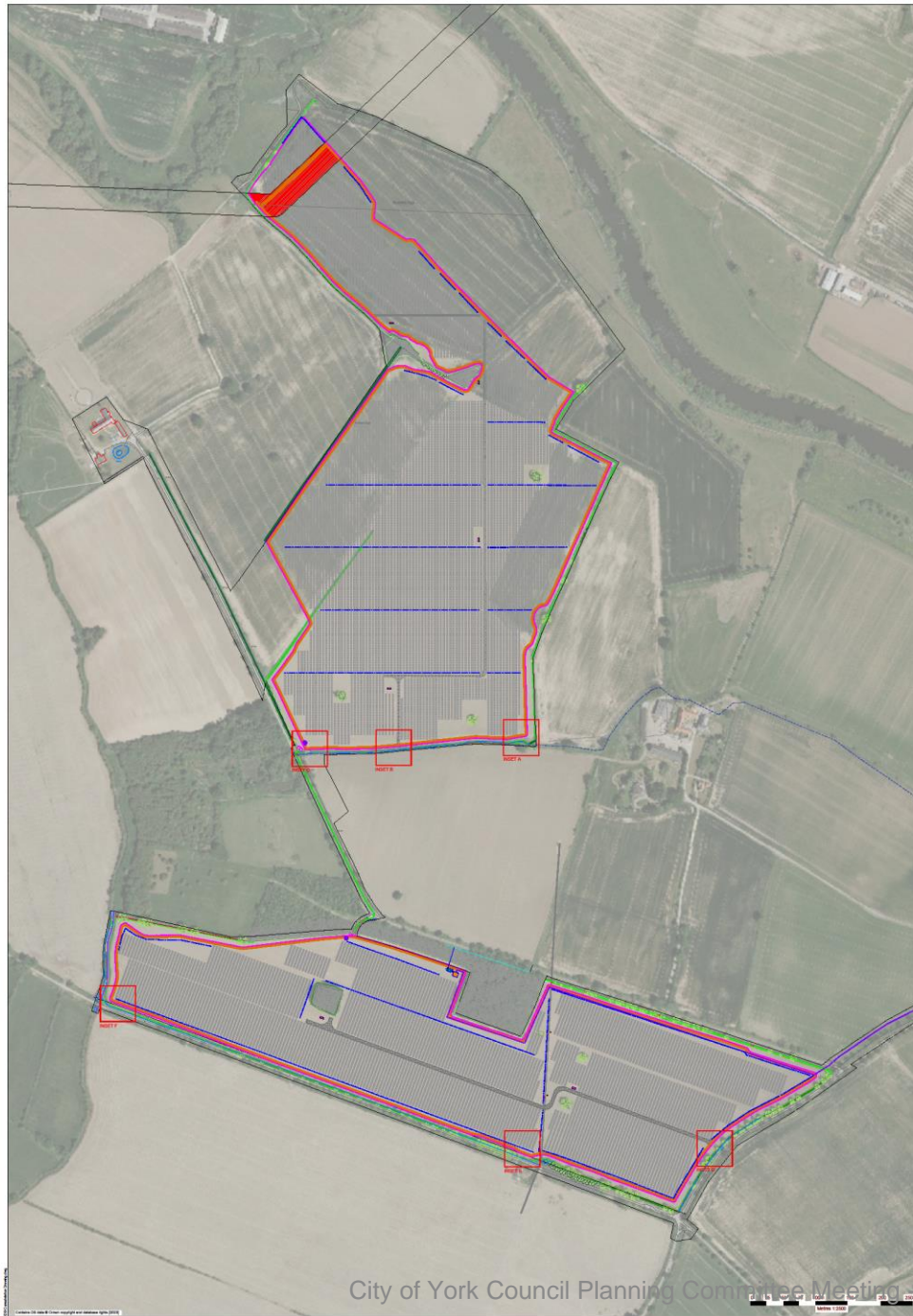
SHEET NO. 1 OF 1
SCALE 1:20
PREPARED BY: [Name]
DATE: 28.08.2023



Drainage Layout

LEGEND

















-  EXISTING DRAINAGE DITCH
-  EXISTING CULVERT
-  ARRAYS
-  INTERNAL ACCESS ROAD
-  PERIMETER TRACK
-  TRANSFORMER STATION
-  SUBSTATION
-  PROPOSED DOWN GRADIENT SWALE
-  PROPOSED FILTER DRAIN
-  PROPOSED SUDS BASIN
-  PROPOSED PIPEWORK
-  PROPOSED FENCE
-  PROPOSED CABLE ROUTE
-  PROPOSED CABLE ROUTE
-  DIVERTED FOOTPATH
-  PROPOSED CCTV LOCATION



NOTES

- PROPOSED DEVELOPMENT LAYOUT TAKEN FROM DRAINAGE APPENDIX AND NOT TO BE CAPTIONED AS SUCH. ALL DIMENSIONS TO BE IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS UNLESS OTHERWISE SPECIFIED AND SUBJECT TO TOLERANCE AT DETAILED DESIGN STAGE.

LEGEND

-  EXISTING DRAINAGE DITCH
-  EXISTING CULVERT
-  ARRAYS
-  INTERNAL ACCESS ROAD
-  PERIMETER TRACK
-  TRANSFORMER STATION
-  SUBSTATION
-  PROPOSED DOWN GRADIENT SWALE
-  PROPOSED FILTER DRAIN
-  PROPOSED SUDS BASIN
-  PROPOSED PIPEWORK
-  PROPOSED FENCE
-  PROPOSED CABLE ROUTE
-  PROPOSED CABLE ROUTE
-  DIVERTED FOOTPATH
-  PROPOSED CCTV LOCATION

REVISIONS

NO.	DATE	BY	REASON
01	14/04/2024

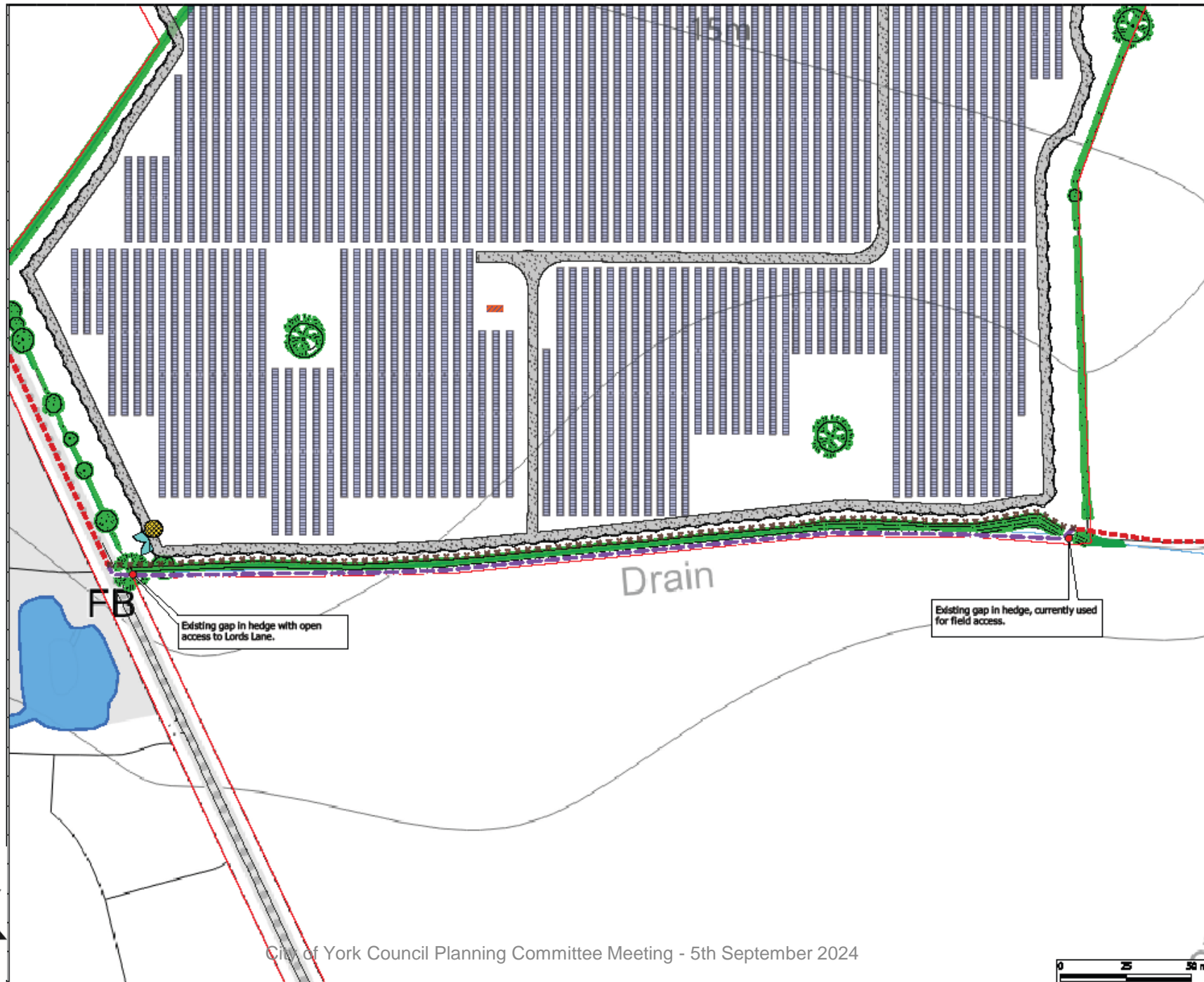
PROJECT INFORMATION

PROJECT: POPPLETON SOLAR FARM
 DRAWING TITLE: DISTANCE TO DRAINS / WATERCOURSES
 SCALE: AS SHOWN (1:1)
 DATE: 14/04/2024
 DRAWING NUMBER: FRI24-XXX
 FOR INFORMATION



Public Rights of Way Diversion

- LEGEND:**
- Proposed diversion route for Footpath 10/1/10
 - Route of footpaths unaffected (10/1/10 & 10/2/10)
 - Section of Footpath 10/1/10 proposed to be diverted
 - Existing hedge
 - Existing trees and their canopies
 - Ditch or drain
 - Pond
 - Red line boundary
 - Proposed fence
 - Proposed track (aggregate or bare earth)
 - Proposed gate
 - Proposed solar panels
 - Proposed inverter / transformer - medium voltage station (MVS)
 - Proposed CCTV camera



LEGEND:

- Proposed diversion route for Footpath 10/1/10
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NOTES:

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- All dimensions are in meters unless otherwise specified.
- The layout is for illustration purposes only. A detailed construction drawing will be prepared which accords with the design shown.

FOR SUBMISSION

DATE	REVISION	BY	FOR

REVISION HISTORY

Rev	Date	Revised	Prepared by
01	21/11/2023	Poppleton Solar Farm - Proposed ProW Footpath Diversion	AM

PROJECT: Poppleton Solar Farm

PROPOSER: Ampyr Solar Europe

DRAWING TITLE AND REFERENCE (IF APPLICABLE): Proposed Poppleton Solar Farm - Proposed ProW Footpath Diversion (10/1/10)

BIM REF: N/A

OS: OSGB36 / British National Grid
X CENTER: 454700.47000000
Y CENTER: 420100.10000000
SCALE: 1:2000



COMMITTEE REPORT

Date: 5 September 2024 **Ward:** Huntington/New Earswick
Team: East Area **Parish:** Huntington Parish Council

Reference: 24/00282/REMM
Application at: Huntington South Moor New Lane Huntington York
For: Reserved matters application for layout, scale, appearance, landscaping and access of 280 dwellings and associated infrastructure following outline planning permission 21/00305/OUTM.
By: Barratt David Wilson Homes
Application Type: Major Reserved Matters Application
Target Date: 12 September 2024
Recommendation: Approve

1.0 PROPOSAL**Application site**

1.1 The application site lies between the suburban area of Huntington and the Community Stadium. It is some 11.6ha in area. There is housing to north of the site, along Forge Close and Saddlers Close, off Jockey Lane. To the east is the new community stadium. The site extends south to the cemetery and west to New Lane. It excludes Huntington Grange, a Grade II listed house, which is on the east side of New Lane.

Proposals

1.2 This application is for the remaining reserved matters following outline permission 21/00305/OUTM which was for circa 300 dwellings. The outline application included access as a reserved matter.

1.3 The proposals comprise a site layout, landscape masterplan and drawings of each house type. The accommodation schedule is as follows –

	Total	Percentage of overall mix	Affordable
1-bed	22	8%	16
2-bed	102	36%	38
3-bed	106	38%	21
4-bed	50	18%	9
Total	280		84 (30%)

1.4 In accordance with the outline permission there are two vehicle access points from New Lane. Pedestrian and cycle routes linking to the community stadium to the east are included within the layout. The houses range in height from 2 to 3 storey; this accords with the parameter plan (development areas and heights) approved at outline.

1.5 The scheme has been revised since public consultation in response to feedback received. Of note the layout has been rearranged at the north end of the site so houses are sufficiently spaced away from trees at the boundary and development has been moved further from Huntington Grange at the west side of the site; to accord with the approved parameters plan.

The outline consent

1.5 Outline planning permission for residential development of the site was granted at appeal. At that stage the Inspector determined that an Environmental impact Assessment was not required for the development. The outline consent is the planning permission for the principle for residential development of this site. This application can only consider outstanding details of the design, ie the reserved matters, and within the scope and parameters of the outline permission and the conditions attached to it.

1.6 The approved outline permission secured the following parameters which this reserved matters application adheres to –

- Delivery of up to 300 dwellings.
- Homes no higher than 2-storey at the periphery of the site (otherwise up to 3-storey permitted).
- No development over the (triangular shaped) scheduled monument; Roman camp, on the eastern side of the site.

- Green corridors that enable substantial preservation of the hedgerows running through the site.
- Public open space around the veteran oak tree in the centre of the site.
- Public open space and landscaping to provide some separation between the approved housing and Huntington Grange to the east and the cemetery to the south.
- Provision of recreational routes for dog-walking to avoid increased use of Strensall Common for such recreation. This is a policy requirement under draft Local Plan 2018 policy GI2a which relates to Strensall Common Special Area of Conservation. This provision is referred to as SANG – suitable alternative natural greenspace.

2.0 POLICY CONTEXT

The National Planning Policy Framework (NPPF)

2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and must be taken into account in preparing the development plan and is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development. To achieve sustainable development, the planning system has three overarching objectives; economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways.

2.2 The main relevant NPPF sections to the reserved matters application are –

- 9 Promoting sustainable transport.
- 11 Making effective use of land.
- 12 Achieving well-designed and beautiful places.

Huntington Neighbourhood Plan

2.3 The Neighbourhood Plan is adopted; it is the development plan for the area and covers the period 2017 to 2032/33. Policies most relevant are -

H1 Housing need

The policy states that as appropriate to their scale, nature and location development proposals for new residential development should:

- Promote and accommodate transport links for pedestrians, cyclists, and public transport.

- Provide safe pedestrian and cycle links to Huntington Village, local schools and the existing network of pedestrian and cycle routes, including through green infrastructure where this would not have an adverse impact on biodiversity.
- Include significant and well-designed landscape and green areas to ensure that development sits sympathetically with the existing landscape.
- Retains and where practicable improve trees and hedgerows of good amenity, arboricultural or biodiversity value.

H2 Housing mix in new housing development proposals

Developments should provide for a mix of housing types, sizes and tenures to meet identified housing need in the Parish and the City of York. Development proposals that deliver smaller homes (one or two bedrooms) suitable for young families and young people as well as older people (including those who wish to downsize) to meet an identified housing need will be particularly supported.

H4 Design principles

Development proposals should respect the character of their local environment having regard to scale, density, massing, height, landscape, layout materials and access, as appropriate to their nature and location. Development proposals should also take into account the amenity of neighbouring occupiers. Where appropriate, development proposals should provide safe and attractive public and private spaces, and well defined and legible spaces that are easy to get around, especially for older people.

H7 Biodiversity

Proposals should maintain and where practical enhance existing ecological corridors and landscape features.

H21 Walking and cycling

As appropriate to their scale and location development proposals should be designed to provide safe and convenient connections to the network of footpaths and cycleways in the immediate locality. Priority should be given to those that create or improve links between the main residential areas and key local services such as shops and schools.

Draft Local Plan 2018 (DLP 2018)

2.3 The DLP 2018 has been subject to examination and a response from the Inspectors is awaited. The DLP 2018 policies can be given weight in accordance with NPPF paragraph 48 which requires regard to the stage of preparation of the plan, the extent to which there are unresolved objections and the degree of consistency with NPPF policy.

2.4 Most relevant Policies of the DLP 2018 -

H3 Balancing the Housing Market

D1 Placemaking

D2 Landscape and setting

GI4 Trees and Hedgerows

3.0 CONSULTATIONS

Internal

Affordable Housing

3.1 Officers support the mix of affordable house sizes and split of 67% for social rent, 33% for discount sale. Since this comment the scheme has been amended, to the extent that there is 1 more affordable 1-bed dwelling (not a material change).

Design & Conservation - Landscape

3.2 Officers requested amendments to the original submission, and for an updated tree survey to evidence the layout would be compatible for retained trees. There was concern the houses at the north end of the site were in undue proximity to trees and vegetation at the boundary. The pedestrian & cycle connections around the scheduled monument should also be beyond the RPA's; the alignment of the path connecting to the adjacent stadium site and around the scheduled ancient monument (SAM), would need realigning.

3.3 Detailed boundary treatment was required along Forge Close. If there is an existing fence (or similar) no additional treatment is necessary; to avoid a gap that would not be maintained / collect litter etc.

3.4 It was noted proposed car parking behind Huntington Grange encroaches into what was approved greenspace. Officer note – following comments revised plans

have been issued that take development outside of root protection areas (RPA) and move it further from Huntington Grange.

3.5 Open spaces - Oak tree T37 is retained within a central open space. This tree has the potential to be veteranised and could be of good habitat value; it needs a considerable buffer around it. There is a suggestion that this open space might be treated as an informal space that encourages species diversity; support this design approach. It may also be suitable to include some natural play equipment at the other end of the space in order to encourage natural play for toddlers and primary age group away from the tree. Officer note - the plans have been revised to this effect with house types around the space changed to allow more separation and play for 0-6 years included. A suitable location for fruit trees would be within a larger area of open space as a small community orchard.

3.6 Pumping station - The pumping station has been relocated; this was requested as it was too close to oak tree T39 and in conflict with the role of this land as open space.

3.7 Drainage systems - Required clarification below ground works would not affect existing or prevent proposed trees. From a landscape design perspective, the application of wet swales (or dry) is supported, however these must not result in any earthworks or pipes within the RPA of existing trees. The plans initially showed an indicative drainage easement which extends into RPAs (it has been moved away from the planting on the south side of the site but not elsewhere). The scheme must work without compromising retained trees - requested comfort to this effect, and that the street trees shown on plan are actually deliverable before we determine the application. Officer note – since the consultation response draft plans showing the drainage infrastructure have been shared and the now show that drainage easements avoid the root protection of existing trees and avoid proposed trees.

3.8 Attenuation tanks and easements restrict the potential for tree planting. It is not clear from the landscape masterplan whether it is possible to include more trees around the natural play area and kickabout area. The natural play area should be more integrated into the landscape structure with planting, including tree planting. Officer note – this area in the south-east corner of the site has always been identified as the area for a drainage solution – it was identified as such on the approved parameter plan documents.

3.9 Tree planting may be restricted along the southern boundary with the cemetery. Officers would expect more tree and shrub cover along the boundary with

the cemetery to provide greater visual separation and a sense of buffering between the two.

3.10 Suitable alternative natural greenspace (SANG route) - The SANG should take a course through as much natural amenity greenspace as possible. It should be particularly attractive to dog walkers. Officers advised that in the original scheme, too much of the proposed SANG follows a formal pavement and it was inappropriate as it did not follow desire lines. Instinctively many dog walkers are likely to take a natural route through the green margin along the southern perimeter of the site and around the outside of the kickabout area; this should therefore be informally accommodated. Officer note - in the revised plan the SANG has been realigned accordingly and now follows the proposed landscaping enhancements on the south side of the site.

3.11 Additional information - More detail was required for the open spaces. The landscape masterplan should be clear about what age groups are provided for, with what equipment, and where and how this is distributed across the site. The open spaces should cater for all ages and abilities. Seating should be provided at regular intervals. Officer note – the revised site plan illustrates play in the centre of the site for ages 0-6 and in the south east corner for ages 4-12. A landscape statement (dated 07/08/2024) was also issued explains the scheme includes various seating and pocket parks.

3.12 Street trees - Support the street trees within grass verges between visitor parking bays and in islands between the pavement and the carriageway.

3.13 Boundary treatments - Green garden boundaries such as hedging plants reinforced with post and wire fencing and/or instant hedging and/or paladin with climbers, should be generously applied to enhance amenity and benefits to the environment.

Local Plan

3.14 Summarise the local plan position. Comments of note relate to the housing mix and highlight the local housing needs assessment advises a focus on delivering 2-3 bed market homes, and on 2-bed affordable homes, acknowledging a need for smaller 1-bed affordable homes but cautioning against oversupplying given their limited flexibility to changing circumstances.

Highway Network management

3.15 Observations as follows -

- Shared surface streets – acceptable as shown as these serve small private drives only (typically less than 5 dwellings). Highways will not adopt shared spaces as they do not contain full height kerbs to separate pedestrians from vehicles.
- Footpaths were requested to be at least 2m wide, shared footpath/cycle paths 3m wide – officer note - this is addressed in the revised scheme.
- Cycles stores at rear only acceptable if residents can access and do not need to turn 90-degree corners in 1m alleyways. This is addressed in the revised scheme as the corners have chamfered edges to enable access.
- Car parking spaces in front of doors must allow access and not overhang highway (6m length suggested). Driveways must have sufficient space to not block access points. Officer note – this is addressed in the revised scheme. Driveways are annotated as being between 5.5m and 6m length and only propose accommodating a single vehicle (so entrances to houses would not be blocked).
- New lane – priority crossings required to access bus stops and local amenities. Council data shows that a controlled crossing is required near Anthea Drive. Officers have requested a signalised crossing. The revised plan illustrates provision of a signalised crossing. This would be secured through condition and detailed design secured via the Highways Act (section 278).
- LTN 1/20 standard cycle priority at new access points were requested. These have been accommodated in the revised scheme.
- Visitor Parking (VP) – note council can't control parking if not in adopted area. The scheme was revised; VP is now in areas that would be adopted.
- Raised tables – advice is these are used to specifically identify crossing points with pedestrian priority, which was introduced in the revised plans.
- Bus stops – these will need to have adequate visibility (the precise location would be agreed through the Highways approval process).

Public Protection

3.16 Asked for an informative to be applied in respect of electric vehicle charging facilities and the Building Regulations requirements in approved document S.

Waste services

3.17 The Council will only collect waste from adopted roads. Advise if houses are within 15m of what would be adopted highway a collection point will be required within the aforementioned distance. A number of plots were identified where houses were over 15m from the highway. Officer note – this was addressed when house types to the east of Huntington Grange were revised and the site layout plan illustrates collection points on private driveways, adjacent the highway.

External

Foss Internal Drainage Board

3.18 The board note that there appears to be a drain along the hedge on the north part of the site and a section of open watercourse on the eastern side of New Lane. These features should have a 3m easement (which the board acknowledge are provided). The board refer to the 2021 drainage strategy that informed the outline application and raised some questions in respect of this report. The drainage is a condition of the outline application and comments are not relevant to this application.

Huntington Parish Council

3.19 Do not object, made comments as follows –

- Construction – preference that any site compounds are away from the boundaries with residents to the north and the cemetery to the south. Concerned about noise during construction.
- Road safety – concern over heavy good vehicles entering the site and proximity of the north access to the mini roundabout. Officers note that the access points already have approval and are not up for consideration in this application.
- Sustainable travel – would like to see a dedicated cycle lane on New Lane. Officers note that such infrastructure would need to have been secured and outline stage and was not. Also note the width of New Lane is variable and as less than 8m in places, which is insufficient to provide 2m wide cycle lanes (as advocated by LTN 1/20) on each side of the road. The hedgerow at the site boundary is also a landscape characteristic which it is desirable to retain.

- Sustainable design and construction – the homes will not be built to future homes standard. Officer note – this was also a matter for the outline planning permission. The condition in that respect was consistent with local policy requirements at the time of determination.
- Layout and design
- Would like to see a landscape buffer between housing and the cemetery.
- Fruit trees are proposed near Huntington Grange; children could throw fruit into the gardens.
- There is a gap in the hedge on the north side of Huntington Grange and would like to see this filled. Officer note – this hedge is outside of the application site.
- Would like to see bins for dog waste.
- Could the foul drainage for the site serve Huntington Grange. Officer note – this is a private matter and not material to this planning application.
- Ground levels should not be increased to the extent that surface water run-off causes flooding to surrounding houses. Officer note – this is a matter dealt with by the outline permission.
- Houses to north should be offered satisfactory privacy bearing in mind they previously enjoyed outlook over open fields.

Police Architectural Liaison Officer

3.20 No objection. Note that the application demonstrates the applicant has considered crime prevention in its design.

4.0 REPRESENTATIONS

4.1 Public consultation expired 8 April 2024. There were 39 contributors, 38 in objection. Comments were as follows –

Layout – lack of separation between proposed homes and Saddles Close and Forge Close. The houses are also too close to existing trees in this area. Gardens will be overshadowed in the winter months. A high density of (smaller 1-bed and 2-bed) housing behind Grade II listed Huntington Grange was considered out of character, this was acknowledged by the developer and the plans changed however 3-storey buildings in the backdrop of Huntington Grange are proposed and are regarded inappropriate. Car parking was also shown in what was green space in the approved parameter plan. Officer note – the layout for this specific area has been revised since the comment.

House types - Huntington already has a significant amount of social housing and it is questioned whether more are required.

Landscaping – questions regarding the quality of the landscaping that would be installed and the majority of species to be planted. A wildlife corridor at least 30 metres wide requested at the south boundary shared with the cemetery.

Positive comments that the scheme does propose fewer houses than the maximum at outline, that houses are no more than 3-storey high and that there is a decent amount of green infrastructure provided.

Consultation – public engagement occurred when it was already too late for residents to make comment on the planning application. At the public meeting the developers advised some of the dwellings will have air-sourced heat pumps. Noise generated could cause disturbance. Request for burial clerk at the cemetery to be informed of construction, in particular any piling works.

Traffic generation / traffic on matchdays is already a problem. Existing cycle lanes are not adequate; what plans are there for improvements? New Lane should be provided with an appropriate cycle lane.

Construction – it is understood the development will take up to 4 years to construct. Residents will suffer disturbance during this period. Site compounds etc should be positioned away from neighbouring houses.

Energy – question whether there is capacity for the electric charging points for vehicles and if homes are electric powered. Question the environmental performance of the buildings.

Flooding – the fields are regularly flooded and development would increase flood risk elsewhere.

Loss of green space

Lack of capacity at local facilities (including doctors and schools).

Lack of affordable housing

Loss to existing property values

Cllr Orrell

- Construction - Construction traffic should access the site from the Malton Road direction. Construction traffic should not wait outside the site. Working practices should respect tranquillity of the cemetery. Residents and councillors should be warned if piling is to take place as this can cause noise / vibration.
- Sustainable construction – that the developers can use gas as a source of energy shows the Building Regulations are inadequate.
- Public engagement - Pleased that Barratts have agreed to hold Public Exhibitions so that local people can input into the way the development is progressed in the coming years.
- Travel - Bus routes cannot be guaranteed as they are subject to council subsidy.
- Huntington Cemetery has problems with flooding requiring the constant expensive use of a pump. The development should be required to restrict the water that drains into the cemetery so that these flooding problems are not made worse.

5.0 APPRAISAL

5.1 This application is for consideration of reserved matters, following an outline planning permission, which included details of the site access. The only issues under consideration for this application are regarding the following reserved matters only -

- Schedule of accommodation
- Access (although the principle of two vehicle access points were established by the outline permission).
- Appearance
- Landscaping
- Layout
- Scale
- Promotion of sustainable travel

5.2 The following matters were dealt with in the outline application determined at appeal which is subject to its conditions and planning obligations covering the following matters –

- Impact on the wider highway network
- Archaeology
- Design – approved parameter plans inform the general layout and distribution of land uses and building heights

- Ecology – requirement to evidence biodiversity net gain and an associated landscape and ecological management plan
- Planning obligations – education, open space, mechanism for securing affordable housing on-site
- Sustainable design and construction
- Drainage
- Public protection – noise; land contamination; air quality
- Construction management (condition 5 of the outline deals with construction but it does not include any requirements in respect of temporary buildings such as site compounds which are permitted development)
- Phasing / delivery of development

5.3 National guidance states that “the only conditions which can be imposed when the reserved matters are approved are conditions which directly relate to those reserved matters. Conditions relating to anything other than the matters to be reserved can only be imposed when outline planning permission is granted”.

5.4 The assessment covers each of the reserved matters the subject of this application – appearance, landscaping, layout and scale. Access was a reserved matter in the outline permission, in terms of the vehicle access points into the site, pedestrian connections to the east and west and crossing points on New Lane.

Schedule of accommodation

5.5 Policy H2 of the Neighbourhood Plan requires a housing mix aligned with the local needs assessment. It advises smaller homes suitable for younger persons and those who wish to downsize in particular will be supported. DLP 2018 policy H3 states proposals for residential development will be required to balance the housing market by including a mix of types of housing which reflects the diverse mix of need across the city. The local housing needs assessment (LHNA 2022) determines the majority of market homes needed (70-80%) are 2 or 3 bed sized. In terms of social rent (affordable) most need is for 1 and 2 bed sized homes (65%-75%).

5.6 The reserved matters application shows the affordable house types and how these will be distributed across the site. The schedule of accommodation is as follows -

	1-bed	2-bed	3-bed	4-bed
Affordable	12 houses 4 apartments	32 houses 6 apartments	21 houses	9 houses
Market	3 houses 3 apartments	58 houses 6 apartments	85 houses	41 houses
Total	22 (8%)	102 (36%)	106 (28%)	50 (18%)

5.7 The accommodation mix is acceptably aligned with local need, predominantly providing 2 and 3 bed sized homes, as set out in the Local Housing Needs Assessment 2022, whilst providing a mix of type, tenure and size as required under DLP 2018 policy H3 balancing the housing market. Affordable homes are acceptably distributed across the site; these are identified on the site masterplan.

Reserved matters

Access' – the accessibility to and within the site, ... in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

5.8 The location of the two access points were fixed at outline stage. These have been designed to accommodate pedestrian and cycle routes which take priority over vehicle traffic. This approach to priority at junctions is applicable to the layout in general. This adheres to the sustainable transport policy in the NPPF (116) to give priority first to pedestrian and cycle movements.

5.9 There will be two crossing points over New Lane. The north crossing has a pedestrian island to assist with crossing. There will be a signalised crossing at the south end. The locations of these crossings consider desire lines and highway safety. The signalised crossing will be secured through condition which allows the detailed design to be approved by the Council's highways team (under the Highways Act). This develops condition 22 of the outline permission which required pedestrian crossings on New Lane (type not specified) as their specification has evolved. This is an acceptable approach as the crossings accommodate and encourage walking and cycling, including for persons with reduced mobility, by providing improved connectivity into the wider area as encouraged by

Neighbourhood Plan policy H21 – walking and cycling and promoting sustainable transport in the NPPF.

‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development.

5.10 The appearance of the scheme is strongly informed by the layout and complemented by the selected locations for taller buildings (2.5-3-storey). It follows principles within the national design guide; it respects landscape character by retaining the hedgerow along New Lane and setting housing away from Huntington Grange to the east and from the scheduled monument area to the east. The retained hedgerows and veteran tree in the centre of the site, combined with the street hierarchy and its varied design, all contribute towards creating a distinctive place. Green infrastructure will be a prominent characteristic throughout. Car parking is treated so it will not be visually dominant in the setting.

5.11 House types and materials respect the suburban vernacular of housing to the north and to the west. There are taller houses, which are 2.5 and 3 storey where they overlook areas of public open space. The 3-storey buildings are all towards the centre of the site and the building heights accord with the parameter plans approved at outline.

5.12 Cycle parking – the provision of cycle parking is secured by condition 23 of the outline permission and requires at least one space per bedroom. The cycle parking for the apartments is detailed in this scheme (houses will either rely on garages or stores in rear gardens). There is a store that is connected to, and sits between, the two apartment blocks and storage at ground floor level in the building at plot 142. The storage provides space for over-sized cycles and meets the requirements of being covered and secure. It is sufficient in amount. A condition will require the stores to have lighting on safety grounds and to encourage their use.

‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

5.13 The layout and structure of the site was fixed by the parameter plans approved at outline permission stage and the principles so established have been achieved. The layout is informed by features within the site (the scheduled monument and

retained trees and hedgerows) and has a hierarchy of streets and spaces which overall gives the site distinctive character as expected by the placemaking advice in NPPF paragraph 135 and the National Design Guide. It also provides safe and attractive public and private spaces, and well defined and legible spaces that are easy to get around, in accordance with Neighbourhood Plan policy H4 Design Principles.

- The two hedgerows within the site are maintained and enhanced and become a landscape feature that provides identity to the layout.
- The veteran tree in the centre of the site determines the location of the public open space within the centre of the site. Houses are orientated to directly front onto and overlook the site, including an apartment block. Houses and hardstanding are outside of root protection areas for trees.
- There is a triangular area of public open space on the eastern side of the site; this is above the scheduled monument and is also overlooked by houses which generally directly front onto the landscape. This area, coupled with the path that runs around the south end of the site provide the primary proportion of the alternative greenspace to Strensall Common (for dog-walking and recreation).
- At the north end of site, the house types and layout was adjusted in revised plans that followed consultation. Houses back onto the site boundary, so back gardens face each other. This is good practice in terms of secure by design, opposed to left over space with insufficient natural surveillance. The house types and their orientation are such that they do not interfere with root protection areas and are compatible with retained trees.
- The landscape buffer around the grade II listed Huntington Grange exceeds the separation required under the approved parameter plan. Revised plans have been received since consultation, which reduce the density of housing (with more space between houses) to the east of Huntington Grange. This provides a reasonably spacious setting in accordance with the outline permission (the outline permission acknowledged there would be harm to the setting of the listed building as a consequence of development but that this would be outweighed by the benefits of the scheme).
- Houses adhere to secure by design principles – there are active frontages, secure rear gardens which back onto each other, public open space has sufficient natural surveillance and car parking is within sight of homes.
- The two access points and roads through the site have parallel 3m wide pedestrian and cycle routes designed take priority over vehicle traffic. This adheres to the sustainable transport policy in the NPPF (116) to give priority first to pedestrian and cycle movements. These streets have a strong landscape

character within the public realm and will therefore be attractive and encourage active travel and recreation.

- Private drives are proposed and are intimate in their design as they serve a small number of houses and do not need to accommodate the waste collection vehicle (collection points at entrances). This helps give structure and street hierarchy.
- Residential amenity - where houses back onto Saddlers Close and Forge Close (to the north of the site) there is a separation of at least 22m back-to-back. Typically, the separation distance is greater (up to 32m). Plot 225 is only 21m from 15 Forge Close to the north. However, it is a side elevation facing the site boundary, which only has a small bathroom window on the pertinent elevation. The separation distances comply with those recommended in the Council's supplementary planning guidance for house extensions (21m back-to-back recommended in a suburban area) to provide a reasonable level of amenity and privacy and to respect a low-density suburban setting. The proposed houses are reasonably spaced from existing trees alongside the boundary. The layout accords with design guidelines in respect of residential amenity.
- Apartments are proposed in the centre of the site overlooking open space. They are in a position where the parameters plan dictates that 3-storey is appropriate. The apartments are at least dual aspect. The inclusion of 1 and 2 bed sized homes in this house type is explicitly advocated in policy H2 of the Neighbourhood Plan. Bin stores have been designed so they are out of sight.

‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

5.14 The approved parameter plans allowed for up to 3-storey in the centre of the site. The scheme is primarily two storey but has 2.5 and 3 storey houses overlooking areas of public open space. This meets the outline permission requirement and gives structure and orientation to the layout. It adheres to national design principles in this respect.

‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

5.15 Boundary treatment is to be secured by condition. It will be required to provide for –

- Along the north boundary there shall be no fencing that would conflict with existing sections of hedgerow at the boundary.
- Where rear gardens require a means of enclosure that directly faces the highway it will be of robust construction e.g. brick.

5.16 Soft landscaping and tree retention – conditions are required to secure a detailed landscaping plan (which would confirm the mix of species and stock size) to adhere to the principles of the submitted landscape masterplan.

5.17 Landscaping around Huntington Grange – in the revised scheme there is a wider area of soft landscaping around Huntington Grange. This adheres to the outline permission parameter plans. The planting would be set in wildflower grass, with a mown route through to direct recreational walking. The species of trees to be planted would be approved under a condition. The Council would discourage the use of fruit trees in this location.

5.18 Drainage requirements are secured through a condition of the outline permission. The developer has provided outline plans that illustrate drainage will be compatible with the landscape masterplan.

5.19 Landscape buffers to south – consultation responses asked for separation between the houses and the cemetery to the north. The houses are offset in that they will be on the opposite side of the road and there will be a landscape buffer at the periphery of the site. The layout is compatible with, and does not harm, the amenity or setting of the cemetery.

5.20 Play – the landscape masterplan shows areas of play for ages 0-6 & 4-12; these are in appropriate locations taking into account the recommended need for surveillance and an element of separation from houses. A condition is necessary to approve the furniture and detailed layout of these spaces.

5.21 Impact on Strensall Common – suitable alternative natural greenspace (SANG) required to discourage further use of Strensall Common is a condition of the outline permission. The condition requires a footpath network particularly to attract dog walkers, associated waste bins, signage and details of future management. At the time of the appeal the Inspector and Secretary of State were satisfied with the walking route identified by the developer around the site (as shown in their shadow

Habitat Regulation Assessment). In this detailed reserved matters application the options for the route have only changed in that the walking route can follow the path on the south boundary, making it longer, which would accord with Natural England's submission at the appeal.

5.22 Neighbourhood Plan policy H4 design principles advises that proposals should have well defined and legible spaces that are easy to get around, especially for older people. DLP 2018 policy HW7 Healthy Places also asks for major residential developments to incorporate measures to encourage residents (at all stages of life and including those with limited mobility) to spend time outdoors. The scheme accommodates these requirements by providing walking and cycling routes alongside green corridors. These both follow design lines and provide general recreational routes around the site. There are a variety of public spaces, including two areas which will have different types of play, the central green space, walking routes and the area of the scheduled monument - these areas will have seating for resting and to enable community interaction.

Promotion of sustainable travel

5.23 The NPPF (114 and 116) advise that when considering proposals it should be ensured that –

- appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- safe and suitable access to the site can be achieved for all users;
- the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code (which requires design to limit car use; promoting health and well-being; the incorporation of green infrastructure and a design that softens the visual impact of car parking).
- any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Within this context, applications for development should:

- give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

- address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- allow for the efficient delivery of goods, and access by service and emergency vehicles; and

5.24 Neighbourhood Plan policy H21 Walking and cycling states that as appropriate to their scale and location development proposals should be designed to provide safe and convenient connections to the network of footpaths and cycleways in the immediate locality. Priority should be given to those that create or improve links between the main residential areas and key local services such as shops and schools.

5.25 Sustainable travel promotion and considering the needs of people with disabilities and reduced mobility (in the context of travel) accords with NPPF sections 114 and 166 and the Neighbourhood Plan on the following grounds -

- Cycle parking provision will accord with the outline planning permission (and LTN 1/20) with covered and secure cycle parking for all properties at a rate of 1 space per bedroom.
- There are segregated walking and cycle routes (3m wide) running east west which allow wider connectivity into the community stadium site to the east. There are improved crossings to be provided on New Lane to the west; one with a central island and one signalised crossing, providing links to schools and the city to the west.
- The internal layout and main access point design gives priority to walking and cycling at junctions.
- Street design – street trees are incorporated and attractive walking and cycling routes are provided. The main walking and cycling corridors are in a reasonably attractive landscaped setting and segregated from the road.
- Car parking is reasonably screened by landscaping and is within curtilages and courtyards; the streets would not therefore be dominated by parked cars.
- Courtyard car parking has more than 10% spaces for disabled persons.
- There is visitor parking (VP) adjacent the public open space and spaced around the site. All VP can accommodate disabled sized parking space.
- Car club spaces (2) are provided to encourage alternative to private car travel.
- Servicing – the layout has been tracked and this shows the waste collection vehicle and emergency services can acceptably access the site.

Other matters

5.26 EV charging - this is now dealt with under building regulations for this type of scheme.

5.27 Noise during construction is dealt with in the outline permission. A condition is that noise mitigation measures are approved as part of a construction management plan. The siting of temporary buildings onsite during construction is permitted development.

5.28 Drainage easements – the IDB have referred to a drain within the site and a watercourse to the west of the site (outside of the site). They note that these are not maintained by the Board and assume remain with the riparian owner to maintain. The proposed housing is located away from these drains and this issue does not raise any conflict with planning policy in respect of flood risk and drainage.

6.0 CONCLUSION

6.1 The proposed layout adheres to the parameter plans approved at outline planning permission stage. The layout design promotes active travel and health and wellbeing by virtue of its infrastructure for walking and cycling and the green infrastructure on site. The layout has distinctive character and provides suitable levels of amenity for existing and future residents. The mix of housing is appropriate, considering identified local need. The scheme accords with NPPF advice and the National Design Guide, in particular in respect of place-making and the promotion of sustainable and active travel. The scheme is also consistent with relevant policies in the Neighbourhood Plan and the DLP 2018.

6.2 Conditions are deemed necessary in respect of the landscaping and the layout, to approve detailed design in respect of boundary treatment, play equipment, planting plan (including stock sizes) and to secure the agreed types of crossings over New Lane. Other matters are already dealt with in the outline permission.

7.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out in accordance with the following plans and details:-

Site layout - 16 5023 01 revision M

Landscape masterplan - revision I

Landscape statement - revision A - Based on Landscape Masterplan revision I - dated 07/08/2024

House types pack - revision M dated 6.8.24

Apartment blocks revision C

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

2 Boundary treatments

Details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development and the works shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, over the lifetime of the development and to ensure the retention of hedgerows at the north boundary.

3 New Lane crossing points

No dwelling shall be occupied until the following highway works (which include works associated with any Traffic Regulation Order required as a result of the development, signing, lighting, drainage and other related works) have been carried out in accordance with the approved plans:

Pedestrian (and cycle if applicable) crossings on New Lane, which shall include a signalised crossing as shown indicatively drawing 16 5023 01 M - proposed site layout (which require approval under S278 of the Highways Act).

Reason: To promote sustainable travel modes, as required under NPPF section 9 and Huntington Neighbourhood Plan policy H21 Walking and cycling.

4 Landscaping

A detailed landscaping scheme (following the principles in the approved plans) which shall illustrate the number, species, height and position of trees and shrubs and the design and location of seating shall be submitted to and approved in writing by the Local Planning Authority prior to installation and the works shall be carried out in accordance with the approved details. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority. (The time for installation is controlled under condition 16 of the outline planning permission)

Reason: To promote health and wellbeing and in the interests of visual amenity, and so that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site in the interests of the character and appearance of the area.

5 Play areas

Details of the layout, surfacing and equipment within the play areas shall be submitted to and approved in writing by the Local Planning Authority prior to

installation and the works shall be carried out in accordance with the approved details. (The time for installation is controlled under condition 16 of the outline planning permission)

Reason: To ensure that there is adequate amenity space of sufficient design, to promote health and well-being, in accordance with sections 8 and 12 of the NPPF.

6 Cycle storage

The cycle stores for the apartment blocks (plots 142-160) shall be provided with internal and external lighting and shall be provided in full prior to first occupation of the relevant plots and shall thereafter be retained for such use.

Reason: In the interests of promoting cycling, secure by design and functionality, in accordance with NPPF paragraph 135.

8.0 INFORMATIVES:

Notes to Applicant

1. Construction management

The developer is recommended to inform residents of phases of construction and works that may lead to disturbance, such as any groundworks and piling. The burial clerk at the cemetery should be consulted to minimise any impacts on the tranquillity of the cemetery.

2. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome: sought revised plans to achieve compliance with the outline planning permission, in the interests of the health and wellbeing of future residents, tree protection and amenity of surrounding occupants.

Contact details:

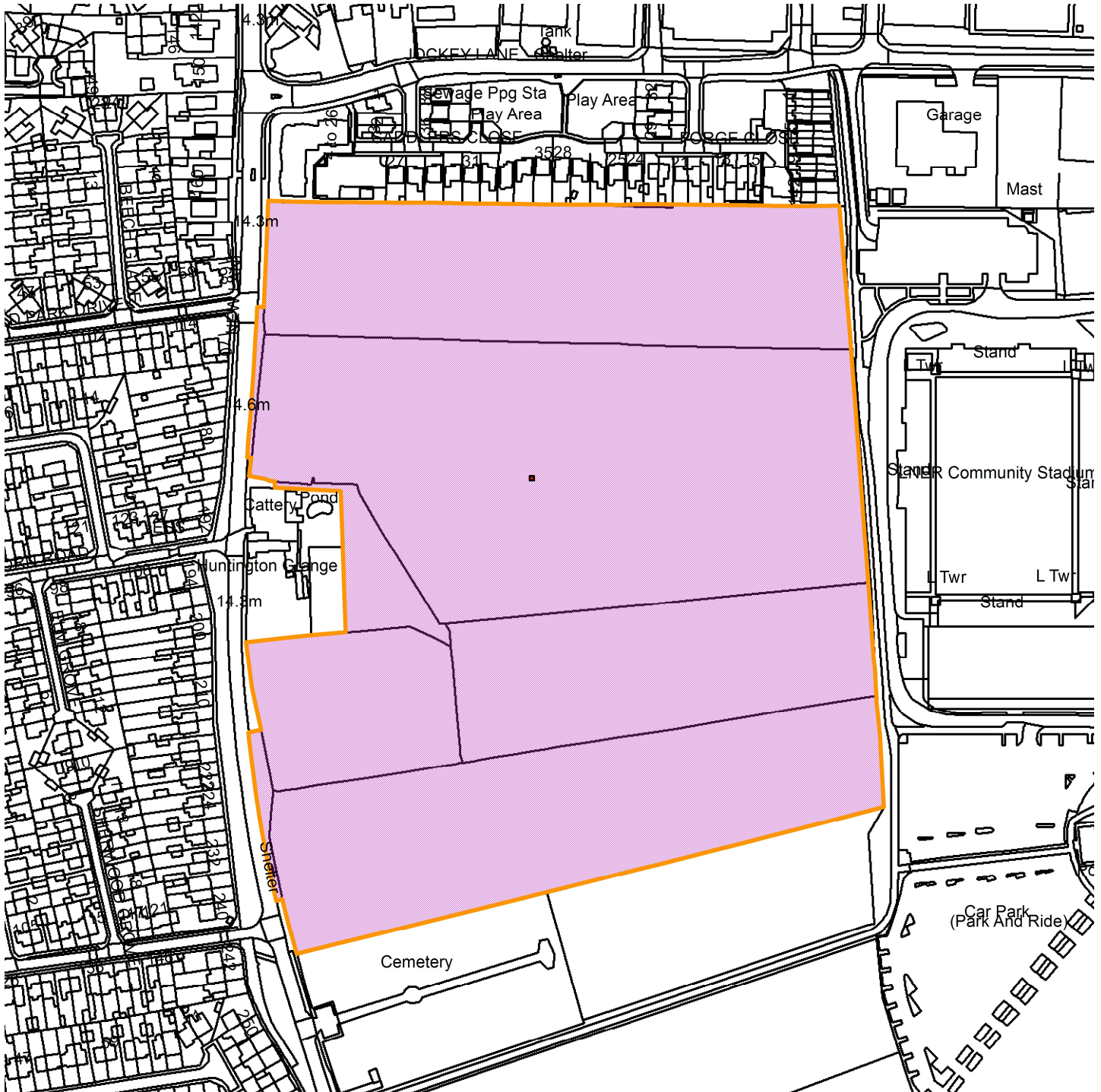
Case Officer: Jonathan Kenyon

Tel No: 01904 551323

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Huntington South Moor, New Lane, Huntington, York

24/00282/REMM



Scale : 1:3113

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Organisation	City of York Council
Department	Env, Transport & Planning
Comments	Site Location Plan
Date	23 August 2024
SLA Number	Not Set

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Planning Committee A

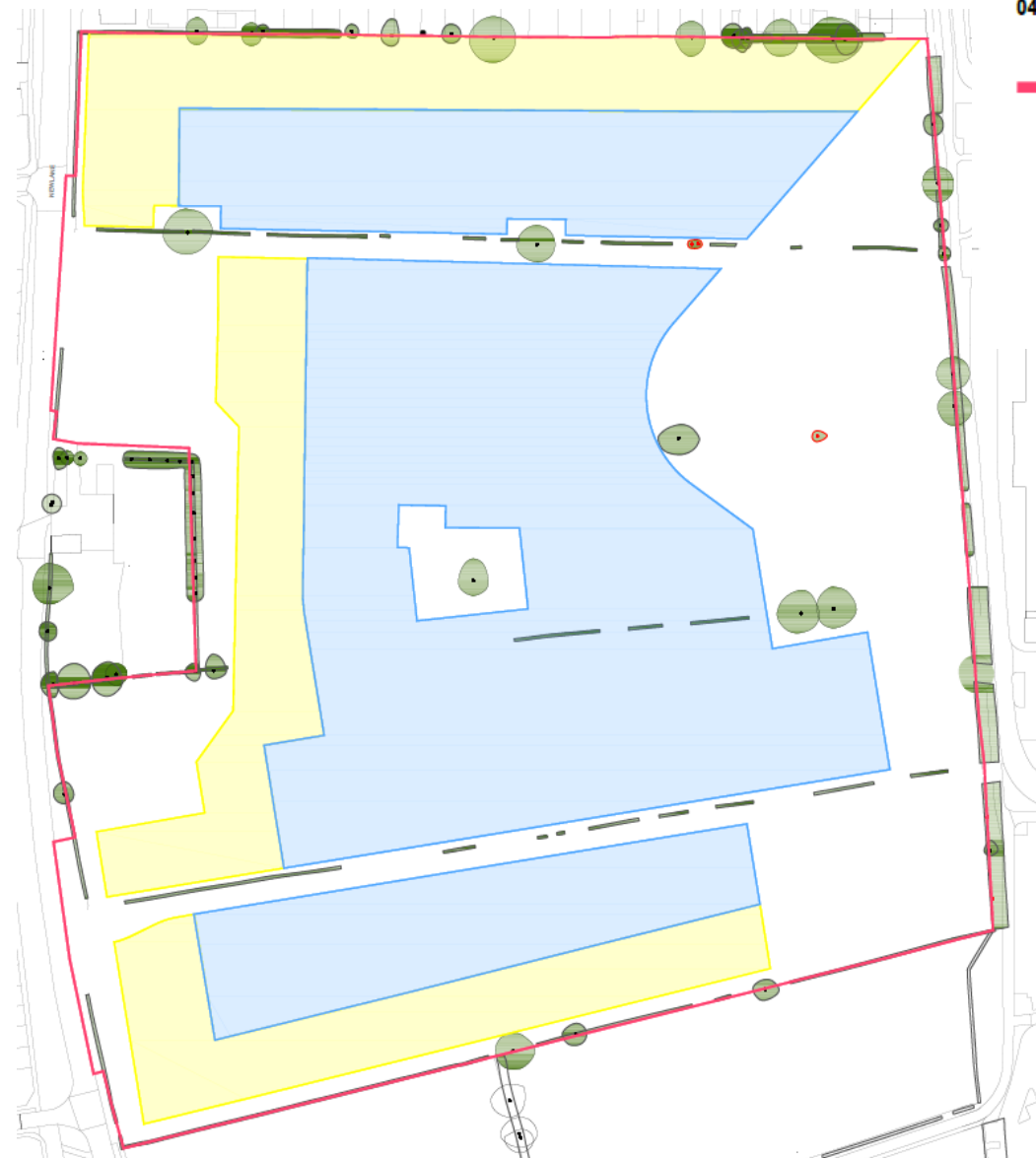
To be held on 5th September 2024

24/00282/REMM - Huntington South Moor, New Lane, Huntington

Reserved matters application for layout, scale, appearance, landscaping and access of 280 dwellings and associated infrastructure following outline planning permission 21/00305/OUTM.

Google Earth Aerial
Image of Site
Location





04 KEY TO DEVELOPMENT:

- APPLICATION BOUNDARY
- DEVELOPMENT UP TO A MAXIMUM OF 2 STOREYS
- PREDOMINANTLY 2 STOREY WITH OPPORTUNITY TO USE 2½ TO 3 STOREY PROPERTIES AT KEY LOCATIONS.



Outline Permission Drawing showing Development Areas and Building Heights – Plan and Extract

Proposed Site Layout Plan and Extract Plan

SITE LAYOUT LAYERS KEY

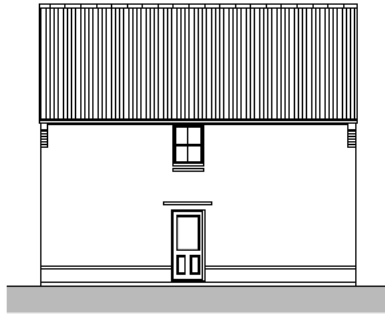
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[Symbol]	...	[Symbol]	...	[Symbol]	...	[Symbol]	...	[Symbol]	...	[Symbol]	...	[Symbol]	...



Hadley House Type



FRONT ELEVATION



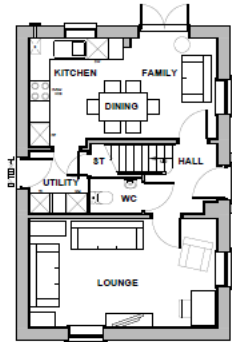
SIDE ELEVATION



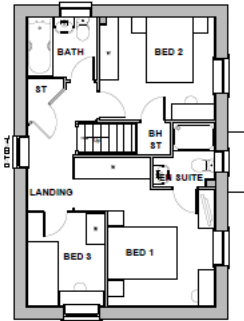
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



HADLEY (OP)



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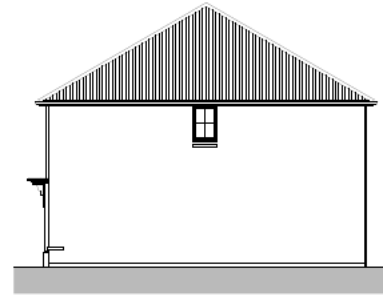
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SCALE @ A2: 1:100

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Primrose – Alder 2 Bed Terrace of 4



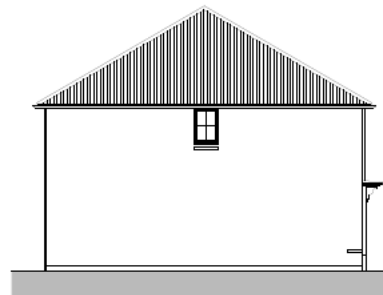
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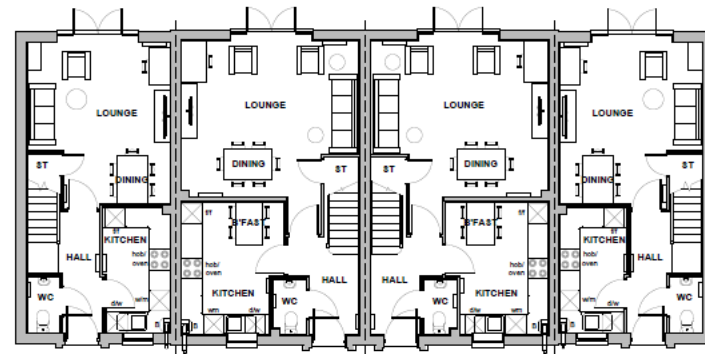
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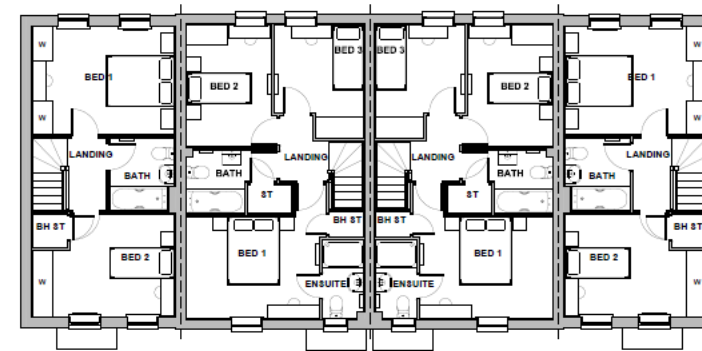
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

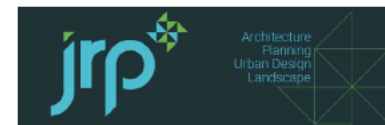


CITY OF
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COUNCIL

PRIMROSE-ALDER-ALDER-PRIMROSE
(AS/AS/OP/OP)



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DRAWING NUMBER:
B&DWH-PRI-ALD-ALD-PRI
A/A/O/O

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1:100

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Primrose – Oak – Tulip House Type



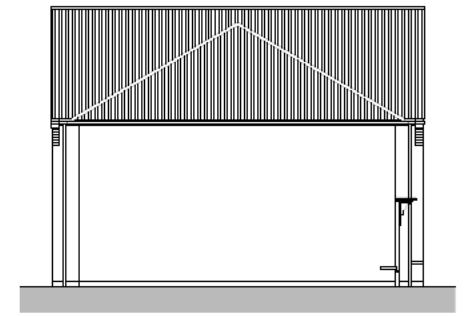
FRONT ELEVATION



SIDE ELEVATION



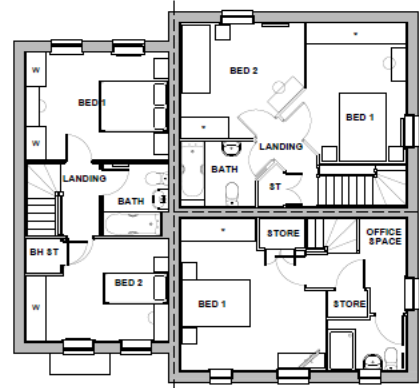
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



PRIMROSE-OAK-TULIP (AS/OP)



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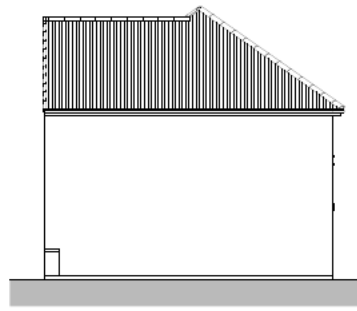
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Radleigh House Type



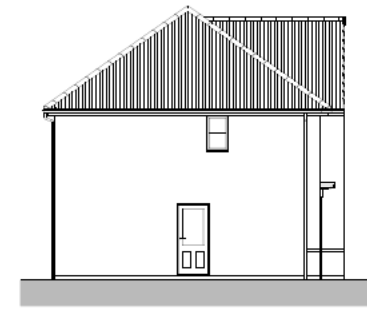
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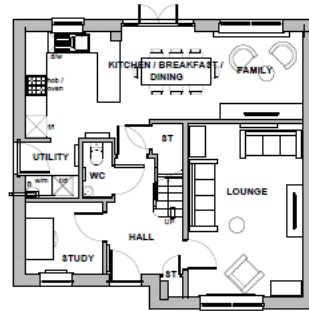
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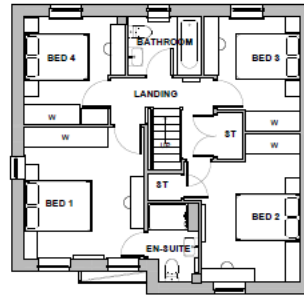
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



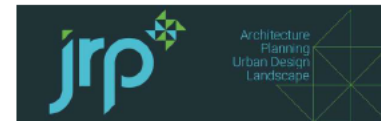
FIRST FLOOR



RADLEIGH (AS)



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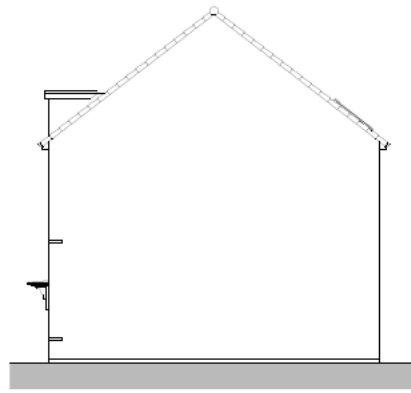
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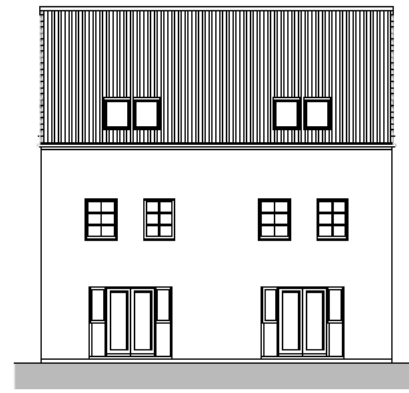
Sheringham House Type



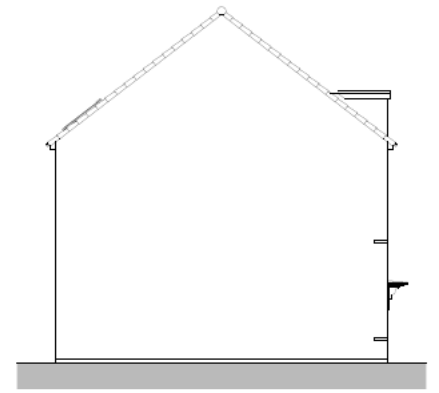
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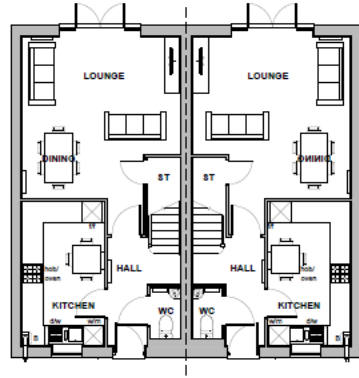
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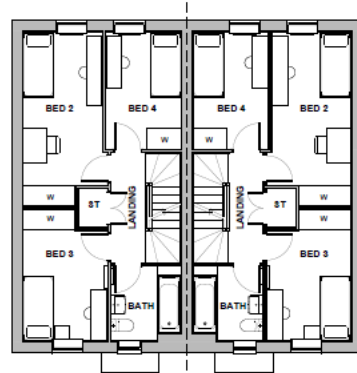
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



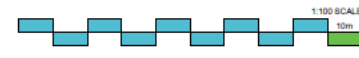
FIRST FLOOR



SECOND FLOOR



SHERINGHAM (AS/OP)



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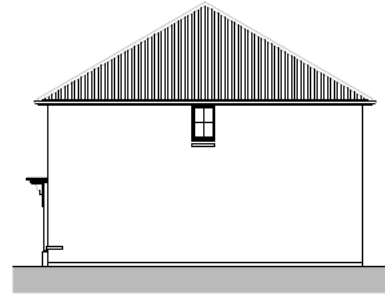
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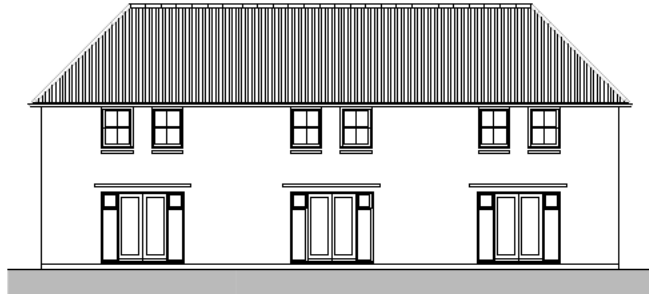
Alder House Type (As terrace of 3)



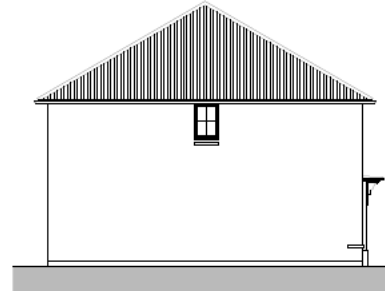
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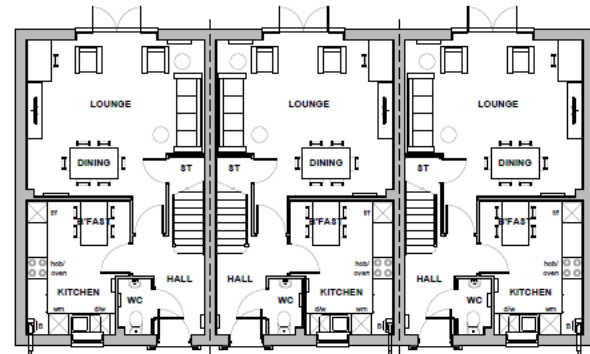
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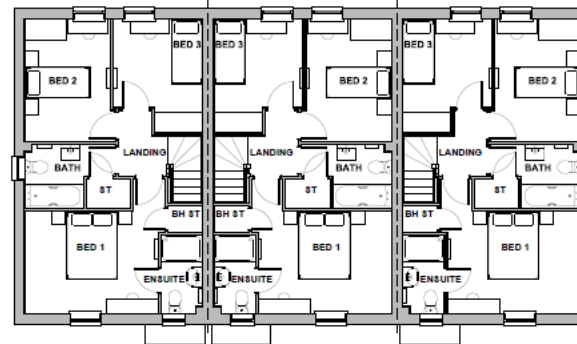
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SIDE ELEVATION



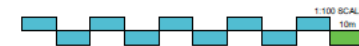
GROUND FLOOR



FIRST FLOOR



ALDER-ALDER-ALDER (AS/OP/OP)



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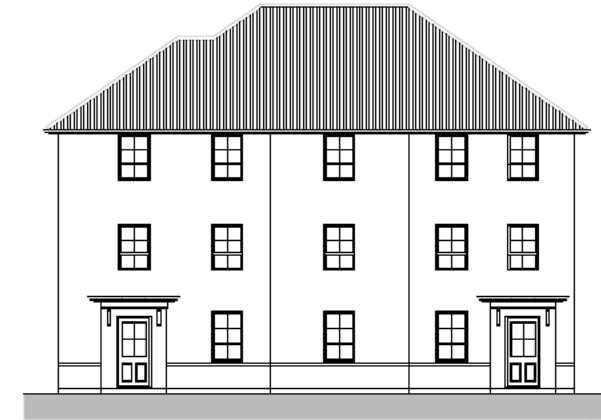
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SCALE @ A2: 1:100

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Block A - Elevations



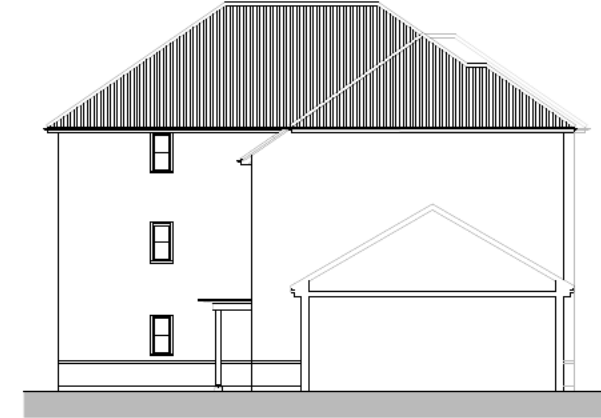
FRONT ELEVATION



FRONT ELEVATION



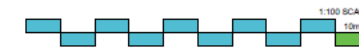
REAR ELEVATION



SIDE ELEVATION



BLOCK A (AS) - ELEVATIONS



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DRAWING NUMBER:
B&DWH-BLOCK A-A
ELEVATIONS - REV A

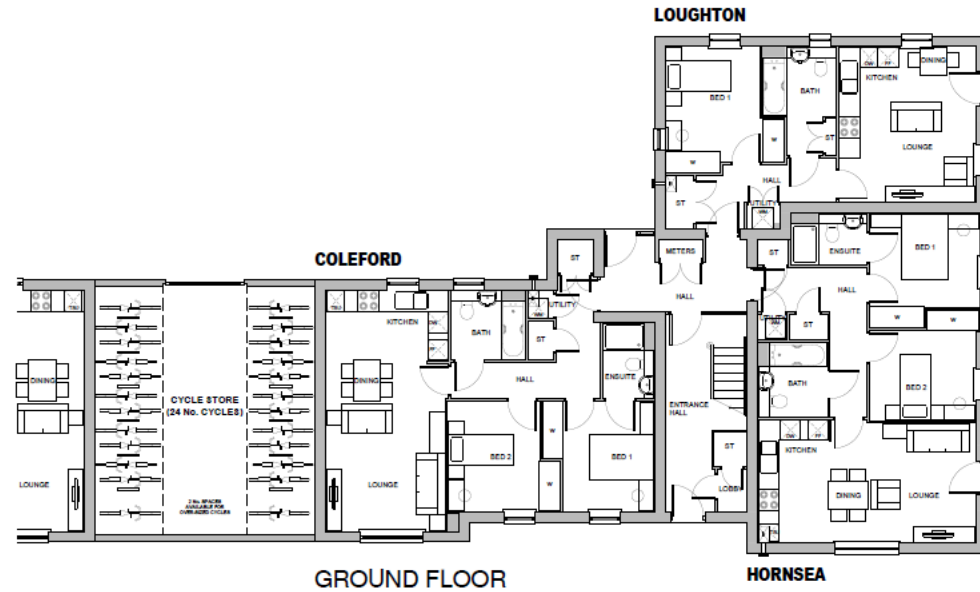
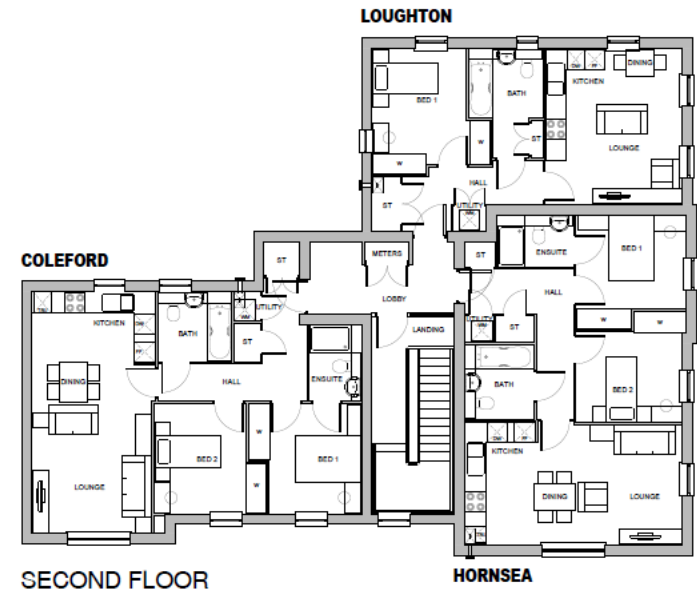
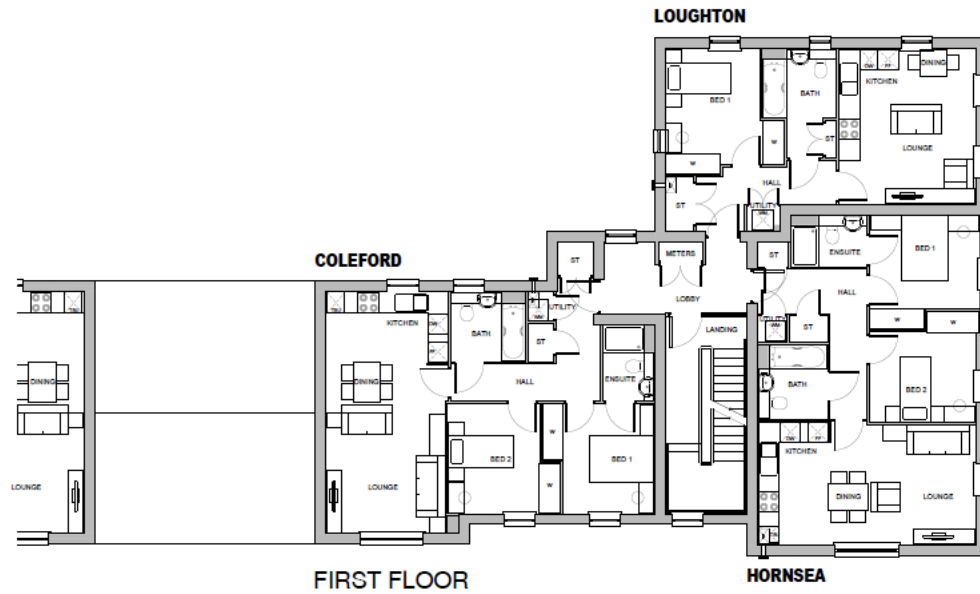
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HOUSETYPE PLANNING DRAWING

SCALE @ A2:
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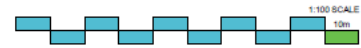
T: 01924 383332
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Block A – Floor Plans

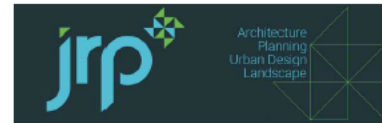


BLOCK A (AS) - PLANS

City of York Council Planning Committee Meeting - 5th September 2024



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DRAWING NUMBER:
B&DWH-BLOCK A-A - rev c
PLANS

DRAWING:
HOUSETYPE PLANNING DRAWING

SCALE @ A2:
1:100

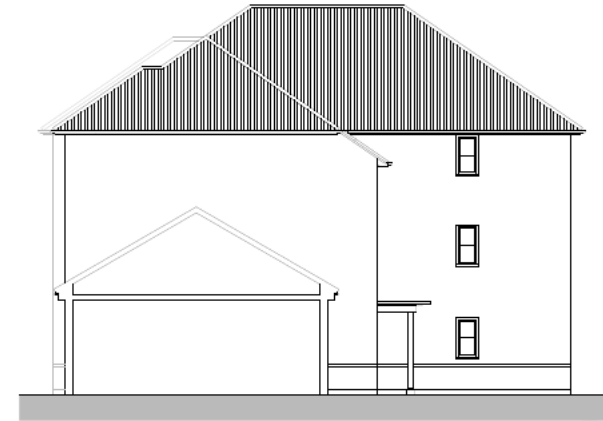
JRP Associates
14 Mariner Court,
Calder Park, Wakefield, WF4 3PL

T 01924 383322
E info@jrpassoc.co.uk
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Block B – Proposed Elevations



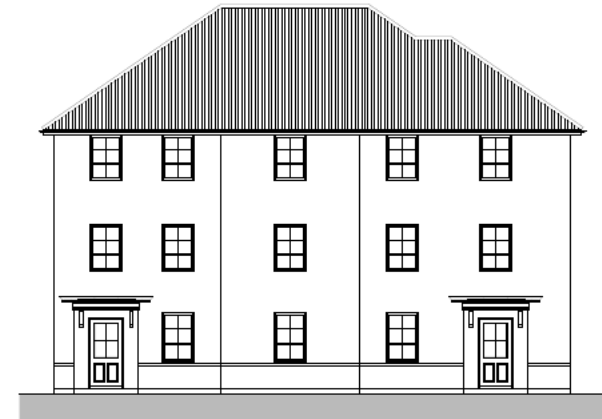
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



BLOCK B (OP) - ELEVATIONS



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DRAWING NUMBER:
B&DWH-BLOCK B-O
ELEVATIONS - REV A

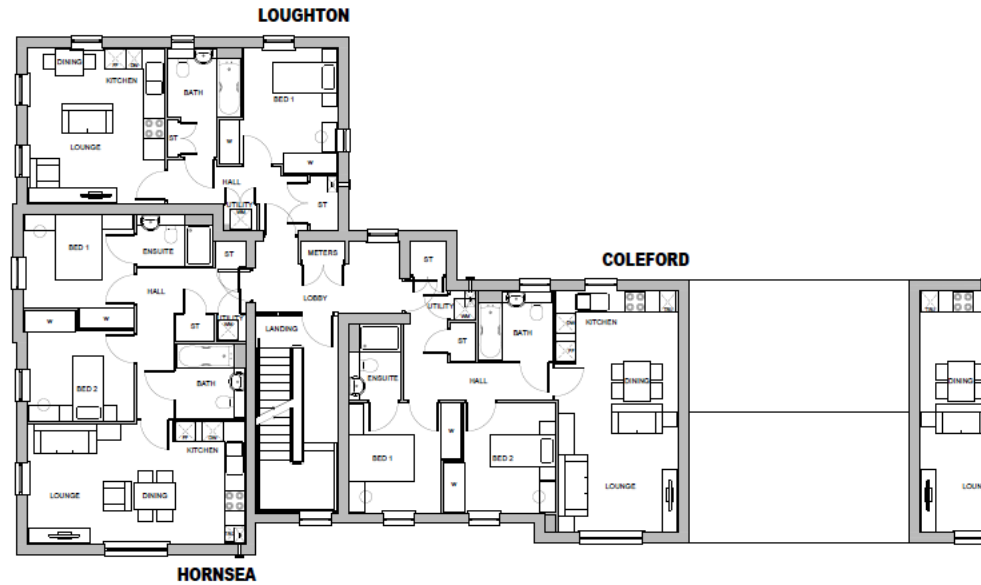
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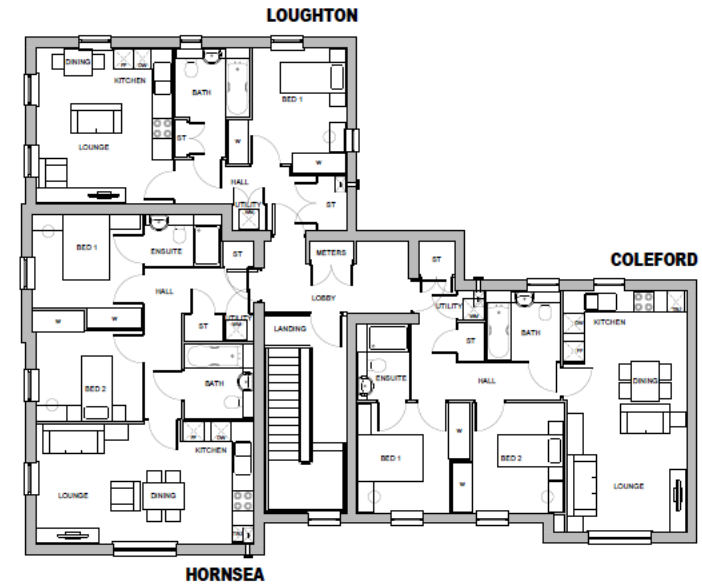
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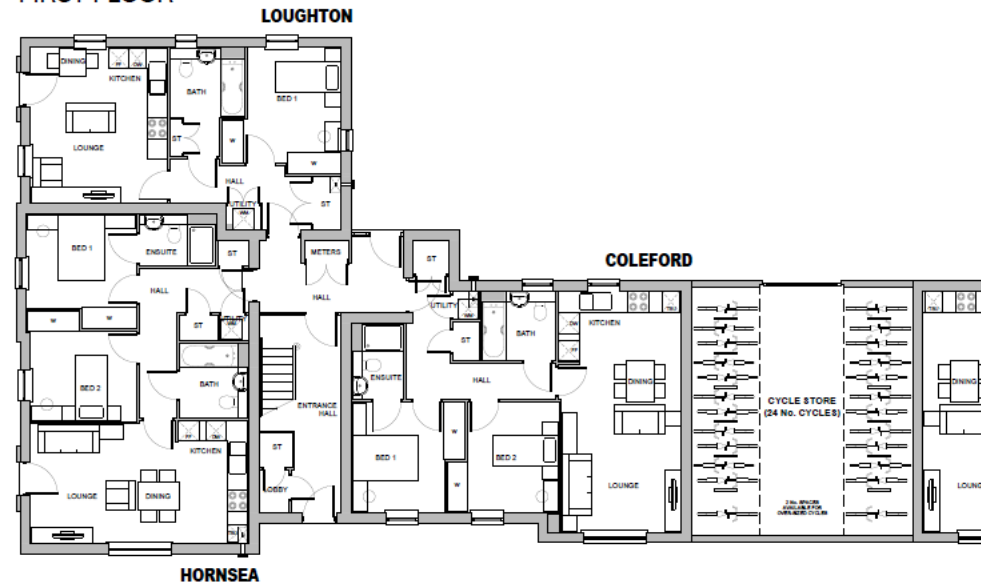
Block B – Floor Plans



FIRST FLOOR



SECOND FLOOR



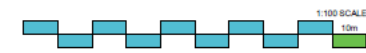
GROUND FLOOR



CITY OF
YORK
COUNCIL

BLOCK B (OP) - PLANS

City of York Council Planning Committee Meeting - 5th September 2024



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DRAWING NUMBER:
B&DWH-BLOCK B-O -REV C PLANS

DRAWING:
HOUSETYPE PLANNING DRAWING

SCALE @ A2:
1:100

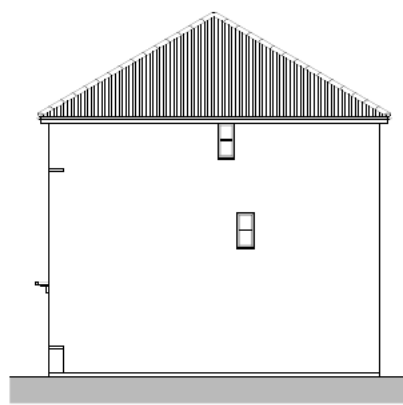
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E info@jrpassoc.co.uk
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Kingston House Type



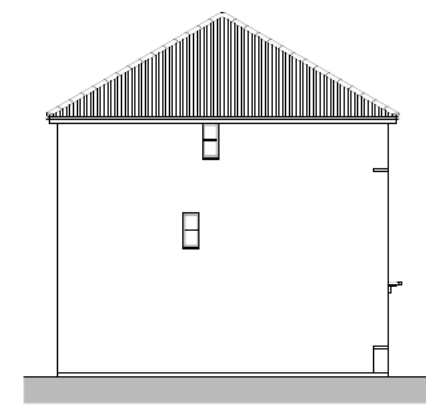
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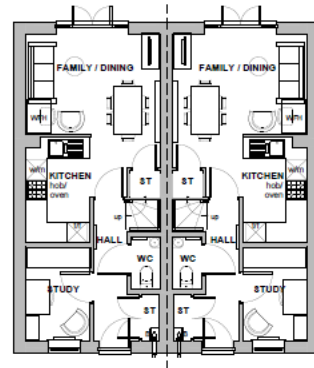
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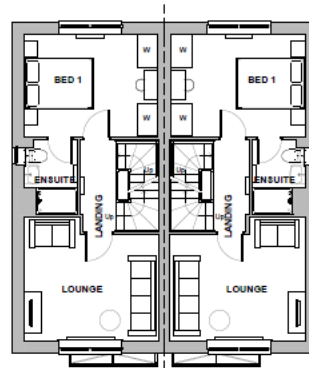
REAR ELEVATION



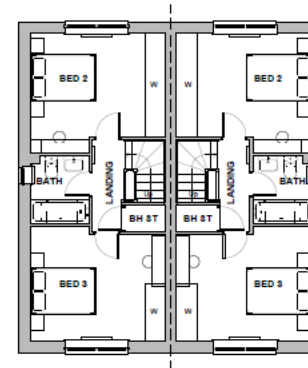
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



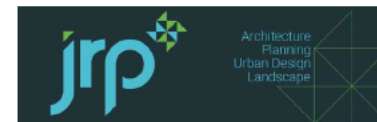
SECOND FLOOR



KINGSTON (AS/OP)



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CLIENT:
BARRATT & DAVID WILSON HOMES

DRAWING NUMBER:
B&DWH-KIT-A/O

DRAWING:
HOUSETYPE PLANNING DRAWING

SCALE @ A2:
1:100

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Kingston – Brentford House Type



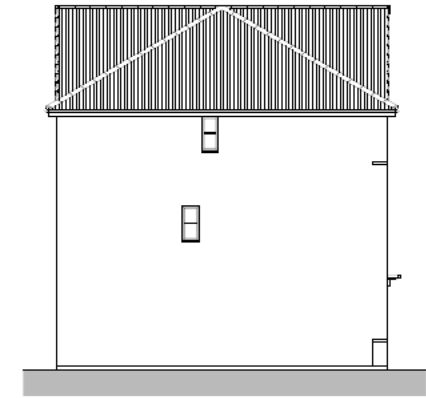
FRONT ELEVATION



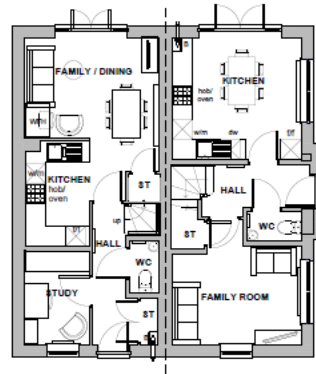
SIDE ELEVATION



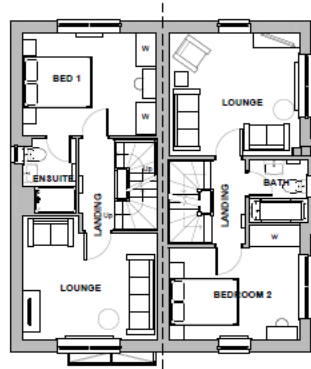
REAR ELEVATION



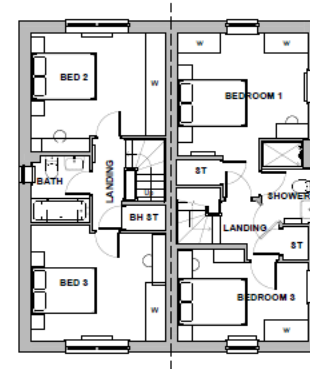
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



KINGSTON-BRENTFORD (AS/OP)

City of York Council Planning Committee Meeting - 5th September 2024



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DRAWING: HOUSETYPE PLANNING DRAWING SCALE @ A2: 1:100

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KEY Landscape Master Plan

- KEY**
- Site boundary
- EXISTING LANDSCAPE FEATURES**
- Trees/vegetation to be retained
 - Root Protection Area (RPA)
 - Existing vegetation to be removed
 - Off site pedestrian/cycle route
 - Scheduled Monument Boundary
 - Existing grass to be retained - no intervention

- PROPOSED LANDSCAPE FEATURES**
- Trees
 - Specimen shrub
 - Native mixed hedgerow
 - Native hedgerow, single species
 - Ornamental hedgerow & structural planting
 - Native mixed shrubs
 - Indicative ornamental groundcover, shrubs & herbaceous planting
 - Species rich meadow grass
 - Open space amenity/mown grass
 - Mown path
 - Bulb planting
 - Development plot front garden turf
 - Development plot rear garden grass seed
 - Ornamental gravel
 - Footpath - timber edged crushed stone
 - Indicative bench seat location
 - Indicative picnic bench seat location
 - Indicative litter bin/dog bin location
 - Indicative signage location
 - Indicative location of natural play features
 - Natural play earth mounds
 - Shared pedestrian/cycle route
 - SANG route
 - Indicative drainage easement
 - Visibility splay

- BOUNDARY TREATMENTS**
Indicative only, refer to boundary treatment plan.
- Timber knee rail fence
 - Timber post & rail fence with pedestrian access gates

PLAY AREA

A natural play area, c. 420m², focused on the 4-12yrs age group, is proposed to the west of the site alongside an informal kick-about area, providing play opportunities for existing and new residents. The area is set within semi-natural habitat surrounded by native tree and shrub planting and species rich wildflower grass. Easy access is provided via surfaced footpath, with connections to the wider site. Surrounding houses provide natural surveillance. Further natural play opportunities are provided within the central pocket park, focused on the under 6 yrs age group. Natural 'Play on the Go' features are located along the pedestrian/cycle route to the west of the SM.

Existing hedgerows retained and managed

Structural planting to break up hardstanding and provide greenery to the street scene

Low growing/ground cover ornamental shrubs only in plot via splay

Structural planting providing separation & screening

Native shrubs and trees set within wildflower grass

New native hedgerow to strengthen boundary and provide screening function

SANG route - informal mown path

Street trees providing height and greenery to the street scene

Native shrubs and trees set within wildflower grass

Low growing/ground cover ornamental shrubs only in plot via splay

Structural planting to provide separation & screening

Existing ditch

GREEN CORRIDORS

Green corridors dissect the site in an east-west direction following the alignment of existing field boundary hedgerows. Existing remnant hedge to be retained and managed. Habitats along the green corridors are enhanced with species rich wildflower grass and native tree planting. Where appropriate, existing hedgerows are enhanced with new tree and hedgerow planting. Movement along the green corridors is facilitated by the provision of pedestrian/cycle routes connecting to locations/routes within the site and linking to existing routes beyond the site boundary.

SANG

Semi-natural habitats, including species rich wildflower grass, native hedgerows, native tree and shrub planting linked by a circular walking route extending to c.1.2km, taking in both surfaced and informal mown grass routes. Landscape treatments and a variety of green spaces give the SANG visual appeal and the SM provides a focal point to the east. Information/interpretation boards along the route include SANG & SM information. Litter bins and dog waste bins are proposed at regular intervals along the route.



SCHEDULED MONUMENT

No below ground disturbance. Existing grass retained. Mowing regime of existing grass to highlight earthworks of the SM. Grass to SM area regularly mown during growing season with grass covering the earthworks to remain uncut. Information/interpretation boards along pedestrian/cycle routes include SM information. Beyond the SM boundary the PCS remains open, allowing an appreciation of and unrestricted views to the SM.

Structural planting separates & screens private drives and parking bays

Existing remnant hedgerow adjacent to SM left to grow out to final form

Green corridor habitat enhanced with wildflower grass and native tree planting

Existing grass to earthworks to remain uncut to define the feature

Low growing/ground cover ornamental shrubs only in plot via splay

Existing grass to SM area retained, regularly mown during growing season

Mown path to periphery of SM Part of SANG route

Pocket park with various trees. Habitat enhanced with wildflower grass and native tree planting

Existing hedgerows of former field boundaries retained within green corridor

Natural Play on the Go features

Existing hedgerows retained where possible

Play area comprising timber and natural play features adjacent to a kick about area, complementary to the semi-natural setting

Gapping up / enhancement of existing boundary hedgerow to create continuous healthy hedgerows

Southern boundary existing hedgerow enhanced - gapping up and additional planting where required to create continuous, healthy hedgerows. Further screening and separation provided at the boundary with hedgerow trees and native mixed shrubs.

