

## Notice of a public meeting of

### Local Plan Working Group

- To:** Councillors Ayre (Chair), K Taylor (Vice-Chair), Carr, Crawshaw, Cullwick, Cuthbertson, D'Agorne, Douglas, Fisher, Hollyer, Melly (Substitute for Cllr Perrett), Norman, Orrell, Pearson, Rowley (Substitute for Cllr Doughty), Warters and Widdowson
- Date:** Tuesday, 20 October 2020
- Time:** 5.00 pm
- Venue:** Remote Meeting

### AGENDA

#### 1. **Declarations of Interest**

At this point in the meeting, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

#### 2. **Minutes** (Pages 1 - 4)

To approve and sign the minutes of the meeting of the Local Plan Working Group held on 21 August 2020.

### **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 remote meetings. The deadline for registering at this meeting is at **5.00pm** on **Thursday, 15 October 2020**.

To register to speak please visit [www.york.gov.uk/AttendCouncilMeetings](http://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, on the details at the foot of this agenda.

#### **Webcasting of Remote Public Meetings**

Please note that, subject to available resources, this remote public meeting will be webcast including any registered public speakers who have given their permission. The remote public meeting can be viewed live and on demand at [www.york.gov.uk/webcasts](http://www.york.gov.uk/webcasts).

During coronavirus, we've made some changes to how we're running council meetings. See our coronavirus updates ([www.york.gov.uk/COVIDDemocracy](http://www.york.gov.uk/COVIDDemocracy)) for more information on meetings and decisions.

### **4. Huntington Neighbourhood Plan - Examiner's Report and Proposed Modifications (Pages 5 - 132)**

This report presents the Examiner's recommended modifications to the Huntington Neighbourhood Plan and asks Members to recommend that Executive approve an additional consultation, so that interested parties can comment on proposed modifications to the approach to Green Belt policies in the Plan before a decision is made to progress the Plan to referendum.

**5. Temporary Amendments to the Council's Statement of Community Involvement** (Pages 133 - 144)

This report asks Members to recommend to Executive that temporary amendments be made to the Council's Statement of Community Involvement (SCI), to revise planning-related public access and involvement procedures in response to current social distancing restrictions as a result of the Covid-19 pandemic.

**6. York Local Plan Update** (Pages 145 - 176)

This report provides an update on the Local Plan examination, progress made in relation to the schedule of further work submitted following the Local Plan Phase 1 hearing sessions in December 2019, and subsequent correspondence received from the appointed Planning Inspectors.

**7. Urgent Business**

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

Democratic Services - Contact Details:

- Telephone – (01904) 552030
- E-mail – [fiona.young@york.gov.uk](mailto:fiona.young@york.gov.uk)

For more information about any of the following, please contact Democratic Services:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

**This information can be provided in your own language.**

**我們也用您們的語言提供這個信息 (Cantonese)**

**এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)**

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

**Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)**

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

** (01904) 551550**



City Of York Council

Committee Minutes

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Meeting	Local Plan Working Group
Date	21 August 2020
Present	Councillors Ayre (Chair), K Taylor (Vice-Chair), Carr, Cullwick, Cuthbertson*, D'Agorne, Fisher, Doughty, Hollyer, Melly (Substitute for Cllr Douglas), Norman, Orrell, Pearson, Perrett and Webb (Substitute for Cllr Crawshaw)
	<i>*arrived 21 mins. after the start of the meeting</i>
Apologies	Councillors Crawshaw, Douglas, Warters and Widdowson

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### 1. **Declarations of Interest**

Members were invited to declare at this point in the meeting any personal interests not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests, which they might have in the business on the agenda. No interests were declared.

### 2. **Minutes**

Resolved: That the minutes of the meeting held on 20 June 2019 be approved as a correct record, to be signed by the Chair at a future date.

### 3. **Public Participation**

It was reported that there had been two registrations to speak at the meeting under the Council's Public Participation Scheme.

Nicholas Allen spoke on Agenda Item 4 (Proposal for an Article 4 Direction for the Heslington Conservation Area), as Chair of Heslington Village Trust. He outlined his involvement in the Village Design Statement and support for an Article 4 Direction focused on Main Street / Main Street West, where most of the historic buildings were situated, noting that it would only affect developments visible from the public highway and would not

conflict with energy efficiency measures, as these already required planning permission.

David Blaketer also spoke on Item 4, as a Member of Heslington Parish Council and of the working group on the Neighbourhood Plan for the area. He re-iterated the parish council's support for the proposal, which would preserve and enhance the distinctive character of Main Street, noting that he would expect any representations received during consultation to be taken into account.

#### **4. Proposal for an Article 4 Direction for the Heslington Conservation Area**

Members considered a report which asked them to make recommendations to Executive on proposals to prepare and serve a non-immediate Article 4 Direction covering parts of the Heslington Conservation Area, in order to strengthen planning controls and preserve the historical features of buildings in this area. A map of the area to be covered was attached as Annex A to the report and a draft of the proposed Direction as Annex B.

Service of an Article 4 Direction for the area had been recommended by the Heslington Conservation Area Appraisal in 2009 and requested since 2015 by Heslington Parish Council, which had recently offered £3,000 to fund the preparation and implementation of a Direction. Of this, £2,000 would come from ward funding, £500 from the parish council and £500 from Heslington Village Trust.

The purpose of an Article 4 Direction was to restrict particular types of development in an area, by requiring planning permission for certain works to private dwellings that would otherwise be classed as permitted development. Full details were set out in the report. In Heslington, a recent inspection had indicated that a small number of harmful alterations, such as PVC windows and rooflights, were starting to pose a tangible threat to the historic character of the area and that further controls were warranted. In response to questions from Members, officers confirmed that:

- With regard to solar panels, only those on the front of properties would need planning permission; the council was preparing local guidance that would assist with

appropriate locations and detailing for these and for double glazing.

- The Article 4 Direction was intended to protect non-listed historic buildings in the conservation area.
- A non-immediate direction would remove the risk of compensation and was not considered likely to accelerate developments by giving notice of impending controls.
- No funding was allocated for ongoing costs or enforcement of the Direction; however, other authorities' experience indicated that it would not result in an increase in planning applications, with residents encouraged instead to 'replace like with like'.
- The Direction would not apply to outbuildings.

After debate in the light of this additional information, and taking into account the representations under Public Participation, it was

- Resolved:
- (i) That Executive be recommended to approve the proposal for the preparation and service of a non-immediate Article 4 Direction covering parts of the Heslington Conservation Area, as indicated on the map at Annex A to the report.
  - (ii) That an update be provided to the Executive meeting on the costs of implementing and enforcing the Direction.
  - (iii) That officers also provide further information on the number of properties affected by the Direction and how restrictions on solar panels could be mitigated.
  - (iv) That it be noted that some Members of the Working Group are concerned that the Direction would make the installation of solar panels on affected properties more difficult.

- Reasons:
- (i) Due to the convincing justification for strengthening planning control in Heslington Conservation Area, local pressure to do so, and the availability of external funding and adequate resources.

(ii) To ensure that the issues raised by the Working Group during consideration of this proposal are properly addressed.

Cllr N Ayre, Chair

[The meeting started at 4.12 pm and finished at 5.12 pm].



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**Local Plan Working Group****20 October 2020**

Report of the Director for Economy and Place

**Huntington Neighbourhood Plan – Examiner’s Report and Proposed Modifications****Summary**

1. The Huntington Neighbourhood Plan has been independently examined following submission by Huntington Parish Council in 2019. The Huntington Neighbourhood Plan Examiner’s Report is attached at Annex A to this report. The Examiner’s recommended modifications, including the City of York Council’s proposed response to the Examiner’s recommended modifications, is set out at Annex B.
2. Annex C sets out proposed additional recommended modifications to the plan pertaining to the Green Belt policies following a challenge through the examination process. The further modifications proposed clarify that, in advance of the adoption of the Local Plan, decisions on whether to treat land as falling within the Green Belt for development management purposes will be taken in accordance with the approach supported in the recent case of *Christopher Wedgewood v City of York Council Group* [2020] EWHC 780 (Admin).
3. The report asks Members to recommend to Executive to approve an additional Neighbourhood Plan (Regulation 17A (2)) consultation so that interested parties can comment on proposed modifications to the approach to Green Belt policies in the Neighbourhood Plan as set out on Annex C prior to Members making a decision to progress the plan to referendum.

**Recommendations**

4. Members are asked to recommend that Executive:

- i) Approve the proposed additional modifications set out in Annex C for consultation purposes.

Reason: To allow public consultation on the proposed modifications.

- ii) Approve a Neighbourhood Plan (Regulation 17A (2)) consultation on the proposed additional Modifications to the Huntington Neighbourhood Plan set out in Annex C.

Reason: So that interested parties can comment on the proposed modifications to the approach to the Green Belt policies.

- iii) Agree the proposed additional modifications and consultation strategy is delegated to the Assistant Director for Planning and Public Protection in consultation with the Executive Member for the Economy and Strategic Planning.

Reason: To allow public consultation on the proposed modifications set out in Annex C.

- iv) Defer consideration of the Examiner's report (Annex A) and proposed modifications schedule (Annex B) until the consultation on additional modifications (Annex C) has taken place.

Reason: To allow Members to make a decision on how to proceed with the Neighbourhood Plan in relation to all proposed modifications with consideration for the consultation responses received to the Neighbourhood Plan (Regulation 17A (2)) consultation on Annex C.

## ***Background***

- 5. The Localism Act 2011 introduced new powers for community groups to prepare neighbourhood plans for their local areas. The Council has a statutory duty to assist communities in the preparation of Neighbourhood Plans and to take plans through a process of Examination and Referendum. The local authority is required to take decisions at key stages in the process within time limits that apply, as set out in the Neighbourhood Planning (General) Regulations 2012 as amended in 2015 and 2016 ("the Regulations"). Additionally, the Regulations were updated in-line with the Conservation of Habitats and Species Regulations 2017 (as amended) and most recently, as a result of new government guidance in relation to the Covid-19 pandemic.

6. The Huntington Neighbourhood Plan has been prepared by Huntington Parish Council with on-going engagement with the local community and City of York Council. Officers welcome the Parishes hard work and dedication to undertaking a neighbourhood plan for Huntington in the context of an emerging Local Plan for York.
7. Prior to Examination, the Neighbourhood Plan has been through the following stages of preparation:
  - a. Designation as a Neighbourhood Area (28 September 2015)
  - b. Consultation on Pre-Submission Version (29 January to 23 March 2018)
  - c. Submission to City of York Council (31 July 2019)
  - d. Submission Consultation (7 October to 18 November 2019)
8. Following the close of Submission consultation and with the consent of the Parish Council, Mr Andrew Ashcroft BA (Hons) MA, DMS, MRTPI was appointed to undertake an Independent Examination of the Neighbourhood Plan. The purpose of the Examination is to consider whether the Plan complies with various legislative requirements and meets a set of “Basic Conditions”<sup>1</sup>. The Basic Conditions are:
  - i) To have regard to national policies and advice contained in guidance issued by the Secretary of State;
  - ii) To contribute to the achievement of sustainable development;
  - iii) To be in general conformity with the strategic policies contained in the development plan for the area;
  - iv) To not breach, and be otherwise compatible with, EU and European convention on Human Rights obligations; and
  - v) To be in conformity with the Conservation of Habitats and Species Regulations 2017(3).
9. The Examiner can make one of three overall recommendations on the Neighbourhood Plan namely that it can proceed to referendum (i) with modifications; (ii) without modification; or (iii) that the Plan cannot be modified in a way that allows it to meet the Basic Conditions or legal requirements and should not proceed to referendum.
10. Modifications can only be those that the Examiner considers are needed to:
  - a) make the plan conform to the Basic Conditions

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<sup>1</sup> set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990

- b) make the plan compatible with the Convention rights
  - c) make the plan comply with definition of a neighbourhood plan and the provisions that can be made by a neighbourhood plan or
  - d) to correct errors.
11. If a recommendation to go to a referendum is made, the Examiner must also recommend whether the area for the referendum should go beyond the Neighbourhood Area, and if so what the extended area should be.
12. The Regulations presume that Neighbourhood Plans will be examined by way of written evidence only, with a requirement for a hearing only in cases where the Examiner feels the only way to properly assess a particular issue is via a discussion with all parties. The Examiner decided that examination by written representations was appropriate in this case and provided his final report on 21 February 2020.
13. Overall, the Examiners Report concluded that *“Subject to a series of recommended modifications set out in this report I have concluded that the Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum”*.
14. The Council has the capacity to modify the report, if required. The Regulations<sup>2</sup> state that if the local planning authority *“propose to make a decision which differs from that recommended by the examiner”* and the *“reason for the difference is (wholly or partly) as a result of new evidence or a new fact or a different view taken by the authority as to a particular fact”*, the authority must notify prescribed persons of their proposed decision (and the reason for it) and invite representations. Where the authority consider it appropriate, they may refer the issue to independent examination<sup>3</sup>.
15. The guidance suggests that where an authority “proposes” to make a decision, the requirement to notify and invite representations must be carried out before the decision is made on the plan to proceed to Referendum.
16. Since the Submission of the Neighbourhood Plan, the Council has received the outcome of the High Court Judgement ‘Wedgewood v. City of York Council [March 2020]’ pertaining to and clarifying the approach to decision-making in relation to York’s Green Belt. It is proposed that the

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2 Paragraph 13 (1) of Schedule 4B to the Town and Country Planning Act 1990 (TCPA 1990)

3 Paragraph 13(2) of Schedule 4B to the Town and Country Planning Act 1990 (TCPA 1990)



outcomes of this judgement should be reflected in the Neighbourhood Plan in order to secure that the Plan meets the Basic Conditions.

### **Examiner's Recommendations**

17. The Examiner's Report is attached as Annex A to the Executive report. Annex B to the Executive report sets out all of the Examiner's detailed recommended modifications to the Neighbourhood Plan. The majority of modifications were minor. However the examiner did include key points in relation to housing and retail.

- **Policy H1: Meeting Housing Needs**

The examiner has suggested that the policy and elements of the supporting text take a more neutral and general approach towards future housing development to clarify the cross over with the emerging Local Plan. Specifically, as submitted, the second criterion require that proposals are 'functionally and physically' connected to Huntington village. The examiner indicated that this approach is very prescriptive in general terms and may prevent otherwise acceptable development from coming forward. The examiner therefore recommends the replacement of the second criterion to a requirement for development proposals are 'well-related' to Huntington Village. To remedy the potential conflict between the application of general planning design principles and the specific requirements of the proposed strategic site at Monks Cross, the examiner also recommends that the supporting text clarifies that the second criterion in the policy would not apply to ST8.

The alteration will also avoid any conflict with site ST8 in the emerging Local Plan, which indicates the site is identified as being part of an important transitional area between the existing urban area at Huntington and more modern and commercial developments at Monks Cross. As such it is proposed to be separated from the existing urban area by a green wedge to protect the setting of Huntington, maintaining the separate identities of the existing and new neighbourhoods. This will reinforce the special circumstances found in the wider City where the general extent of the green belt provides a landscape and visual context for component settlements such as Huntington in order to protect the special character of the historic city.

- **Policy H10: Vangarde/Monks Cross shopping parks.**

As submitted the examiner suggests the policy is general in the way that the policy supports the continued roles of the retail centre as a sub-regional centre and in particular the policy does not directly relate to the

development management process. The examiner suggests that the policy should take a more proactive role in resisting uses that would detract from their sub-regional shopping function and recommends that the policy is modified accordingly. The examiners also suggests modifications to the supporting text to highlight the relationship which would exist between this policy and the broader strategic approach to retail provision in the City included in the emerging Local Plan to protect the role of York city centre and to direct any new retail floorspace initially to the city centre through the application of a sequential test process.

### **Additional Officer Recommendations**

18. Annex C sets out the proposed additional recommended officer modifications to the plan pertaining to Green Belt policies following the receipt of the recent High Court Judgement 'Wedgewood v. City of York Council [2020] EWHC 780 (Admin)', a challenge to the green belt policy in the Neighbourhood Plan through the examination process and the consideration of legal advice.
19. The High Court judgement of Christopher Wedgewood v City of York Council Group [2020] EWHC 780 (Admin). clarifies the approach to decision-making in advance of the adoption of a Local Plan. This clarifies that, in advance of the adoption of the Local Plan, decisions on whether to treat land as falling within the Green Belt for development management purposes should take into account the RSS general extent of the Green Belt, the draft Local Plan (April 2005), the emerging Local Plan, insofar as can be considered against paragraph 48 of the NPPF (2019) and site specific features in deciding whether land should be regarded as Green Belt.
20. It is important to note that the receipt of this judgement was post examination of the Neighbourhood Plan being concluded and the Examiner's report issued in February 2020. Consequently, neither the Parish or the appointed Examiner could take this to consideration in the preparation and examination of the neighbourhood plan.
21. A challenge to the Green Belt policy in the Neighbourhood Plan was made by Redrow Homes through the Neighbourhood Plan examination process. Following the publication of the Examiner's report for information ahead of a decision by Members, Redrow Homes have raised a further challenge and threatened Judicial Review on the basis they do not consider the proposed modifications address or make clear

the decision-making process relevant to York's Green Belt. Redrow Homes claim that Map 3 in the submitted Huntington Neighbourhood Plan, which shows the draft Green Belt Boundary as defined in the Local Plan Fourth Set of Changes (2005), in conjunction with the wording of Policy H14, would unlawfully define an inner Green Belt boundary, which is the function of the Local Plan.

22. Legal advice has been sought in relation to the Examiner's report, which considers that the Council should propose to modify the submitted Neighbourhood Plan as follows, so that it fully reflects the approach to decision making supported in the recent Wedgewood case and to secure that the Neighbourhood Plan meets the Basic Conditions:
- a) amend Policy H14: Green Belt to indicate that the general extent of the Green Belt has been established by the Regional Spatial Strategy (RSS);
  - b) Policy H14 should remove reference to Map 3 and cross reference the saved RSS key diagram showing the general extent of York's Green Belt;
  - c) amend Policy H14 to indicate that the inner boundary of the Green Belt will be defined through the Local Plan process, and that this policy shall apply to land included with the Green Belt boundary that is defined in an adopted Local Plan;
  - d) amend Policy H14 and its supporting text to state that until the Green Belt boundaries are defined in an adopted Local Plan, decisions on whether to treat land as falling within the Green Belt for development management purposes will be taken in accordance with the approach supported in the recent case of Christopher Wedgewood v City of York Council [2020] EWHC 780 (Admin);
  - e) Amend supporting text to policy H14 to indicate that the 2005 draft Local Plan map shows what was approved in 2005 for development control purposes and that in advance of the adoption of the Local Plan this will be taken into account along with the emerging Local Plan, RSS general extent of the Green Belt and site specific features in deciding whether land should be regarded as Green Belt for development control purposes, but that the 2005 draft Local Plan should not be treated as establishing a Green Belt boundary;
  - f) Remove the 2005 Green Belt boundary from Map 3 'Proposals Map'.

23. Officers have contacted the Examiner about the recent challenge to the green belt policies, the recent Wedgewood Judgement and the proposed necessary modifications as a result of legal advice. On the basis of the information presented, the Examiner has confirmed in a letter to the Council that he is satisfied that it is appropriate for the Council to propose to exercise its ability to reach a different decision on elements of the submitted Plan which depart from the recommended modifications in his report of 21 February 2020.
24. Consequently, Annex C sets out the proposed additional recommended officer modifications to the Neighbourhood Plan required to secure that it meets the Basic Conditions, in accordance with the legal advice received specifically in relation to modifying Policy H14: Green Belt and Map 3 of the draft Neighbourhood Plan.

### **Next Steps**

25. The Examiner's recommendations on the Neighbourhood Plan are not binding on the Council, who may choose to make a decision which differs from the Examiner's. However, any significant changes from the Examiner's recommendations would require a further period of public consultation.
26. A decision to refuse the Neighbourhood Plan proposal could only be made on the following grounds:
  - the LPA is not satisfied that the Neighbourhood Plan meets the Basic Conditions;
  - the LPA does not believe that with modification Neighbourhood Plan can meet the Basic Conditions;
  - the LPA considers that the Neighbourhood Plan constitutes a repeat proposal; or
  - the LPA does not believe the qualifying body is authorised or that the proposal does not comply with that authorisation.
27. Subject to Members acceptance of making a decision different to the Examiners, Officers propose a consultation on the proposed additional modifications pertaining to policies H14 and Map 3 in the submitted Huntington Neighbourhood Plan ahead of any decision to accept the Neighbourhood Plan Examiner's report and to proceed to Referendum.

28. This consultation would satisfy the Council's obligations under the legislation and Regulations<sup>4</sup> wherein it states that where the Council propose to make a decision which differs from that recommended by the examiner and the *"reason for the difference is (wholly or partly) as a result of new evidence or a new fact or a different view taken by the authority as to a particular fact"*, the authority must notify prescribed persons of their proposed decision (and the reason for it) and invite representations. It would also minimise the risk of a judicial review in relation to the policies contained in the Neighbourhood Plan by clarifying the approach to York's Green Belt ahead of a formal decision by Members.
29. Following the completion of this consultation, Officers will report the outcomes to Executive for Members to make a decision on whether to accept the Examiner's and additional modifications in order for the Neighbourhood Plan to proceed to Referendum. The Council must then publish its decision and its reasons for it in a 'Decision Statement'.

## **Consultation**

30. The Huntington Neighbourhood Plan has been through several stages of consultation. These are: consultation on designation as a Neighbourhood Area (September 2015), consultation on the Pre-Submission version of the Plan (January to March 2018), consultation on a Submission version (October to November 2019).
31. A Consultation Statement accompanied the submission version of the Neighbourhood Plan and sets out all the consultation undertaken. All the consultation undertaken by City of York Council has been carried out in accordance with the Council's Statement of Community Involvement.
32. The proposed consultation on the additional modifications to the Neighbourhood Plan will be in line with the updated Statement of Community Involvement (SCI). It is recommended that the consultation strategy is delegated to the Assistant Director for Planning and Public Protection in consultation with the Executive Member for the Economy and Strategic Planning.

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<sup>4</sup> Paragraph 13 (1) of Schedule 4B to the Town and Country Planning Act 1990 and Regulation 17A of the Neighbourhood Planning (General) Regulations 2012.

## Options

33. Officers request that Members recommend to Executive that they:

- i) *Approve the proposed additional modifications in Annex C for consultation purposes*
- ii) *Approve a Neighbourhood Plan (Regulation 17A (2)) consultation on the proposed additional Modifications in Annex C to the Huntington Neighbourhood Plan.*
- iii) *Agree the proposed additional modifications and consultation strategy is delegated to the Assistant Director for Planning and Public Protection in consultation with the Executive Member for the Economy and Strategic Planning.*
- iv) *Defer consideration of the Examiner's report (Annex A) and proposed modifications schedule (Annex B) until the consultation on additional modifications (Annex C) has taken place.*

34. The following alternative options have been identified and rejected:

- v) *That the Executive accept the Examiners recommendations and progress to referendum without additional modifications*
- vi) *That the Executive reject the Examiner's recommendations and refuse the Neighbourhood Plan proposal. This decision can only be justified on the grounds listed under paragraph 26.*

## Analysis.

35. The Examiner has concluded that the modifications set out at Annex B will satisfy the Basic Conditions. The Council has an obligation, under Schedule 4B of the 1990 Town and Country Planning Act, to arrange a local referendum, unless the Examiner's recommended modifications and/or conclusions are to be challenged.

36. The receipt of the High Court Judgement 'Wedgewood v. City of York Council [2020] EWHC 780 (Admin)' together with a potential legal challenge to the Neighbourhood Plan has required officers to seek advice and consider proposed additional modifications to those proposed by the Examiner in order to secure that the Neighbourhood

Plan meets the Basic Conditions. This advice has recommended the approach and proposed changes as set out in paragraphs 18-24 of this report, which has been endorsed by the independent Examiner. Officers therefore recommend Member proceed with Options (i)-(iv).

37. The alternative option (v) of accepting the Examiners recommendations without consultation on proposed modifications to the Green Belt policies leaves open the potential for legal challenge. Option (v) is therefore not recommended.
38. The alternative option (vi) rejecting all of the Examiners recommendations can only be justified on the grounds listed under paragraph 26. Option (vi) is therefore not considered appropriate at this stage.

### Financial Implications

39. The responsibility for a further consultation will lie with the authority. Table 1 sets out a breakdown of the non-staffing costs of producing the Huntington Neighbourhood Plan to date and also sets out the approximate costs associated with the Examination and Referendum. The approximate cost of a further consultation will therefore be circa. £500.

**Table 1: Non staffing costs for Neighbourhood Plan Production**

Stage	Cost
Designation consultation	£500
Submission consultation	£500
NP grant to Parish Councils	£3,000
Examination	£5,800
Referendum	Circa £7,000 (tbc)
<b>Total</b>	<b>£ 16,800</b>

40. It should also be noted that the responsibility and therefore the costs of the Examination and Referendum stages of the Neighbourhood Plan production lie with the City of York Council. There is also a significant level of officer costs required throughout the process to provide the required support to each of the Neighbourhood Planning Bodies. A significant level of officer input at an appropriate level is needed

throughout the process to ensure legal conformity, appropriate plan content, technical advice, including provision of mapping and assistance with Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA).

41. Financial support from Central Government is available for Local Planning Authorities (LPAs) involved with Neighbourhood Plans. A sum of £5000 was claimed for the designation of the Huntington Neighbourhood Plan in 2015. The LPAs can also claim £20,000 once they have set a date for a referendum following a successful examination.
42. Huntington Parish Council was provided with a £3k grant from the Council to support the development of the neighbourhood plan.
43. Communities with Neighbourhood Plans in place can also benefit financially should York adopt a Community Infrastructure Levy (CIL). They can benefit from 25% of the revenues from the CIL arising from the development that takes place in their area.

## Implications

44. The following implications have been assessed:

- **Financial** – The examination and future referendum will be funded by City of York Council. Once a date for the referendum is set the Council can apply for a government grant of £20,000 towards the costs of the Councils involvement in preparing the Plan (including the costs of the Examination and referendum). The approximate cost of a further consultation will therefore be circa. £500. Any shortfall will need to be accommodated within existing resource.
- **Human Resources (HR)** - none
- **One Planet Council / Equalities** - none
- **Legal** - The Legal implications are set out within the body of this report.
- **Crime and Disorder** - None
- **Information Technology (IT)** None
- **Property** - None
- **Other** – None



## **Risk Management**

45. In compliance with the Council's risk management strategy, the main risks associated with the Huntington Neighbourhood Plan are as follows:
- Risk of Judicial Review should it not be proposed to modify policies and maps pertaining to York's Green Belt within the Neighbourhood Plan. Risks arising from failure to comply with the laws and regulations relating to Planning and the SA and Strategic Environmental Assessment processes and not exercising local control of developments.

**Contact Details**

<b>Author:</b>	<b>Chief Officer Responsible for the report</b>		
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	<b>Report Approved</b>	<input checked="" type="checkbox"/>	<b>Date</b>
<b>Specialist Implications Officer(s)</b> List information for all			
Financial Implication: Patrick Looker Finance Manager 01904 551633		Legal Implication: Sandra Branigan Senior Solicitor 01904 551040	
<b>Wards Affected:</b>	<b>Huntington &amp; New Earswick</b>		
<b>For further information please contact the author of the report</b>			

**Background Papers:**

CYC's Huntington Neighbourhood Plan Webpage:

<https://www.york.gov.uk/planning-policy/huntington-neighbourhood-plan?documentId=764&categoryId=20051>

**Annexes**

- Annex A Huntington Neighbourhood Plan Examiner's Report
- Annex B Examiner's Recommended Modifications
- Annex C Additional Recommended Modifications
- Annex D Huntington Neighbourhood Plan (submission version)

**List of Abbreviations Used in this Report**

BA (Hons) MA, DMS, MRTPI – *Bachelor of Arts, Masters, Diploma in Management Studies, Member of the Royal Town Planning Institute.*

EU – *European Union*

LPA – *Local Planning Authority*

NP – *Neighbourhood Plan*

SEA – *Strategic Environmental Assessment*  
HRA – *Habitats Regulation Assessment*

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# **Huntington Parish Neighbourhood Development Plan 2017-2032/33**

**A report to the City of York Council on the  
Huntington Parish Neighbourhood Development  
Plan**

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**Director – Andrew Ashcroft Planning Limited**

**Executive Summary**

- 1 I was appointed by the City of York Council in October 2019 to carry out the independent examination of the Huntington Parish Neighbourhood Development Plan.
- 2 The examination was undertaken by written representations. I visited the neighbourhood area on 28 November 2019.
- 3 The Plan includes a range of policies and seeks to bring forward positive and sustainable development in the neighbourhood area. There is a very clear focus on safeguarding local character in general terms, and the general extent of the York Green Belt in particular. It provides a context within which new dwellings can be accommodated. It also proposes a series of local green spaces. In the round the Plan has successfully identified a range of issues where it can add value to the strategic context provided by the general extent of the Green Belt and the emerging City of York Local Plan.
- 4 The Plan has been underpinned by community support and engagement. It is clear that all sections of the community have been actively engaged in its preparation.
- 5 Subject to a series of recommended modifications set out in this report I have concluded that the Huntington Parish Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum.
- 6 I recommend that the referendum should be held within the neighbourhood area.

**Andrew Ashcroft**  
**Independent Examiner**  
**21 February 2020**

## 1 Introduction

- 1.1 This report sets out the findings of the independent examination of the Huntington Neighbourhood Development Plan 2017-2032/33 (the 'Plan').
- 1.2 The Plan has been submitted to the City of York Council (CYC) by Huntington Parish Council in its capacity as the qualifying body responsible for preparing the neighbourhood plan.
- 1.3 Neighbourhood plans were introduced into the planning process by the Localism Act 2011. They aim to allow local communities to take responsibility for guiding development in their area. This approach was subsequently embedded in the National Planning Policy Framework (NPPF) 2012 and its updates in 2018 and 2019. The NPPF continues to be the principal element of national planning policy.
- 1.4 The role of an independent examiner is clearly defined in the legislation. I have been appointed to examine whether or not the submitted Plan meets the basic conditions and Convention Rights and other statutory requirements. It is not within my remit to examine or to propose an alternative plan, or a potentially more sustainable plan except where this arises as a result of my recommended modifications to ensure that the plan meets the basic conditions and the other relevant requirements.
- 1.5 A neighbourhood plan can be narrow or broad in scope. Any plan can include whatever range of policies it sees as appropriate to its designated neighbourhood area. The submitted plan has been designed to be distinctive in general terms. In addition, it has a clear focus on maintaining the integrity of the neighbourhood area in general, and its relationship with the general extent of the York Green Belt in particular.
- 1.6 Within the context set out above this report assesses whether the Plan is legally compliant and meets the basic conditions that apply to neighbourhood plans. It also considers the content of the Plan and, where necessary, recommends modifications to its policies and supporting text.
- 1.7 This report also provides a recommendation as to whether the Plan should proceed to referendum. If this is the case and that referendum results in a positive outcome the Plan would then be used to determine planning applications within the Plan area and will sit as part of the wider development plan.

## **2 The Role of the Independent Examiner**

- 2.1 The examiner's role is to ensure that any submitted neighbourhood plan meets the relevant legislative and procedural requirements.
- 2.2 I was appointed by CYC, with the consent of the Parish Council, to conduct the examination of the Plan and to prepare this report. I am independent of both CYC and the Parish Council. I do not have any interest in any land that may be affected by the Plan.
- 2.3 I possess the appropriate qualifications and experience to undertake this role. I am a Director of Andrew Ashcroft Planning Limited. In previous roles, I have over 35 years' experience in various local authorities at either Head of Planning or Service Director level. I am a chartered town planner and have significant experience of undertaking other neighbourhood plan examinations and health checks. I am a member of the Royal Town Planning Institute and the Neighbourhood Planning Independent Examiner Referral Service.

### *Examination Outcomes*

- 2.4 In my role as the independent examiner of the Plan I am required to recommend one of the following outcomes of the examination:
- (a) that the Plan is submitted to a referendum; or
  - (b) that the Plan should proceed to referendum as modified (based on my recommendations); or
  - (c) that the Plan does not proceed to referendum on the basis that it does not meet the necessary legal requirements.
- 2.5 The outcome of the examination is set out in Sections 7 and 8 of this report.

### *Other examination matters*

- 2.6 In examining the Plan I am required to check whether:
- the policies relate to the development and use of land for a designated neighbourhood plan area; and
  - the Plan meets the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004 (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one neighbourhood area); and
  - the Plan has been prepared for an area that has been designated under Section 61G of the Localism Act and has been developed and submitted for examination by a qualifying body.
- 2.7 I have addressed the matters identified in paragraph 2.6 of this report. I am satisfied that the submitted Plan complies with the three requirements.



### 3 Procedural Matters

3.1 In undertaking this examination I have considered the following documents:

- the submitted Plan;
- the supporting evidence documents;
- the Basic Conditions Statement;
- the Consultation Statement;
- the CYC SEA and HRA screening report;
- the Parish Council's responses to my Clarification Note;
- the City of York Council's responses to my Clarification Note;
- the representations made to the Plan;
- the saved elements of the Regional Strategy for Yorkshire and Humber;
- the City of York Draft Local Plan incorporating the Fourth Set of Changes Development Control Local Plan (April 2005);
- the submitted City of York Local Plan 2017-2033;
- the National Planning Policy Framework (February 2019);
- Planning Practice Guidance (March 2014 and subsequent updates); and
- relevant Ministerial Statements.

3.2 I visited the neighbourhood area on 28 November 2019. I looked at its overall character and appearance and at those areas affected by policies in the Plan in particular. My visit is covered in more detail in paragraphs 5.9 to 5.16 of this report.

3.3 It is a general rule that neighbourhood plan examinations should be held by written representations only. Having considered all the information before me, including the representations made to the submitted plan, I was satisfied that the Plan could be examined without the need for a public hearing. I advised CYC of this decision after I had received the responses to the clarification note.

## 4 Consultation

### *Consultation Process*

- 4.1 Policies in made neighbourhood plans become the basis for local planning and development control decisions. As such the regulations require neighbourhood plans to be supported and underpinned by public consultation.
- 4.2 In accordance with the Neighbourhood Planning (General) Regulations 2012 the Parish Council has prepared a Consultation Statement. This Statement sets out the mechanisms used to engage all concerned in the plan-making process. It also provides specific details about the consultation process that took place on the pre-submission version of the Plan (January to March 2018). Its key feature is the way in which it captures the key issues in a proportionate way and is then underpinned by more detailed appendices.
- 4.3 The Statement sets out details of the comprehensive range of consultation events that were carried out in relation to the initial stages of the Plan. They included:
- the discussion at the Parish Council meeting (October 2015);
  - the community questionnaire (June/July 2016);
  - the drop-in exhibition (July 2016);
  - the use of the Parish Council website;
  - the use of posters; and
  - the inclusion of updates about the Plan in the Parish newsletter.
- 4.4 Appendix E of the Statement also provides details of the way in which the Parish Council engaged with statutory bodies. It is clear that the process has been proportionate and robust.
- 4.5 Appendix H of the Statement provide specific details on the comments received as part of the consultation process on the pre-submission version of the Plan. It identifies the principal changes that worked their way through into the submission version. They help to describe the way in which the plan has been refined in response to this important part of the plan-making process.
- 4.6 It is clear that consultation has been an important element of the Plan's production. Advice on the neighbourhood planning process has been made available to the community in a positive and direct way by those responsible for the Plan's preparation.
- 4.7 From all the evidence provided to me as part of the examination, I can see that the Plan has promoted an inclusive approach to seeking the opinions of all concerned throughout the process. CYC has carried out its own assessment that the consultation process has complied with the requirements of the Regulations.

*Representations Received*

4.8 Consultation on the submitted plan was undertaken by CYC for a six-week period that ended on 18 November 2019. This exercise generated comments from a range of organisations as follows:

- Highways Agency
- CPRE North Yorkshire
- York Consortium of Drainage
- Foss Internal Drainage
- Coal Authority
- Historic England
- Gladman Developments
- Barratt and David Wilson Homes
- North Lane Developments
- Taylor Wimpey
- Pilcher Homes
- City of York Council
- Galtres Garden City
- Redrow Homes
- Other Land owners (adjacent to the site promoted by Redrow Homes)

4.9 Four representations were also received from local residents. I have taken all the representations into account in examining the Plan. Where it is appropriate to do so I make specific reference to certain representations on a policy-by-policy basis.

## 5 The Neighbourhood Area and the Development Plan Context

### *The Neighbourhood Area*

- 5.1 The neighbourhood area consists of the parish of Huntington. Its population in 2011 was 9371 persons living in 4247 houses. It was designated as a neighbourhood area on 28 September 2015. It is an irregular area located in the north-eastern part of the City of York. The River Foss runs through the neighbourhood area in a southerly direction. It joins the River Ouse in the City Centre.
- 5.2 Huntington is an area of great interest and contrasts. Its western part is primarily residential in nature and is based on and around the Huntington Road, New Road and North Moor/Strensall Roads as they run to the north out of the City Centre. This part of the neighbourhood area includes the Huntington Conservation Area based around The Old Village and St Mary's Church. The south-eastern part of the neighbourhood area is primarily retail in nature and is based around the Vangarde Shopping Park and the Monks Cross Shopping Park. Both of these shopping parks operate within a sub-regional capacity.
- 5.3 The remainder of the neighbourhood area consists of an attractive agricultural hinterland. It is located both within and outside the York Outer Ring Road (A1237).

### *Development Plan Context*

- 5.4 The development plan context is both complex and unusual. It consists of two saved policies from the Regional Spatial Strategy for Yorkshire and Humber as follows:
- Policy YH9: Green Belts – the definition of the inner boundaries of the Green Belt around York
- Policy Y1: York sub area – the definition of detailed boundaries of the outstanding sections of the green belt and the inner boundary and the protection and enhancement of the historical and environment character of York
- These saved policies will apply in the neighbourhood area until they replaced by the emerging City of York Local Plan.
- 5.5 The CYC does not have a formally adopted Local Plan. The City of York Draft Local Plan incorporating the Fourth Set of Changes Local Plan (April 2005) was approved for development management purposes. Its policies are capable of being material planning considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF. This has proved to be particularly useful in the application of Green Belt policy.
- 5.6 The Basic Conditions Statement highlights the policies in the development plan and how they relate to policies in the submitted Plan. This is good practice. It also explains the complicated context within which the neighbourhood plan has been prepared.

- 5.7 The emerging City of York Local Plan (2017-2033) was making good progress at the time of this examination. It was submitted for its own examination in May 2018. Consultation took place on proposed Main Modifications to that Plan in June/July 2019.
- 5.8 The submitted Plan has been designed to run concurrently with the emerging York Local Plan. This follows important national advice in Planning Practice Guidance.

*Unaccompanied Visit*

- 5.9 I visited the neighbourhood area on 28 November 2019. I approached from the A64 to the immediate east of York. This gave me an initial impression of the setting and character of the neighbourhood area. It also highlighted its connection to the strategic road system and to the wider City of York
- 5.10 I looked initially at Huntington Old Village. I saw the way in which it is distinctive in character and appearance from the main road to its immediate east. I saw its range of fine brick buildings, mainly with clay pantile roofs. I walked along Church Lane to All Saint's Church. I saw its well-maintained churchyard and the war memorial. I saw the River Foss and the popularity of its adjacent footpaths for local people in general, and dog walkers in particular. I then walked along the paths to the north. I took time to look at the proposed Local Green Spaces to the east of the River Foss.
- 5.12 Thereafter I looked at the range of commercial and community facilities along Strensall Road and North Moor Road. I saw the impressive former Board School (1877), now the Huntington Community Centre, the Primary School Academy, the post office and the Library. I saw their collective and individual importance to the wider local community.
- 5.13 I then drove towards the City Centre along Huntington Road. I saw the various housing types and the Tesco Express shop. I also took the opportunity to look at the Brockfield Park local shopping centre, the nearby Orchard Park Community Centre and Orchard Park itself. I also saw the Huntington School and the Community Sports facility on the opposite side of the main road.
- 5.14 I then took time to look at the proposed Local Green Spaces to the west of the main road leading up to the River Foss. I saw their different sizes and uses. In general terms I saw their strong and functional relationships with the River Foss.
- 5.15 Thereafter I drove along Garth Road so that I could see the proposed strategic housing site included in the submitted City of York Local Plan in the neighbourhood area. Thereafter I drove to Jockey Lane. I saw its variety of retail and car sales related activities. I saw the way in which it provided access to the Monks Cross and Vangarde Retail Parks to the north-east and south-east respectively.
- 5.16 I then looked at the Monks Cross and Vangarde Retail Parks. I saw their popularity and vibrancy in the pre-Christmas period. As the Plan describes, I saw the way in which they were providing for a sub-regional market. I finished my visit by driving to the part

of the neighbourhood area between the York Outer Ring Road and the A64. I saw its flat agricultural nature.

## 6 The Neighbourhood Plan and the Basic Conditions

- 6.1 This section of the report deals with the submitted neighbourhood plan as a whole and the extent to which it meets the basic conditions. The submitted Basic Conditions Statement has helped considerably in the preparation of this section of the report. It is a well-presented and informative document. It is also proportionate to the Plan itself.
- 6.2 As part of this process I must consider whether the submitted Plan meets the Basic Conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. To comply with the basic conditions, the Plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
  - contribute to the achievement of sustainable development;
  - be in general conformity with the strategic policies of the development plan in the area;
  - be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations; and
  - not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (7).
- 6.3 I assess the Plan against the basic conditions under the following headings.
- National Planning Policies and Guidance*
- 6.4 For the purposes of this examination the key elements of national policy relating to planning matters are set out in the National Planning Policy Framework (NPPF) issued in February 2019. This approach is reflected in the submitted Basic Conditions Statement.
- 6.5 The NPPF sets out a range of core land-use planning issues to underpin both plan-making and decision-taking. The following are of particular relevance to the Huntington Parish Neighbourhood Plan:
- a plan led system– in this case the relationship between the neighbourhood plan and existing development plan context as described in section 5 of this report;
  - delivering a sufficient supply of homes;
  - building a strong, competitive economy;
  - recognising the intrinsic character and beauty of the countryside and supporting thriving local communities;
  - taking account of the different roles and characters of different areas;
  - highlighting the importance of high-quality design and good standards of amenity for all future occupants of land and buildings; and
  - conserving heritage assets in a manner appropriate to their significance.

- 6.6 Neighbourhood plans sit within this wider context both generally, and within the more specific presumption in favour of sustainable development. Paragraph 13 of the NPPF indicates that neighbourhoods should both develop plans that support the strategic needs set out in local plans and plan positively to support local development that is outside the strategic elements of the development plan.
- 6.7 In addition to the NPPF I have also taken account of other elements of national planning policy including Planning Practice Guidance and ministerial statements.
- 6.8 Having considered all the evidence and representations available as part of the examination I am satisfied that the submitted Plan has had regard to national planning policies and guidance in general terms. It sets out a positive vision for the future of the neighbourhood area. In particular it includes a policy to safeguard the general extent of the existing York Green Belt within its administrative area. It also includes a series of policies which address the scale and nature of new development. It identifies key principles for new residential development and proposes a number of local green spaces. The Basic Conditions Statement maps the policies in the Plan against the appropriate sections of the NPPF.
- 6.9 At a more practical level the NPPF indicates that plans should provide a clear framework within which decisions on planning applications can be made and that they should give a clear indication of how a decision-maker should react to a development proposal (paragraph 16d). This was reinforced with the publication of Planning Practice Guidance in March 2014. Paragraph ID:41-041-20140306 indicates that policies in neighbourhood plans should be drafted with sufficient clarity so that a decision-maker can apply them consistently and with confidence when determining planning applications. Policies should also be concise, precise and supported by appropriate evidence.
- 6.10 As submitted the Plan does not fully accord with this range of practical issues. The majority of my recommended modifications in Section 7 relate to matters of clarity and precision. They are designed to ensure that the Plan fully accords with national policy.

*Contributing to sustainable development*

- 6.11 There are clear overlaps between national policy and the contribution that the submitted Plan makes to achieving sustainable development. Sustainable development has three principal dimensions – economic, social and environmental. It is clear that the submitted Plan has set out to achieve sustainable development in the neighbourhood area. In the economic dimension the Plan includes policies for both housing employment and retail development (Policies H1-3, H6 and H10-13 respectively). In the social role, it includes policies on community facilities (Policies H8/9) and on local green spaces (Policy H15). In the environmental dimension the Plan positively seeks to protect its natural, built and historic environment. It has specific policies on design (Policy H4), on heritage assets (Policy H5), on the River Foss (Policy H16) and on biodiversity (Policy H17). The Parish Council has undertaken its own assessment of this matter in the submitted Basic Conditions Statement.



*General conformity with the strategic policies in the development plan*

- 6.12 I have already commented in detail on the development plan context in the City of York in paragraphs 5.4 to 5.8 of this report. I am satisfied that subject to the incorporation of the modifications recommended in this report that the submitted Plan is in general conformity with the strategic policies in the development plan. In particular it has sought to take account of the emerging Local Plan and the way in which that Plan proposes a strategic development site within the neighbourhood area.
- 6.13 I also consider that the submitted Plan delivers a local dimension to this strategic context. The Basic Conditions Statement helpfully relates the Plan's policies to policies in the development plan. I am satisfied that the submitted Plan is in general conformity with the strategic policies in the development plan.

*European Legislation and Habitat Regulations*

- 6.14 The Neighbourhood Plan General Regulations 2015 require a qualifying body either to submit an environmental report prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 or a statement of reasons why an environmental report is not required.
- 6.15 In order to comply with this requirement CYC undertook a screening exercise on the need or otherwise for a Strategic Environmental Assessment (SEA) to be prepared for the Plan. The report is thorough and well-constructed. As a result of this process it concluded that the Plan is not likely to have any significant effects on the environment and accordingly would not require SEA. It reaches this conclusion for the following reasons:
- the submitted Plan is a lower-tier plan;
  - it does not directly allocate any sites for development; and
  - its policies do not directly affect any special features or designated areas within the neighbourhood area.
- 6.16 The screening report includes a separate Habitats Regulations Assessment (HRA) of the Plan. It takes account of the likely effects of development in the neighbourhood area on the Strensall Common SAC and on the Humber Estuary SPA, SAC and Ramsar site. It concludes that the Plan is not considered to have the potential to cause a likely significant adverse effect on a European protected site. It also concludes that there will be no likely significant in-combination effects. Its level of detail provides assurance that this important matter has been comprehensively addressed.
- 6.17 Having reviewed the information provided to me as part of the examination, I am satisfied that a proportionate process has been undertaken in accordance with the various regulations. In the absence of any evidence to the contrary, I am entirely satisfied that the submitted Plan is compatible with this aspect of European obligations. The work undertaken on HRA screening is exemplary.
- 6.18 In a similar fashion I am satisfied that the submitted Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on

Human Rights (ECHR) and that it complies with the Human Rights Act. There is no evidence that has been submitted to me to suggest otherwise. In addition, there has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known. On the basis of all the evidence available to me, I conclude that the submitted Plan does not breach, nor is in any way incompatible with the ECHR.

*Summary*

- 6.19 On the basis of my assessment of the Plan in this section of my report I am satisfied that it meets the basic conditions subject to the incorporation of the recommended modifications contained in this report.

## 7 The Neighbourhood Plan policies

- 7.1 This section of the report comments on the policies in the Plan. In particular, it makes a series of recommended modifications to ensure that they have the necessary precision to meet the basic conditions.
- 7.2 My recommendations focus on the policies themselves given that the basic conditions relate primarily to this aspect of neighbourhood plans. In some cases, I have also recommended changes to the associated supporting text.
- 7.3 I am satisfied that the content and the form of the Plan is fit for purpose. It is distinctive and proportionate to the neighbourhood area. The wider community and the Parish Council have spent time and energy in identifying the issues and objectives that they wish to be included in their Plan. This sits at the heart of the localism agenda.
- 7.4 The Plan has been designed to reflect Planning Practice Guidance (41-004-20170728) which indicates that neighbourhood plans must address the development and use of land.
- 7.5 I have addressed the policies in the order that they appear in the submitted Plan. Where necessary I have identified the inter-relationships between the policies.
- 7.6 For clarity this section of the report comments on all policies whether or not I have recommended modifications in order to ensure that the Plan meets the basic conditions.
- 7.7 Where modifications are recommended to policies they are highlighted in bold print. Any associated or free-standing changes to the text of the Plan are set out in italic print.

### *The initial section of the Plan (Sections 1-3)*

- 7.8 These initial parts of the Plan set the scene for the range of policies. They do so in a proportionate way. The Plan is presented in a very professional way. It makes a very effective use of well-selected photographs. A very clear distinction is made between its policies and the supporting text. It also highlights the links between the Plan's objectives and its resultant policies.
- 7.9 The Introduction (Section 1) comments generally about the neighbourhood area and how it lends itself to the development of a neighbourhood plan. It also comments about how the Plan fits into the wider planning system. It does so to good effect. It identifies the Plan period.
- 7.10 Section 2 comments about the neighbourhood area and a range of matters which have influenced the preparation of the Plan. It has a particular focus on its history, the village amenities, the character of the village and its demography.
- 7.11 Section 3 incorporates the Vision Statement and the resulting eleven principles which underpin the Vision. In their different ways these matters flow into the submitted planning policies.

7.12 Sections 4 and 5 detail the resulting planning policies and arrangements for the monitoring and review of the Plan.

7.13 The remainder of this section of the report addresses each policy in turn in the context set out in paragraphs 7.5 to 7.7 of this report.

#### Policy H1 Meeting housing need

7.14 This is an important policy in the Plan. It sets out a series of design and planning criteria to influence and to shape the development of new homes in the Plan period. It has two potentially overlapping roles. In the first instance it seeks to make an overlap with the emerging Local Plan in general, and its proposed inclusion of a strategic housing allocation to the north of Monks Cross in particular. In the second instance it provides a comprehensive series of more general criteria that would apply to all future housing sites.

7.15 In general terms the policy has regard to national planning policy by promoting housing schemes and boosting the supply of housing land (NPPF paragraphs 59 and 60). In addition, the provision of a range of homes to meet the needs of present and future generations is one of the key attributes of the social objective of sustainable development.

7.16 I do however have reservations about the practicability and clarity of the detailed policy wording, which is not fully compliant with national policy. I have particular concerns about the way in which the accompanying justification and evidence base for the policy is dominated by the strategic housing delivery issues which are being addressed in the emerging Local Plan in general, and the proposed strategic site to the north of Monks Cross in particular. In addition, the supporting text has its own internal inconsistencies. On the one hand paragraph 54 is clear that the Plan does not seek to allocate land for housing and comments that this is best done through the Local Plan process. However, on the other hand paragraph 56 comments that the policy has been developed in the context that the Monks Cross site will be included in an adopted Local Plan. This is reinforced in the comments in paragraph 58 that the policy 'will be used to shape and influence any future housing allocation made through the Local Plan should it be the site north of the site Land North of Monks Cross or an alternative'

7.17 I sought advice from the Parish Council through the clarification note process about the potential for the policy and elements of the supporting text to take a more neutral and general approach towards future housing development. Clearly this approach would avoid the need make specific reference to the debate about potential housing allocations in the emerging Local Plan. The Parish Council responded positively to this approach. I recommend accordingly and based on the details in the following paragraphs of this report.

7.18 In the context of the modified policy the majority of the proposed planning and design criteria continue to be appropriate. Nevertheless, I recommend that they are applied in a way that takes account of the scale, nature and the location of development

proposals on a case-by-case basis. Clearly in some cases most of the criteria will apply. In other cases, mainly involving smaller development proposals, only some of the criteria would be triggered. This will ultimately be a matter of judgement for CYC. In the event that the adopted Local Plan includes strategic housing sites in the neighbourhood area the various criteria would be applied to detailed development proposals insofar as they are consistent and/or not overtaken by the criteria in the detailed site-by-site policies in the Local Plan.

- 7.19 I recommend the replacement of the second criterion with one which requires that development proposals are 'well-related' to Huntington Village. As submitted the criterion requires that proposals are 'functionally and physically' connected to Huntington village. This approach is very prescriptive in general terms and may prevent otherwise acceptable development from coming forward. In addition, this matter of fact approach would be in conflict with CYC's proposals for the Monks Cross site in the emerging Local Plan. In that context, the site is identified as being part of an important transitional area between the existing urban area at Huntington and more modern and commercial developments at Monks Cross. As such it is proposed to be separated from the existing urban area by a green wedge to protect the setting of Huntington, maintaining the separate identities of the existing and new neighbourhoods. This will reinforce the special circumstances found in the wider City where the general extent of the green belt provides a landscape and visual context for component settlements such as Huntington in order to protect the special character of the historic city. To remedy this potential conflict between the application of general planning design principles and the specific requirements of a strategic site at Monks Cross I recommend that the supporting text clarifies that the second criterion in the policy would not apply to the Monks Cross site.
- 7.20 I recommend other consequential changes to other elements of the supporting text.
- 7.21 I also recommend modifications to the other criteria. In the main they are grammatical and take account of the wording used in the modified initial part of the policy. In other cases, they bring the clarity required for a development plan policy.

**Replace the opening part of the policy with:**

**'As appropriate to their scale, nature and location within the neighbourhood area development proposals for new residential development should:'**

**In criterion 1 replace 'Provides' with 'Provide' and delete 'in Huntington'**

**Replace criterion 2 with 'Be well-related to the existing urban area of Huntington in terms of their location, design and internal layout'**

**In criterion 3 replace 'Provides' with 'Provide'**

**In criterion 4 replace 'Considers' with 'Consider'**

**Replace criterion 5 with 'Delivers any necessary new school provision, new or enhanced medical facilities and sports and recreational facilities;'**

**In criterion 6 replace 'Promotes' with 'Promote' and 'accommodates' with 'accommodate'**

**In criterion 7 replace 'Provides' with 'Provide'**

**In criterion 8 replace ‘Includes’ with ‘Include’ and delete the second part of the criterion after the semi-colon**

**In criterion 9 replace ‘Retains.....improves’ with ‘Retain and where practicable improve’**

**In criterion 10 replace ‘Seeks to create’ with ‘Result in’**

**In criterion 11 replace ‘Has an’ with ‘Incorporate an’**

**In criterion 12 replace ‘Includes satisfactory’ with ‘Include appropriate and site-specific’**

**In criterion 13 replace ‘Provides for adequate parking’ with ‘Incorporate car parking arrangement to the most up to date City of York Council standards’**

*At the end of paragraph 54 add:*

*‘In this context Policy H1 has been specifically designed to have a general effect. It incorporates a series of design and planning criteria which will apply to new residential developments in the Plan period. The policy comments they that they should be applied in a way that takes account of the scale, nature and the location of development proposals on a case-by-case basis. This will ultimately be a matter of judgement for the City of York Council throughout the Plan period. In the event that the adopted Local Plan includes strategic housing sites in the neighbourhood area the various criteria would be applied to detailed development proposals that emerge on those sites insofar as they are consistent and/or not overtaken by detailed criteria in the detailed site-by-site policies in the Local Plan. In this context the proposed strategic site at Monk’s Cross as currently included in the emerging Local Plan is proposed to be separated from the existing urban area at Huntington by a green wedge to protect the setting of Huntington. This will reinforce the special circumstances found in the wider City where the general extent of the green belt provides a landscape and visual context for component settlements such as Huntington in order to protect the special character of the historic city. In these circumstances the second criterion in the policy would not apply to the Monks Cross site. Its development would be determined primarily by its detailed policy in the emerging Local Plan’*

*In paragraph 56 replace the second sentence with:*

*‘In the context already set out in paragraph 54 of this Plan Policy H1 has general effect. Nevertheless, it has been designed to accommodate the development of a strategic housing allocation to the north of Monks Cross (subject to the contents of paragraph 54 of this Plan) in the event that such a development is included in the adopted version of the currently emerging City of York Local Plan.*

*In paragraph 56 delete the third sentence.*

*Delete paragraph 57.*

Policy H2 Housing mix

- 7.22 This policy comments about the need for new developments to provide a mix of housing types, sizes and tenures. It requires developers to demonstrate that their proposals have regard to up-to-date evidence on housing needs in the context of site

and market conditions. It also indicates that 'priority should be given' to the provision of smaller homes suitable for young families as well as older persons (including those wishing to downsize).

- 7.23 In general terms the policy has regard to national planning policy by ensuring that housing schemes cater for the identified needs of different groups within the community, including those in affordable housing need (NPPF paragraphs 61 and 62). In the round the provision of a range of homes to meet the needs of present and future generations is one of the key attributes of the social objective of sustainable development.
- 7.24 I do however have reservations about the practicality and clarity of the policy wording. In my judgement it is not fully compliant with national policy. I also have concerns about the way in which the accompanying justification and evidence base for the policy has been incorporated into the policy itself.
- 7.25 Firstly the policy takes no account of the scale and the nature of new housing developments. As submitted, it would apply to all such developments irrespective of their size. This matter is also reinforced given that the neighbourhood area may deliver new housing proposals from the very local and modest at one level to potential strategic proposals at the other level. In this context a strategic housing site at Monks Cross is included in the emerging Local Plan. In order to remedy this matter, I recommend a modification that provides appropriate flexibility for the application of the policy. It takes account of the greater opportunities for a larger development to provide the type of houses as specified in the policy. This would also reinforce the market considerations element of the submitted policy. I also recommend a modification to the supporting text that would acknowledge that any strategic sites which may come forward in the neighbourhood area will, by definition, be catering for City-wide housing needs rather than simply those which exist within the designated neighbourhood area.
- 7.26 Secondly the policy is unclear on its expectation that 'priority should be given' to the provision of smaller homes suitable for young families as well as older persons (including those wishing to downsize). Whilst the accuracy of the supporting information is not disputed by the development industry, several representations comment that the approach taken is prescriptive. The representations also comment that the policy approach does not properly take account of the discussion which may take place on developments with CYC on a case-by-case basis either at pre-application stage or as part of the determination of planning applications. This is an important consideration given that national policy gives priority to the delivery of new homes. To remedy this issue, I recommend that the final part of the policy more simply offers support for smaller homes rather than 'giving priority' to their development.
- 7.27 I also recommend that for consistency purposes that the date of the Housing Needs report in paragraph is changed to October 2017. This would relate to the date of the report itself.

**At the beginning of the first sentence add: ‘As appropriate to their scale, nature and location’**

**In the second sentence replace ‘will be required to’ with ‘should’ and delete ‘in the Parish’**

**In the third sentence:**

- **replace ‘Priority will be given to the provision of’ with ‘Development proposals that deliver’**
- **add at the end ‘will be particularly supported’**

*At the end of paragraph 67 add: ‘Policy H2 seeks to ensure that new residential development in the Plan period responds to these important matters. It recognises that larger developments will have greater potential to provide a focus for the delivery of smaller homes. In this context any strategic sites which may come forward in the neighbourhood area will, by definition, be catering for City-wide needs rather than simply those which exist in the neighbourhood area’*

*In paragraph 69 replace ‘December’ with ‘October’*

Policy H3 Affordable housing

- 7.28 This policy continues the approach towards new housing development in the Plan. In this case, it makes specific reference to the provision and the mix of affordable housing within development proposals. It has two principal parts. The first requires the provision of affordable housing to CYC requirements. The second includes a detailed breakdown on the size of affordable houses to be delivered, subject to viability issues and site-specific requirements.
- 7.29 The wider policy is underpinned by substantial supporting text (paragraphs 70 to 79). This includes detailed commentary in relation to the Strategic Housing Market Assessment (SHMA) 2016. In this context the policy addresses and has regard to an important issue in national policy (NPPF paragraphs 61-64).
- 7.30 The policy has attracted representations from two developers. Whilst the evidence base in the SHMA is not disputed concern is expressed about the very specific nature of the policy’s proposed distribution of affordable houses between different sizes. The representations consider this approach to be prescriptive. It is also suggested that the approach would be in conflict with CYC’s approach to this matter in its emerging Local Plan (Policy H10).
- 7.31 I have considered this matter very carefully. On the one hand, the submitted policy in the neighbourhood plan recognises that its proposed breakdown of affordable housing will be subject to viability and site-specific factors. In addition, there is no reason why a neighbourhood plan policy cannot produce further levels of detail beyond that in a corresponding local plan policy. On the other hand, the figures included within the policy are prescriptive. In addition, they rely predominantly on the more general SHMA



information rather than specific evidence relating to the neighbourhood area. On balance, I have concluded that there is insufficient local evidence relating to the neighbourhood area to justify the approach taken in the submitted policy.

7.32 In these circumstances I recommend a modification to the policy which deletes the specific references to the distribution of the affordable housing by property size. However, I recommend that this matter is repositioned into the supporting text. Plainly the eventual yield of affordable housing on any site will be subject to detailed discussions with CYC and will be determined both by evidence and site-specific considerations.

7.33 I also recommend the deletion of elements of supporting text from the policy.

**Delete ‘To support.....the Parish’**

**Delete the second sentence.**

**In the third sentence insert ‘for the delivery of affordable housing’ between ‘The focus’ and ‘should’**

*At the end of paragraph 79 add:*

*‘The Plan recognises that detailed discussions will need to take place with the City of York Council on a site-by site-basis. Nevertheless, the Parish Council’s aspiration, in line with the findings of the Strategic Housing Market Assessment, is that [at this point insert the deleted second sentence of the policy]’*

Policy H4 Design Principles

7.34 This policy is an important component of the Plan. It requires that development proposals should respect local character. The policy comments that this process should have regard to scale, density, massing and other related matters. It also addresses issues such as the amenity of neighbouring properties and the creation of safe and attractive public and private spaces.

7.35 The policy appropriately builds on the work undertaken as part of the preparation Huntington Parish Character Area Study and the Conservation Area Appraisal. This is best practice.

7.36 The policy is an excellent response to local circumstances. In particular it acknowledges that the bulk of development proposals in the Plan period will be of a modest nature and that they should be sensitively and well-designed.

7.37 I recommend detailed modifications to the wording used in the policy. They will ensure that it has the clarity required for a development plan policy. Otherwise it meets the basic conditions.

**In the first paragraph of the policy replace:**

- **‘the local character’ with ‘the character of their local environment’; and**
- **‘as appropriate’ with ‘as appropriate to their to their nature and location’**

**In the second part of the policy replace ‘They’ with ‘Development proposals’**

Policy H5 Character buildings and sites of local heritage interest

- 7.38 This policy identifies a series of buildings and sites as being of local interest. They are shown in Table 3 and on Map 1. Thereafter the policy has three related parts which seek to retain the importance of such buildings and heritage assets.
- 7.39 The process for identifying these local assets has been thorough and professional. The three identified assets are both important in their own rights and distinctive to the neighbourhood area.
- 7.40 I recommend modifications to the three component parts of the policy as follows:
- the incorporation of a modified first part of the policy at the end of the second part of the policy. This will ensure that it has regard to national policy which requires a balance to be struck between safeguarding heritage assets and the benefits which may arise from proposed development which may affect such assets;
  - in the second part of the policy the deletion of the reference to important views towards and from the assets. The extent of such views is not otherwise defined in the policy and this approach might otherwise result in inconsistent planning decisions. Nevertheless, I recommend that reference to views is incorporated within the supporting text; and
  - the deletion of the third component of the policy. It is a process matter rather than a policy. In any event it is already addressed in paragraph 99 of the Plan.
- 7.41 I also recommend that the reference in paragraph 99 to the CYC local heritage list. It is at draft stage rather than finalised.

**Delete the first component of the policy (second paragraph)**

**In the second component of the policy (third paragraph) delete ‘including important views towards and from them’**

**At the end of second component of the policy (third paragraph) add:**

**‘The effect of a proposed development on the significance of the non-designated heritage assets shown in Table 3 and on Map 1 should be taken into account in determining planning applications. In determining planning applications that directly or indirectly affect the identified non-designated heritage assets, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset concerned’**

**Delete the third component of the policy (fourth paragraph).**

*At the end of paragraph 97 add:*

*'Where it is practicable to do so development proposals should take account of the wider visibility and accessibility of the non-designated heritage assets. This may include views both to and from the local heritage assets'*

*In paragraph 99 add 'draft' before 'local heritage list'*

**Policy H6 Business and Employment**

- 7.42 This policy refers to business and employment activity. As the supporting text (paragraphs 100-102) comments, the neighbourhood area has several centres of business activity in addition to its extensive retail employment base. They are concentrated in and around Jockey Lane.
- 7.43 The policy is general in nature. It supports the retention of existing land and buildings in employment use where there is a reasonable prospect of the site or building concerned being used for employment purposes.
- 7.44 As submitted there is a slight disjoint between the supporting text and the policy itself. On the one hand, paragraph 105 of the Plan comments about the importance of economic growth and supporting local employment business development. On the other hand, the policy has a more general approach towards supporting the retention of existing land and buildings in employment use.
- 7.45 In order to remedy this issue I recommend that the policy is modified so that it directly addresses the matters raised in paragraph 105 of the supporting text. In doing so I have acknowledged that some changes in business processes and/or extensions may not need planning permission. The recommended policy includes a series of environmental and traffic criteria.
- 7.46 I also recommend that paragraph 106 of the Plan is modified. As submitted, it does not fully reflect the approach in national policy on economic development in general, and in circumstances where there is no reasonable prospect of land or buildings being used for employment purposes in particular.

**Replace the policy with:**

**'Insofar as planning permission is required, proposals for the diversification of businesses uses and the extension and/or adaptation of business premises will be supported subject to the following criteria:**

- **they are appropriate in terms of their design, height, scale and massing;**
- **they provide parking to the most up-to-date City of York Council parking standards and the parking provision itself is well-designed and integrated into the wider development;**
- **they can be satisfactorily incorporated into the local road network; and**

- **they do not have an unacceptable impact on the amenity of any residential properties in their immediate locality'**

*In paragraph 105 replace 'The Plan' with 'Policy H6'*

*Replace paragraph 106 with 'National Planning policy attaches considerable importance to supporting a competitive economy. In particular paragraph 80 of the NPPF comments that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Policy H6 seeks to provide an important local dimension to this approach in general, and to the premises outlined in Section 4.3 of this Plan in particular. The Plan recognises that amongst other things paragraph 118 of the NPPF comments that plans and planning decisions should 'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'. In the event that any such development proposals arise they will be determined on their merits and in the context of national and local planning policies.'*

Policy H7 Existing community facilities and buildings

- 7.47 This policy seeks to retain existing community facilities and buildings unless one of two identified circumstances arise. These circumstances relate either to viability or to the provision of replacement facilities. The policy helpfully identifies the existing community facilities in the neighbourhood area.
- 7.48 I am satisfied that the policy takes an appropriate and balanced approach to this matter. I saw the importance of the various facilities during my visit. In particular the policy acknowledges that some of the facilities are commercial in their nature and includes a reference to viability issues. I recommend detailed modifications to the policy so that its connection with Table 4 is more obvious. I also recommend that the structure of the policy is re-ordered. Otherwise it meets the basic conditions.
- 7.49 Finally I recommend a correction to one of the titles of the community facilities in Table 4 as suggested by CYC.

**Reverse the order of the two parts of the policy.**

**In the second part of the policy (as submitted) replace 'above' with 'in Table 4'**

*In Table 4 replace 'Flag and Hogs Head' with 'The Hogs Head'*

Policy H8 New and enhanced community facilities and buildings

- 7.50 This policy continues the approach of the previous policy. In this case it offers support for new or enhanced community facilities in general terms, and for medical-related

facilities in particular. A second part of the policy requires that development proposals that place additional demands on existing services should provide proportionate facilities to meet the anticipated need.

- 7.51 In general terms I am satisfied that the first part of the policy meets the basic conditions subject to the incorporation of some detailed modifications.
- 7.52 I can understand the intentions of the second part of the policy. Nevertheless, it takes a matter of fact approach towards what is increasingly a complex matter. In particular health services are now frequently run on a commercial basis. This makes a traditional developer contribution approach more problematic. In any event CYC already has the ability to seek appropriate developer contributions towards community facilities where it is appropriate to do so. Over time this approach may become incorporated into Community Infrastructure Levy arrangements if the Council decided to adopt such an approach to this matter.
- 7.53 In addition as submitted the approach lacks the clarity required for a development plan policy. In particular it offers no guidance on the scale of 'additional demands on existing services, the nature of 'proportionate facilities' and any 'anticipated demand'. In these circumstances I recommend the deletion of this part of the policy.

**In the first part of the policy delete 'to City of York Council' and replace 'it meets' with 'they meet'**

**Delete the second part of the policy**

Policy H9 Assets of community value

- 7.54 This policy comments about Assets of Community Value (ACV). It reinforces the approach taken in Policies H7 and H8. It has two related parts. The first supports the listing of ACV. The second indicates a commitment to support their longevity.
- 7.55 Paragraph 115 acknowledges that registering ACVs is a separate, non-planning legal process undertaken by CYC. I sought advice from the Parish Council about the extent to which the policy should be a community aspiration rather than a land use policy. On balance I am satisfied with its suggestion that, with modifications, the policy can become land use in its nature. I recommend accordingly. The modified policy takes account of the approach in paragraph 117 of the Plan about supporting the retention and the enhancements of ACVs.

**Replace the policy with:**

**'Proposals that would safeguard, enhance or otherwise assist in securing the long-term accessibility and effectiveness of registered Asset of Community Value will be supported'**

*At the end of paragraph 117 add:*

*'Policy H9 seeks to provide a supporting context towards securing the longevity of assets of community value. It has been designed to have general effect given that additional assets may be designated throughout the Plan period'*

Policy H10 Vangarde/Monks Cross shopping parks

- 7.56 This is the first of a series of policies on the retail facilities in the neighbourhood area. In this case it is focused on the Vangarde and the Monks Cross Shopping Parks. As paragraphs 122 to 124 of the Plan comment they provide retail services on a sub-regional scale.
- 7.57 The policy is rather general in the way that it supports their continued roles as sub-regional centres. In particular it does not directly relate to the development management process. I sought advice from the Parish Council on its reasoning for the policy and the extent to which it should take a more proactive role in resisting uses that would detract from their sub-regional shopping function. The Parish Council confirmed that its intention was to safeguard the role and function of the two shopping parks in general, and to resist changes of use which would dilute their vitality and viability.
- 7.58 I recommend that the policy is modified accordingly. The resulting policy has been designed to ensure that it does not affect the restrictive conditions which apply to the sale of good in certain premises on the Monks Cross Shopping Park. I also recommend consequential additions and modifications to the supporting text. In particular the modifications to the supporting text highlight the relationship which would exist between this policy and the broader strategic approach to retail provision in the City included in the emerging Local Plan.

**Replace the policy with:**

**'Proposals for non-retail uses or other uses which would detract from the retail vitality of the Vangarde and Monks Cross Shopping Parks will not be supported unless it can be demonstrated that the continued retail use of the premises concerned is not viable and that they have been professionally marketed for alternative or replacement retail use.'**

*Merge paragraph 123 and 124 into a single paragraph.*

*Replace paragraph 124 with:*

*'Policy H10 seeks to consolidate the existing roles of the Vangarde and the Monks Cross Shopping Parks and to retain their retail functions. Nevertheless, it recognises that there may be circumstances where the continued retail use of all the various premises may not be viable as the national and local retail environments evolve through the Plan period. The policy requires that any such premises have been professionally marketed for alternative or replacement retail use and that no such uses have been found as a result. The marketing period should be for a minimum of six months and relevant details should be included with the relevant planning applications. The policy has been designed to be complementary to the approach in the emerging*

*Local Plan on future retail provision. Whilst the emerging Local Plan recognises that developments such as these two retail parks are part of the established retail offer in the City, Policy R4 of that Plan sets out to protect the role of York city centre and to direct any new retail floorspace initially to the city centre through the application of a sequential test process'*

Policy H11 Brockfield Park and North Moor Neighbourhood shopping parades

- 7.59 This policy relates to two identified neighbourhood shopping parades. I saw their local importance when I visited the neighbourhood area. The supporting text at paragraph 130 and 131 sets out their role and importance as shopping parades.
- 7.60 In a similar fashion to Policy H10 this policy has a rather general format in the way in which it seeks to protect and enhance the retail and community uses in these shopping parades. In several respects paragraph 131 is more a policy than supporting text and the policy itself is more supporting text. I recommend modifications to remedy this matter. In doing so this approach overcomes the text and shading issues in the submitted policy.

**Replace the policy with:**

**'Proposals for retail, retail - related uses and community uses will be supported within the defined Brockfield Park and North Moor Neighbourhood shopping parades (as shown on Map 3) where, as appropriate to their scale and nature they would:**

**At this point include the four bullet points from paragraph 131 with the following modifications:**

- **replace 'consolidates.... upon' with 'consolidate, maintain or improve' (first bullet point);**
- **replace 'is of' with 'are of' (second bullet point – first part);**
- **replace 'maintain or enhances' with 'maintain or enhance' (second bullet point – second part);**
- **break the second bullet point into two separate bullet points;**
- **replace 'contributes' with 'contribute' (third bullet point); and**
- **replace 'does not.... detrimental impact' with 'do not have an unacceptable detrimental impact'**

*Replace paragraph 131 with: 'Policy H11 sets out a policy context that will help to support the role and vibrancy of the two neighbourhood shopping parades. It has been designed to be consistent with the City of York Council's Retail Study'*

Policy H12 Other shops

- 7.61 This policy seeks to safeguard other shops outside the two shopping parks and the neighbourhood shopping parades. It takes appropriate account of viability issues and the requirement for owners to be able to demonstrate that positive attempts have been made to market the premises concerned for alternative retail use.



- 7.62 I recommend the deletion of the process-related elements of the policy. They are unnecessary within the policy itself. Otherwise it meets the basic conditions.

**Delete ‘to the...Parish Council’**

Policy H13 Hot food takeaways

- 7.63 This policy comments about hot food takeaways. Its approach is that any further takeaways should be located within the Vangarde/Monks Cross shopping parks or within the defined neighbourhood parades. This approach is appropriate given that in both shopping parks the availability of food and drink outlets complements the wider retail offer of such locations in general, and of the Vangarde/Monks Cross Shopping Parks in particular. Nevertheless, I recommend that this policy makes reference to the wider policy for the two shopping parks (Policy H10).
- 7.64 I sought advice from the Parish Council on the wider implications of the policy. It confirmed that it intended to resist the opening of such facilities elsewhere in the neighbourhood area. I recommend the inclusion of an additional element in the policy to take account of this clarification.
- 7.65 The second part of the policy comments about litter and litter bins associated with takeaways. Plainly this is an important environmental consideration. However, it is not directly related to the planning process. I recommend its deletion from the policy. However, I recommend that it is incorporated into the supporting text. The provision or otherwise of a litter bin associated with any new such facilities will be a matter for consideration on a case-by-case basis.

**In the first part of the policy add ‘subject to the provisions of Policies H10 and H11 respectively’ after ‘Parades’**

**Delete the second part of the policy.**

**Insert a new element of the policy to read:  
‘Proposals for new hot food takeaways elsewhere in the neighbourhood area will not be supported’**

*At the end of paragraph 134 add:*

*‘As appropriate to their scale and location [at this point insert the deleted element of the submitted policy]’*

Policy H14 Green Belt

- 7.66 This policy recognises the importance of parts of the neighbourhood area to the general extent of the York Green Belt as shown on Map 3. Paragraphs 142 and 143 of the supporting text comment about the long-standing arrangements for the definition of the Green Belt in the City. In addition, paragraph 144 explains that the identification and the modification of Green Belt boundaries is a strategic matter for the local



planning authority (here CYC) to determine. This process is currently being undertaken through the preparation of the emerging City of York Local Plan.

- 7.67 Several landowners/potential developers have argued that a more flexible approach should be taken. This is understandable given the progress that has been made on the emerging Plan and its package of proposed strategic housing allocations. Nevertheless, that Plan has yet to be examined. In addition, national policy is clear that Green Belt boundaries are to be determined in local plans rather than in neighbourhood plans. In any event paragraph 147 of the submitted Plan comments that any 'made' neighbourhood plan will be reviewed once the emerging Local Plan has been adopted. In this context I have also recommended modifications to Section 5 of the submitted Plan which addresses its review and monitoring more broadly.
- 7.68 In summary I am satisfied that the approach in the policy meets the basic conditions in general terms. However, I recommend that the initial sentence of the policy is deleted. There is no need for the Plan to comment that it supports the continued designation of the majority of the neighbourhood area as green belt. In any event that support is captured in the policy itself. I also recommend a consequential modification to the wider construction of the policy itself.
- 7.69 Finally for accuracy I recommend that the adoption date of the RSS in paragraph 142 is corrected from 2007 to 2008.

**Delete the first sentence of the first paragraph of the policy.**

**Incorporate the retained second sentence of the first paragraph of the policy into the beginning of the second paragraph of the policy.**

*In paragraph 142 replace '2007' with '2008'*

Policy H15 Local Green Spaces

- 7.70 This policy acknowledges the importance of green and open spaces to the character and the appearance of the neighbourhood area. On this basis it proposes the designation of a series of 24 local green spaces (LGSs). Whilst they are located throughout the neighbourhood area several are concentrated around the River Foss.
- 7.71 The Parish Council has produced a separate document which assesses each of the proposed LGSs against the criteria in paragraph 99 of the NPPF. It is a very comprehensive approach to this important matter.
- 7.72 The proposed LGSs are shown on Map 3. However due to the scale of that map and the adjoining nature of several of the individual LGSs their separate definition is not readily apparent. The Parish Council and CYC prepared a replacement map which provides clarity on this matter. I recommend that the revised maps replace Map 3 in the submitted version of the Plan.

- 7.73 On the basis of all the evidence available to me I am satisfied that the proposed LGSs meet the three criteria in the NPPF. The replacement maps provided during the examination process provided me with the assurance that two of the proposed LGSs which had attracted representations on their size are local in scale and not extensive tracts of land.
- 7.74 In addition, I am satisfied that their designation accords with the more general elements of paragraph 99 of the NPPF. Firstly, the package of sites is consistent with the local planning of sustainable development. The Plan has sought to take account of the emerging City of York Local Plan in general and the way in which addresses strategic housing issues in particular. The package of proposed LGSs are unaffected by alternative development proposals. Secondly, I am satisfied that the LGSs are capable of enduring beyond the end of the Plan period. Indeed, in many cases they are established elements of the local environment and are sensitively managed as green spaces in ways appropriate to their particular uses.
- 7.75 In general terms the policy takes the matter of fact approach in the NPPF on LGS designation. Nevertheless, I recommend that its format is modified so that it explicitly designates the various spaces as LGS. This will result in the clarity required by the NPPF. Otherwise the effect and coverage of the policy is unaffected.

**Replace the opening part of the policy with:**

**‘The Plan designates the following green spaces as shown on Maps [insert numbers] as Local Green Spaces.’**

**After the schedule of sites add:**

**‘Development proposals that would affect the designated Local Green Spaces will only be supported in very special circumstances’**

*Replace Map 3 with the maps provided by CYC and the Parish Council as a response to the clarification note*

Policy H16 River Foss

- 7.76 This policy recognises the importance of the River Foss within the neighbourhood area. It takes an approach intended to safeguard the environmental and ecological value of the River Foss. The details of the policy require that any development proposals that adjoin or are within the vicinity of the River Foss should conserve and enhance its biodiversity value, provide a green buffer between the river itself and any new development and protect existing pedestrian access and/or links.
- 7.77 In the first of the three detailed elements of the policy I recommend a modification which would acknowledge that in certain circumstances development will be able to conserve the biodiversity, landscape and recreational value of the river but that its ‘enhancement’ will not be practicable. I also recommend consequential modifications to the supporting text. Otherwise the policy takes an exemplary approach to this

important element of the natural environment of the neighbourhood area and meets the basic conditions.

- 7.78 CYC has suggested that the 8-metre natural green buffer included in the second criterion of the policy should be 9 metres. This is based on advice from its own technical specialists and from the Foss Internal Drainage Board. In addition, it comments that the safeguarded buffer is for maintenance purposes. I recommend that the 8-metre buffer criterion is modified to 9 metres. In doing so I am satisfied that the practical implications of doing so are minimal. I also recommend consequential modifications to paragraphs 161 and 162. In the former I retain the submitted reference to the ecological and conservation purposes of buffer zones. There is no inherent conflict between buffer zones providing overlapping opportunities for ecological safeguarding, conservation and maintenance purposes.

**In a) replace ‘and enhance’ with ‘and where practicable enhance’**

**In b) replace ‘8-metres’ with ‘9-metres’**

*In the final sentence of paragraph 160 replace ‘enhances’ with ‘conserves and where practicable enhances’*

*In paragraph 161:*

- *replace ‘8-metres’ with ‘9-metres’*
- *replace the final sentence with: ‘The 9-metres should be measured from the top of the riverbank to any proposed development. This approach will safeguard land both for ecological and conservation purposes (as recommended by the Environment Agency) and for maintenance purposes (as recommended by the Foss Internal Drainage Board)’*

*In paragraph 162 replace ‘8-metres’ with ‘9-metres’*

Policy H17 Biodiversity

- 7.79 This policy addresses biodiversity issues. It does so to good effect. Paragraphs 163 to 172 provide a comprehensive level of detail on the existing habitats in the neighbourhood area. The policy identifies measures that development proposals should incorporate into their design and layout.
- 7.80 I recommend two detailed modifications to the policy so that it has the clarity required by the NPPF. The first would apply its provisions only in relevant circumstances. As submitted the policy would apply to all development including proposals which had no impact on biodiversity. The second clarifies the ‘maintain and enhance’ approach in the first criterion. In some cases, proposals will be able both to maintain and enhance biodiversity. In other cases, enhancement may not be practicable.
- 7.81 I also recommend that the opening part of the policy is modified so that it uses more appropriate policy wording. Otherwise the policy meets the basic conditions.

- 7.82 Finally I recommend a series of technical modifications to the supporting text on the details of the various habitats. They have been suggested by CYC. In some cases, they update the terminology used. In other cases, they correct the information in the submitted Plan.

**In the opening part of the policy replace ‘will be expected to’ with ‘should, as appropriate to their scale, nature and location’**

**In a) inset ‘where practicable’ between ‘and’ and ‘enhance’**

**At the beginning of b) add ‘Where practicable’**

*In paragraph 164 replace ‘UK Biodiversity Action Plan (BAP) priority....UK BAP’ with ‘Priority Species and Habitats included in section 41 (England) of the Natural Environment and Rural Communities Act (2006).*

*In paragraph 167 delete ‘white-clawed crayfish’*

*In paragraph 168 replace the final sentence and the following bullet point with:  
‘A review of the SINC’s in 2017 ratified the Huntington Field and the New Lane Meadows sites. The North Lane Meadows site is considered to be a candidate SINC’*

Policy H18 Flooding and water management

- 7.83 This policy comments about flooding and water management. Paragraphs 173 to 180 of the Plan provide evidence about existing flood risk issues in the neighbourhood area. They also relate local evidence to the City of York Strategic Flood Risk Assessment.
- 7.84 The policy effectively takes a precautionary approach. Its design has regard to national policy (NPPF 155 to 165). It has a focus on the management of surface water, new development incorporating sustainable drainage techniques where practicable and the protection of watercourses and wetlands.
- 7.85 I recommend the deletion of the process-related elements of the policy which are unnecessary. Otherwise it meets the basic conditions.

**Replace ‘where required by the City of York Council’ with ‘where appropriate’**

Policy H19 Transport and traffic management

- 7.86 This policy addresses transport and traffic management issues. It has a specific focus on works which might arise from the expansion of the shopping parks and the widening/dualling of the York Outer Ring Road.

- 7.87 Paragraphs 186 to 188 of the Plan comment about the concerns of local residents about traffic levels in the neighbourhood area generally, and those associated with the two shopping parks and their accessibility to the A1237 in particular.
- 7.88 I sought clarification from the Parish Council on the nature of the proposals included in the policy. I was advised that the proposals for the dualling of the York Outer Ring Road (A1237) from the A19 to Hopgrove Roundabout (the junction of the A1237 and the A64) have 'Programme Entry Status with the Department for Transport'. I was also advised that the emerging Local Plan also highlights junction improvements on all roundabouts on the A1237. In these circumstances I am satisfied that the projects are likely to proceed within the Plan period.
- 7.89 At this stage it is not possible to determine whether some or all of the highway improvements will need planning permission or will be permitted development as they fall within the highway. I recommend that the policy is modified to take account of the possibility that some or all of the works may not need planning permission.
- 7.90 I also recommend that the policy is more neutral on the types of development which may generate additional traffic. This is associated with consequential modifications to the supporting text.

**At the beginning of the policy add: 'Insofar as planning permission is required'  
Replace 'the expansion of.... Monks Cross' with 'strategic developments'**

*In paragraph 188 insert the following text between 'that' and 'the' in the first sentence: 'strategic developments within the Plan period could have an impact on the capacity of the local highway network. This could include'*

*Thereafter:*

- *add 'which' after 'Monks Cross'*
- *replace 'will severely' with 'will have the ability to'*

#### Policy H20 Car Parking

- 7.91 This policy has two related parts. The first requires that new developments incorporate safe and convenient car parking to CYC standards. The second comments about the limited circumstances in which proposals that would result in the loss of existing car parking provision will be supported.
- 7.92 The first part of the policy comments that parking provision should be at the highest level of standards wherever possible and practicable. This matter is also reinforced in paragraph 192 where this approach is highlighted in 'those parts of the neighbourhood area where the lack of car parking spaces is having the greatest negative impact on the character and quality of life of an area'.
- 7.93 I appreciate the spirit in which this approach has been promoted in the Plan. However, neither the policy nor the supporting text highlights the areas of greatest concern. As such this part of the policy does not have the clarity required by the NPPF. As such I

recommend that this element of the policy is deleted. Nevertheless, I am satisfied that the supporting text element can remain. It will be a detailed matter for CYC and the Parish Council to determine on a case-by-case basis.

- 7.94 I also recommend that the first part of the policy relates to the most up-to-date car parking standards rather than agreed standards.

**In the first part of the policy replaced ‘agreed’ with ‘the most up to date’**

**Delete the second sentence of the first part of the policy.**

Policy H21 Walking and cycling

- 7.95 This policy comments about the opportunities that exist for new development proposals to incorporate improvements to the network of footpaths and cycleways into their designs. In particular it gives priority to proposals that would create or improve links between the main residential areas and key local services, the existing footpath network, and the proposed strategic development north of Monks Cross (as included in the emerging Local Plan).
- 7.96 The policy also acknowledges that equivalent improvements could be made off-site through developer contributions.
- 7.97 I am satisfied in principle that the policy is distinctive and appropriate to the neighbourhood area. It reflects the respective location of its residential areas in the west and its retail base in the east of the neighbourhood area. However, I recommend a series of modifications to ensure that the policy has the clarity required by the NPPF as follows:
- changing the emphasis of the first sentence so that it requires that new developments are designed to provide safe and convenient connections to the network of footpaths and cycleways in the immediate locality;
  - separating the developer contribution/planning obligation element from the main component of the policy; and
  - deleting any direct reference in the policy to the proposed Monks Cross strategic site in the emerging Local Plan.
- 7.98 I also recommend consequential modifications to the supporting text. In doing so I provide a degree of explanation about the issues addressed in the recommended modified policy.

**Replace the first sentence with:**

**‘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’**

**In the second sentence delete (iii).**

**Add a separate component of the policy to read:**

**‘As appropriate to their scale and location development proposals may be required to contribute to improvements to the network of footpaths and cycleways outside the development site and in the immediate locality’**

*At the end of paragraph 194 add:*

*‘Policy H21 sets out an approach to ensure that, where it is practicable to do so, new development is designed in a fashion to provide safe and convenient connections to the network of footpaths and cycleways in the immediate locality. This will require that consideration is given to how new developments are arranged both internally, and in their relationship with the surrounding environment. In some cases, this could be achieved through developer contributions towards off-site improvements. In other cases, the connectivity sought could be achieved through a combination of both on-site and off-site improvements and connections. In the event that the proposed Monks Cross strategic site comes forward as currently incorporated in the emerging Local Plan it will provide particular opportunities for such connectivity improvements.’*

Policy H22 Developer contributions

- 7.99 This policy refers to developer contributions. Its approach is to highlight three priorities which the Parish Council will seek to secure contributions from developers. The policy acknowledges that this approach should only be applied where it is both possible and appropriate to do so. The three identified priorities are:
- open space, sport, community and recreation facilities;
  - community infrastructure including medical facilities; and
  - traffic management and pedestrian enhancement in the village of Huntington.
- 7.100 In general terms I am satisfied that the three priorities are distinctive to the neighbourhood area. In addition, they overlap with other elements of the wider Plan. However, the general elements of the policy which require developer contributions to be made ‘where possible and appropriate’ falls short of the clarity required by the NPPF. In particular it offers no indication of the scale and nature of the contributions to be sought and/or their relationship with the wider approach to be taken by CYC on this matter.
- 7.101 In order to remedy this matter I recommend that the policy is reconfigured so that it would support development proposals which contributed towards the three priorities as identified.
- 7.102 The final part of the policy encourages developers to engage with the Parish Council in advance of submitting any relevant applications. Such an approach is good practice and reflects national policy in the NPPF. However, it is more of a process issue than a direct policy issue. As such I recommend that it is repositioned in a revised format into the supporting text.

**Replace the first part of the policy with:**

**‘Subject to other development plan policies proposals will be supported which would, as practicable and appropriate to their scale, nature and location, provide improvements to any or all of the following facilities in the neighbourhood area:**

- **open space, sport, community and recreation facilities; and/or**
- **community infrastructure including medical facilities; and/or**
- **traffic management and pedestrian enhancements in Huntington Village’**

**Delete the second part of the policy.**

*At the end of paragraph 196 add the deleted section of the policy. Thereafter add:  
‘This will also provide the opportunity for the approach to be consistent with the wider means by which the City of York Council will administer this process through the development management system.’*

Monitoring and Review

7.103 The Plan properly comments about how it will be monitored and reviewed. Section 5 takes account of the government’s agenda that any development plan is kept up-to-date.

7.104 The Plan anticipates that it will be reviewed on a five-yearly cycle or to coincide with the development and review of the Local Plan. Given the significance of the preparation of the Local Plan in general, and the particular way in which addresses Green Belt and strategic housing issues I recommend that paragraph 199 recognises that the eventual adoption of a new Local Plan for the City would represent an initial opportunity to assess whether any elements of a ‘made’ neighbourhood plan needed to be reviewed at that time.

*At the end of paragraph 199 add: ‘The eventual adoption of the emerging City of York Local Plan would represent an initial opportunity to assess whether any elements of a made neighbourhood plan need to be reviewed at that time’.*

Other matters - General

7.105 This report has recommended a series of modifications both to the policies and to the supporting text in the submitted Plan. Where consequential changes to the text are required directly as a result of my recommended modification to the policy concerned, I have highlighted them in this report. However other changes to the general text may be required elsewhere in the Plan as a result of the recommended modifications to the policies. It will be appropriate for CYC and the Parish Council to have the flexibility to make any necessary consequential changes to the general text. I recommend accordingly.

*Modification of general text (where necessary) to achieve consistency with the modified policies.*



## Other Matters - Factual Updates

- 7.106 CYC has suggested a series of detailed and/or technical updates and amendments to the Plan. I have accommodated them on a policy-by-policy basis where they are necessary to ensure that the Plan meets the basic conditions.
- 7.107 CYC has also suggested a series of contextual changes to the supporting text in the Plan. Some of these comments relate to the general text in the introductory sections of the Plan. I have found the various suggestions to be very helpful both in my understanding of the Plan and in testing it against the basic conditions. In several cases they would update the Plan to ensure that it consistent with the most recent developments with regard to the emerging Local Plan. In addition, I have further updated the language used to take account of the passage of time since CYC prepared its comments on the neighbourhood plan.
- 7.108 As I have highlighted in paragraph 1.4 of this report my remit is limited to examining the Plan against the basic conditions. I cannot recommend modifications which would simply improve the Plan or which would result in it being presented in a different fashion. As such my recommended modifications below are related purely to the areas where modifications are necessary to ensure that the Plan meets the basic conditions. This follows the approach that I have taken to the more specific comments on a policy-by-policy basis.

*Paragraph 19 – at the end of the text in the second bullet point (on the emerging Local Plan) add: ‘The emerging City of York Local Plan initial examination hearings took place in December 2019. The adoption date is currently unknown and will depend on outcome of the examination hearing sessions’*

*Paragraph 47 – replace ‘841’ with ‘790’*

*Paragraph 47 – replace the penultimate sentence with: ‘There is a proposal for development over 15 years (2017-2032/3) with the exception of Green Belt Boundaries which will endure up to 2037/38’*

*Paragraph 49 – replace ‘52’ with ‘approximately 40’ and replace ‘and cultural facilities’ with ‘retail and health facilities’*

## 8 Summary and Conclusions

### *Summary*

- 8.1 The Plan sets out a range of policies to guide and direct development proposals in the period up to 2032/33. It is distinctive in addressing a specific set of issues that have been identified and refined by the wider community.
- 8.2 Following my independent examination of the Plan I have concluded that the Huntington Parish Neighbourhood Development Plan meets the basic conditions for the preparation of a neighbourhood plan subject to a series of recommended modifications.

### *Conclusion*

- 8.3 On the basis of the findings in this report I recommend to the City of York Council that subject to the incorporation of the modifications set out in this report that the Huntington Parish Neighbourhood Development Plan should proceed to referendum.

### *Referendum Area*

- 8.4 I am required to consider whether the referendum area should be extended beyond the Plan area. In my view, the neighbourhood area is entirely appropriate for this purpose and no evidence has been submitted to suggest that this is not the case. I therefore recommend that the Plan should proceed to referendum based on the neighbourhood area as originally approved by the City of York Council on 28 September 2015.
- 8.5 I am grateful to everyone who has helped in any way to ensure that this examination has run in a smooth and efficient manner.

**Andrew Ashcroft**  
**Independent Examiner**  
**21 February 2020**

## Annex B - Examiner's Recommended Modifications

<b>Huntington Neighbourhood Plan Policy</b>	<b>Examiner's Report Reference</b>	<b>Recommended Modification</b>	<b>CYC Consideration/ Justification</b>
H1: Meeting Housing Need	Para. 7.14-7.21	<p><b>Replace the opening part of the policy with: ‘As appropriate to their scale, nature and location within the neighbourhood area development proposals for new residential development should:’</b></p> <p><b>In criterion 1 replace ‘Provides’ with ‘Provide’ and delete ‘in Huntington’</b></p> <p><b>Replace criterion 2 with ‘Be well-related to the existing urban area of Huntington in terms of their location, design and internal layout’</b></p> <p><b>In criterion 3 replace ‘Provides’ with ‘Provide’</b></p> <p><b>In criterion 4 replace ‘Considers’ with ‘Consider’</b></p> <p><b>Replace criterion 5 with ‘Delivers any necessary new school provision, new or enhanced medical facilities and sports and recreational facilities;’</b></p> <p><b>In criterion 6 replace ‘Promotes’ with ‘Promote’ and ‘accommodates’ with ‘accommodate’</b></p> <p><b>In criterion 7 replace ‘Provides’ with ‘Provide’</b></p> <p><b>In criterion 8 replace ‘Includes’ with ‘Include’ and delete the second part of the criterion after the semi-colon</b></p> <p><b>In criterion 9 replace ‘Retains.....improves’ with ‘Retain and where practicable improve’</b></p>	Agree with the modifications for the reasons set out in the Examiners Report.

	<p><b>In criterion 10 replace ‘Seeks to create’ with ‘Result in’</b></p> <p><b>In criterion 11 replace ‘Has an’ with ‘Incorporate an’</b></p> <p><b>In criterion 12 replace ‘Includes satisfactory’ with ‘Include appropriate and site specific’</b></p> <p><b>In criterion 13 replace ‘Provides for adequate parking’ with ‘Incorporate car parking arrangement to the most up to date City of York Council standards’</b></p> <p><i>At the end of paragraph 54 add:  ‘In this context Policy H1 has been specifically designed to have a general effect. It incorporates a series of design and planning criteria which will apply to new residential developments in the Plan period. The policy comments they that they should be applied in a way that takes account of the scale, nature and the location of development proposals on a case-by-case basis. This will ultimately be a matter of judgement for the City of York Council throughout the Plan period. In the event that the adopted Local Plan includes strategic housing sites in the neighbourhood area the various criteria would be applied to detailed development proposals that emerge on those sites insofar as they are consistent and/or not overtaken by detailed criteria in the detailed site-by-site policies in the Local Plan. In this context the proposed strategic site at Monk’s Cross as currently included in the emerging Local Plan is proposed to be separated from the existing urban area at Huntington by a green wedge to protect the setting of Huntington. This will reinforce the special circumstances found in the wider City where the general extent of the green belt provides a landscape and visual context for component settlements such as Huntington in order to protect the special character of the historic city. In these circumstances the second criterion in the policy would not apply to the Monks Cross site. Its development would be determined primarily by its detailed policy in the emerging Local Plan’</i></p> <p><i>In paragraph 56 replace the second sentence with:</i></p>	
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		<p><i>'In the context already set out in paragraph 54 of this Plan Policy H1 has general effect. Nevertheless, it has been designed to accommodate the development of a strategic housing allocation to the north of Monks Cross (subject to the contents of paragraph 54 of this Plan) in the event that such a development is included in the adopted version of the currently emerging City of York Local Plan.</i></p> <p><i>In paragraph 56 delete the third sentence.</i></p> <p><i>Delete paragraph 57.</i></p>	
H2: Housing Mix	Para 7.22-7.27	<p><b>At the beginning of the first sentence add: 'As appropriate to their scale, nature and location'</b></p> <p><b>In the second sentence replace 'will be required to' with 'should' and delete 'in the Parish'</b></p> <p><b>In the third sentence:</b></p> <ul style="list-style-type: none"> <li>• <b>replace 'Priority will be given to the provision of' with 'Development proposals that deliver'</b></li> <li>• <b>add at the end 'will be particularly supported'</b></li> </ul> <p><i>At the end of paragraph 67 add: 'Policy H2 seeks to ensure that new residential development in the Plan period responds to these important matters. It recognises that larger developments will have greater potential to provide a focus for the delivery of smaller homes. In this context any strategic sites which may come forward in the neighbourhood area will, by definition, be catering for City-wide needs rather than simply those which exist in the neighbourhood area'</i></p> <p><i>In paragraph 69 replace 'December' with 'October'</i></p>	Agree with the modifications for the reasons set out in the Examiners Report.
H3: Affordable Housing	Para. 7.28-7.33	<p><b>Delete 'To support.....the Parish'</b></p> <p><b>Delete the second sentence.</b></p>	Agree with the modifications for the reasons set out in

		<p><b>In the third sentence insert ‘for the delivery of affordable housing’ between ‘The focus’ and ‘should’</b></p> <p><i>At the end of paragraph 79 add: ‘The Plan recognises that detailed discussions will need to take place with the City of York Council on a site-by site-basis. Nevertheless, the Parish Council’s aspiration, in line with the findings of the Strategic Housing Market Assessment, is that [at this point insert the deleted second sentence of the policy]’</i></p>	the Examiners Report.
H4: Design Principles	Para. 7.34-7.37	<p><b>In the first paragraph of the policy replace:</b></p> <ul style="list-style-type: none"> <li>• ‘the local character’ with ‘the character of their local environment’; and</li> <li>• ‘as appropriate’ with ‘as appropriate to their to their nature and location’</li> </ul> <p><b>In the second part of the policy replace ‘They’ with ‘Development proposals’</b></p>	Agree with the modifications for the reasons set out in the Examiners Report.
H5: Character Buildings and Sites of Local Heritage Interest	Para 7.38-7.41	<p><b>Delete the first component of the policy (second paragraph)</b></p> <p><b>In the second component of the policy (third paragraph) delete ‘including important views towards and from them’</b></p> <p><b>At the end of second component of the policy (third paragraph) add: ‘The effect of a proposed development on the significance of the non-designated heritage assets shown in Table 3 and on Map 1 should be taken into account in determining planning applications. In determining planning applications that directly or indirectly affect the identified non-designated heritage assets, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset concerned’</b></p> <p><b>Delete the third component of the policy (fourth paragraph).</b></p>	Agree with the modifications for the reasons set out in the Examiners Report.

		<p><i>At the end of paragraph 97 add: ‘Where it is practicable to do so development proposals should take account of the wider visibility and accessibility of the non-designated heritage assets. This may include views both to and from the local heritage assets’</i></p> <p><i>In paragraph 99 add ‘draft’ before ‘local heritage list’</i></p>	
H6: Business and Employment	Para 7.42-7.46	<p><b>Replace the policy with: ‘Insofar as planning permission is required, proposals for the diversification of businesses uses and the extension and/or adaptation of business premises will be supported subject to the following criteria:</b></p> <ul style="list-style-type: none"> <li>• <b>they are appropriate in terms of their design, height, scale and massing;</b></li> <li>• <b>they provide parking to the most up-to-date City of York Council parking standards and the parking provision itself is well-designed and integrated into the wider development;</b></li> <li>• <b>they can be satisfactorily incorporated into the local road network; and</b></li> <li>• <b>they do not have an unacceptable impact on the amenity of any residential properties in their immediate locality’</b></li> </ul> <p><i>In paragraph 105 replace ‘The Plan’ with ‘Policy H6’</i></p> <p><i>Replace paragraph 106 with ‘National Planning policy attaches considerable importance to supporting a competitive economy. In particular paragraph 80 of the NPPF comments that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Policy H6 seeks to provide an important local dimension to this approach in general, and to the premises outlined in Section 4.3 of this Plan in particular. The Plan recognises that amongst other things paragraph 118 of the NPPF comments that plans and planning decisions should ‘give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support</i></p>	Agree with the modifications for the reasons set out in the Examiners Report.

		<i>appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'. In the event that any such development proposals arise they will be determined on their merits and in the context of national and local planning policies.'</i>	
H7: Existing Community Facilities and Buildings	Para. 7.47-7.49	<b>Reverse the order of the two parts of the policy.</b>  <b>In the second part of the policy (as submitted) replace 'above' with 'in Table 4'</b>  <i>In Table 4 replace 'Flag and Hogs Head' with 'The Hogs Head'</i>	Agree with the modifications for the reasons set out in the Examiners Report.
H8: New and Enhanced Community Facilities and Buildings	Para. 7.50-7.53	<b>In the first part of the policy delete 'to City of York Council' and replace 'it meets' with 'they meet'</b>  <b>Delete the second part of the policy</b>	Agree with the modifications for the reasons set out in the Examiners Report.
H9: Assets of Community Value	Para. 7.54-7.55	<b>Replace the policy with:</b> <b>'Proposals that would safeguard, enhance or otherwise assist in securing the long-term accessibility and effectiveness of registered Asset of Community Value will be supported'</b>  <i>At the end of paragraph 117 add:</i> <i>'Policy H9 seeks to provide a supporting context towards securing the longevity of assets of community value. It has been designed to have general effect given that additional assets may be designated throughout the Plan period'</i>	Agree with the modifications for the reasons set out in the Examiners Report.
H10: Vangarde/Monks	Para. 7.56 - 7.58	<b>Replace the policy with:</b> <b>'Proposals for non-retail uses or other uses which would detract from the retail vitality of the Vangarde and Monks Cross Shopping Parks will not be supported'</b>	Agree with the modifications for the reasons set out in



<p>Cross Shopping Parks</p>		<p><b>unless it can be demonstrated that the continued retail use of the premises concerned is not viable and that they have been professionally marketed for alternative or replacement retail use.'</b></p> <p><i>Merge paragraph 123 and 124 into a single paragraph.</i></p> <p><i>Replace paragraph 124 with:  'Policy H10 seeks to consolidate the existing roles of the Vangarde and the Monks Cross Shopping Parks and to retain their retail functions. Nevertheless, it recognises that there may be circumstances where the continued retail use of all the various premises may not be viable as the national and local retail environments evolve through the Plan period. The policy requires that any such premises have been professionally marketed for alternative or replacement retail use and that no such uses have been found as a result. The marketing period should be for a minimum of six months and relevant details should be included with the relevant planning applications. The policy has been designed to be complementary to the approach in the emerging Local Plan on future retail provision. Whilst the emerging Local Plan recognises that developments such as these two retail parks are part of the established retail offer in the City, Policy R4 of that Plan sets out to protect the role of York city centre and to direct any new retail floorspace initially to the city centre through the application of a sequential test process'</i></p>	<p>the Examiners Report.</p>
<p>H11: Brockfield Park and North Moor Neighbourhood Shopping Parades</p>	<p>Para. 7.59 – 7.60</p>	<p><b>Replace the policy with:  'Proposals for retail, retail - related uses and community uses will be supported within the defined Brockfield Park and North Moor Neighbourhood shopping parades (as shown on Map 3) where, as appropriate to their scale and nature they would:</b></p> <p><b>At this point include the four bullet points from paragraph 131 with the following modifications:</b></p> <ul style="list-style-type: none"> <li>• <b>replace 'consolidates.... upon' with 'consolidate, maintain or improve' (first bullet point);</b></li> <li>• <b>replace 'is of' with 'are of' (second bullet point – first part);</b></li> </ul>	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p>

		<ul style="list-style-type: none"> <li>• replace ‘maintain or enhances’ with ‘maintain or enhance’ (second bullet point – second part);</li> <li>• break the second bullet point into two separate bullet points;</li> <li>• replace ‘contributes’ with ‘contribute’ (third bullet point); and</li> <li>• replace ‘does not.... detrimental impact’ with ‘do not have an unacceptable detrimental impact’</li> </ul> <p><i>Replace paragraph 131 with: ‘Policy H11 sets out a policy context that will help to support the role and vibrancy of the two neighbourhood shopping parades. It has been designed to be consistent with the City of York Council’s Retail Study’</i></p>	
H12: Other shops	Para. 7.61-7.62	<b>Delete ‘to the...Parish Council’</b>	Agree with the modifications for the reasons set out in the Examiners Report.
H13: Hot food takeaways	Para. 7.63 - 7.65	<p><b>In the first part of the policy add ‘subject to the provisions of Policies H10 and H11 respectively’ after ‘Parades’</b></p> <p><b>Delete the second part of the policy.</b></p> <p><b>Insert a new element of the policy to read: ‘Proposals for new hot food takeaways elsewhere in the neighbourhood area will not be supported’</b></p> <p><i>At the end of paragraph 134 add: ‘As appropriate to their scale and location [at this point insert the deleted element of the submitted policy]’</i></p>	Agree with the modifications for the reasons set out in the Examiners Report.

H14: Green Belt	Para. 7.66-7.69	<p><b>Delete the first sentence of the first paragraph of the policy.</b></p> <p><b>Incorporate the retained second sentence of the first paragraph of the policy into the beginning of the second paragraph of the policy.</b></p> <p><i>In paragraph 142 replace '2007' with '2008'</i></p>	<p>Alteration to Policy H14 wording recommended.</p> <p>Annex C to this report sets out proposed additional recommended modifications to this policy.</p>
H15: Local Green Spaces	Para. 7.70-7.75	<p><b>Replace the opening part of the policy with:</b>  <b>'The Plan designates the following green spaces as shown on Maps [insert numbers] as Local Green Spaces:'</b></p> <p><b>After the schedule of sites add:</b>  <b>'Development proposals that would affect the designated Local Green Spaces will only be supported in very special circumstances'</b></p> <p><i>Replace Map 3 with the maps provided by CYC and the Parish Council as a response to the clarification note</i></p>	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p>
H16: River Foss	Para. 7.76-7.78	<p><b>In a) replace 'and enhance' with 'and where practicable enhance'</b></p> <p><b>In b) replace '8-metres' with '9-metres'</b></p> <p><b>In the final sentence of paragraph 160 replace 'enhances' with 'conserves and where practicable enhances'</b></p> <p><i>In paragraph 161:</i></p> <ul style="list-style-type: none"> <li>• <i>replace '8-metres' with '9-metres'</i></li> <li>• <i>replace the final sentence with: 'The 9-metres should be measured from the</i></li> </ul>	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p>

		<p><i>top of the riverbank to any proposed development. This approach will safeguard land both for ecological and conservation purposes (as recommended by the Environment Agency) and for maintenance purposes (as recommended by the Foss Internal Drainage Board)'</i></p> <p><i>In paragraph 162 replace '8-metres' with '9-metres'</i></p>	
H17: Biodiversity	Para. 7.79-7.82	<p><b>In the opening part of the policy replace 'will be expected to' with 'should, as appropriate to their scale, nature and location'</b></p> <p><b>In a) inset 'where practicable' between 'and' and 'enhance'</b></p> <p><b>At the beginning of b) add 'Where practicable'</b></p> <p><i>In paragraph 164 replace 'UK Biodiversity Action Plan (BAP) priority....UK BAP' with 'Priority Species and Habitats included in section 41 (England) of the Natural Environment and Rural Communities Act (2006).'</i></p> <p><i>In paragraph 167 delete 'white-clawed crayfish'</i></p> <p><i>In paragraph 168 replace the final sentence and the following bullet point with: 'A review of the SINCs in 2017 ratified the Huntington Field and the New Lane Meadows sites. The North Lane Meadows site is considered to be a candidate SINC'</i></p>	Agree with the modifications for the reasons set out in the Examiners Report.
H18: Flooding and water management	Para. 7.83-7.85	<p><b>Replace 'where required by the City of York Council' with 'where appropriate'</b></p>	Agree with the modifications for the reasons set out in the Examiners Report.

H19: Transport and traffic management	Para. 7.86-7.90	<p><b>At the beginning of the policy add: ‘Insofar as planning permission is required’</b>  <b>Replace ‘the expansion of.... Monks Cross’ with ‘strategic developments’</b></p> <p><i>In paragraph 188 insert the following text between ‘that’ and ‘the’ in the first sentence: ‘strategic developments within the Plan period could have an impact on the capacity of the local highway network. This could include’</i></p> <p><i>Thereafter:</i></p> <ul style="list-style-type: none"> <li>• add ‘which’ after ‘Monks Cross)’</li> <li>• replace ‘will severely’ with ‘will have the ability to’</li> </ul>	Agree with the modifications for the reasons set out in the Examiners Report.
H20: Car Parking	Para. 7.91-7.94	<p><b>In the first part of the policy replaced ‘agreed’ with ‘the most up to date’</b></p> <p><b>Delete the second sentence of the first part of the policy.</b></p>	Agree with the modifications for the reasons set out in the Examiners Report.
Policy H21 Walking and cycling	Para. 7.95-7.98	<p><b>Replace the first sentence with:</b>  <b>‘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’</b></p> <p><b>In the second sentence delete (iii).</b></p> <p><b>Add a separate component of the policy to read:</b>  <b>‘As appropriate to their scale and location development proposals may be required to contribute to improvements to the network of footpaths and cycleways outside the development site and in the immediate locality’</b></p> <p><i>At the end of paragraph 194 add:</i>  <i>‘Policy H21 sets out an approach to ensure that, where it is practicable to do so, new development is designed in a fashion to provide safe and convenient connections to</i></p>	Agree with the modifications for the reasons set out in the Examiners Report.

		<i>the network of footpaths and cycleways in the immediate locality. This will require that consideration is given to how new developments are arranged both internally, and in their relationship with the surrounding environment. In some cases, this could be achieved through developer contributions towards off-site improvements. In other cases, the connectivity sought could be achieved through a combination of both onsite and off-site improvements and connections. In the event that the proposed Monks Cross strategic site comes forward as currently incorporated in the emerging Local Plan it will provide particular opportunities for such connectivity improvements.'</i>	
H22: Developer contributions	Para 7.99-7.102	<p><b>Replace the first part of the policy with:</b></p> <p><b>'Subject to other development plan policies proposals will be supported which would, as practicable and appropriate to their scale, nature and location, provide improvements to any or all of the following facilities in the neighbourhood area:</b></p> <ul style="list-style-type: none"> <li>• <b>open space, sport, community and recreation facilities; and/or</b></li> <li>• <b>community infrastructure including medical facilities; and/or</b></li> <li>• <b>traffic management and pedestrian enhancements in Huntington Village'</b></li> </ul> <p><b>Delete the second part of the policy.</b></p> <p><i>At the end of paragraph 196 add the deleted section of the policy. Thereafter add: 'This will also provide the opportunity for the approach to be consistent with the wider means by which the City of York Council will administer this process through the development management system.'</i></p>	Agree with the modifications for the reasons set out in the Examiners Report.
Monitoring and Review	Para. 7.103-7.104	<i>At the end of paragraph 199 add: 'The eventual adoption of the emerging City of York Local Plan would represent an initial opportunity to assess whether any elements of a made neighbourhood plan need to be reviewed at that time'.</i>	Agree with the modifications for the reasons set out in the Examiners Report.

Other matters - General	Para. 7.105	<i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i>	Agree with the modifications for the reasons set out in the Examiners Report.
Other Matters – Factual Updates	Para. 7.106 -7.108	<p><i>Paragraph 19 – at the end of the text in the second bullet point (on the emerging Local Plan) add: ‘The emerging City of York Local Plan initial examination hearings took place in December 2019. The adoption date is currently unknown and will depend on outcome of the examination hearing sessions’</i></p> <p><i>Paragraph 47 – replace ‘841’ with ‘790’</i></p> <p><i>Paragraph 47 – replace the penultimate sentence with: ‘There is a proposal for development over 15 years (2017-2032/3) with the exception of Green Belt Boundaries which will endure up to 2037/38’</i></p> <p><i>Paragraph 49 – replace ‘52’ with ‘approximately 40’ and replace ‘and cultural facilities’ with ‘retail and health facilities’</i></p>	Agree with the modifications for the reasons set out in the Examiners Report.

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### Annex C: Additional Recommended Officer Modifications

Huntington Neighbourhood Plan Policy	Examiner's Report Reference	Officer Recommended Modifications Based on Legal Advice
H14: Green Belt	7.66 – 7.69	<ul style="list-style-type: none"> <li>a) amend Policy H14: Green Belt to indicate that the general extent of the Green Belt has been established by the Regional Spatial Strategy (RSS);</li> <li>b) Policy H14 should remove reference to Map 3 and cross reference the saved RSS key diagram showing the general extent of York's Green Belt;</li> <li>c) amend Policy H14 to indicate that the inner boundary of the Green Belt will be defined through the Local Plan process, and that this policy shall apply to land included with the Green Belt boundary that is defined in an adopted Local Plan;</li> <li>d) amend Policy H14 and its supporting text to state that until the Green Belt boundaries are defined in an adopted Local Plan, decisions on whether to treat land as falling within the Green Belt for development management purposes will be taken in accordance with the approach supported in the recent case of Christopher Wedgewood v City of York Council [2020] EWHC 780 (Admin);</li> <li>e) Amend supporting text to policy H14 to indicate that the 2005 draft Local Plan map shows what was approved in 2005 for development control purposes and that in advance of the adoption of the Local Plan this will be taken into account along with the emerging Local Plan, RSS general extent of the Green Belt and site specific features in deciding whether land should be regarded as Green Belt for development control purposes, but that the 2005 draft Local Plan should not be treated as establishing a Green Belt boundary;</li> </ul>
Map 3: Policies Map	n/a	<ul style="list-style-type: none"> <li>f) Remove the 2005 Green Belt boundary from Map 3 'Proposals Map'.</li> </ul>

Huntington Neighbourhood Plan Submission Version

**Key to Policy H14 and Supporting Text Modifications**

Submission Version

*Examiners Recommended Modifications: Deletions / Additions*

**Additional Officer Recommended Modifications: ~~Deletions~~ / Additions**

**GREEN BELT**

138. Over half of Huntington is designated as draft Green Belt. It covers much of the open countryside in the Parish, including large swathes of land especially to its east. ~~The general extent of the Green Belt in the Parish is shown at Map 3.~~
139. The fundamental aim of the Green Belt is to prevent urban sprawl by protecting the open character of land designated as such. Within the Green Belt, there are strict planning controls over the type of development, which can take place within it.
140. There is strong community sentiment regarding the draft Green Belt that generally surrounds the built-up parts of Huntington. It not only helps retain the distinct character of the area, but also provides opportunities for recreation and leisure and contains many key 'Green Infrastructure' assets including sites of nature conservation value.
141. National Planning policy is clear in its support for the Green Belt, emphasising its essential characteristics of openness and permanence. It also states that inappropriate development (such as the construction of new buildings), which is harmful to the role and function of the Green Belt should not be approved except in very special circumstances.
142. Despite the fact that the York Green Belt is still, technically, draft Green Belt it has, de facto, been in existence for several decades and has been reaffirmed on numerous occasions in planning refusals and dismissals of planning appeals. It was specifically recognised in the Yorkshire and Humber Regional Spatial Strategy (RSS) adopted in ~~2007~~ 2008 and although the RSS was substantially revoked by an Order (SI. No. 117 2013) made in early 2013 under the Localism Act 2011, policies which related to the York Green Belt were specifically excluded from the revocation.
- 143. The Neighbourhood Plan needs to be in general conformity with strategic policies of the Development Plan. In this case, these are the saved policies YH9 and Y1 of the Yorkshire and Humber Regional Spatial Strategy (RSS) (2008) and the RSS Key diagram (see Map 5). Together the policies and key diagram set the general extent of York's Green belt to approximately 6 miles from York's city centre.**

1434. Further, whilst not forming part of the Development Plan, the City of York draft Local Plan incorporating the Fourth Set of Changes Development Control Local Plan (April 2005) was approved for development control purposes. ~~The effect of this process is that decisions on planning applications falling within the general extent of the Green Belt (as defined in the RSS) are taken on the basis that land is treated as Green Belt. **This is a material consideration in decision-making but does not define York's Green belt boundaries.**~~

1445. The National Planning Policy Framework (NPPF) is clear that the identification and modification of Green Belt boundaries are essentially matters for the Local Planning Authority to determine. In this case, that authority is York City Council. Furthermore, these paragraphs identify that these processes should be undertaken as part of the preparation or review of a Local Plan. In this case, this would be through the vehicle of the preparation of the emerging City of York Local Plan, **which was submitted for independent Examination in May 2018. The proposed Green Belt boundary relevant to the Huntington Neighbourhood Plan is set out on the Local Plan Policies Map North (2018) (Map 7). The adopted Local Plan will set the detailed Green belt Boundaries.**

~~145. At the same time, the Neighbourhood Plan needs to be in general conformity with the strategic policies of the development plan. In this case, these are policies YH9 and Y1 of the Yorkshire and Humber Regional Spatial Strategy. These identify the general extent of the York Green Belt and set out its national significance.~~

146. ~~In these circumstances, this Plan continues to apply, and strongly supports, the approach to the identification of the Green Belt as set out currently in the RSS, and the Fourth Set of Changes Development Control Local Plan (2005 on an interim basis until such times as the emerging Local Plan is adopted. **In advance of the adoption of the Local Plan decisions on whether to treat land as falling within the Green Belt for development management purposes will be taken in accordance with the approach supported in the case of Christopher Wedgewood v City of York Council Group [2020] EWHC 780 (Admin). This means that such decisions will take into account the RSS general extent of the Green Belt, the draft Local Plan (April 2005) (Map 6), the emerging Local Plan and site specific features in deciding whether land should be regarded as Green Belt in advance of the adoption of the Local Plan.**~~

147. This will ensure that the preparation of the emerging Local Plan is used as the mechanism for the detailed identification of the York Green Belt boundaries in accordance with national planning policy. It will also provide the proper opportunity for residents, developers and other interested bodies to contribute to this debate both in general terms on the Green Belt boundary and to provide the agreed levels of development for the City. Once the emerging Local Plan has been adopted, the Neighbourhood Plan will be reviewed in order to ensure that it and the Local Plan are consistent on this important matter.

**POLICY H14 GREEN BELT**

*The Plan supports the continued designation of the majority of Huntington Parish as Green Belt.* The general extent of the York Green Belt within Huntington Parish is shown on Map 3 the RSS Key Diagram (Map 5). The Green Belt will be defined through the Local Plan process. This policy shall apply to land included within the Green Belt boundary that is defined under an adopted Local Plan.

Decisions on whether to treat land as falling within the Green Belt for development management purposes in advance of the adoption of the Local Plan will be taken in accordance with the approach supported in the case of Christopher Wedgewood v City of York Council [2020] EWHC 780 (Admin), taking into account the RSS general extent of the Green Belt, the draft Local Plan (April 2005) (Map 6), the emerging Local Plan and site specific features in deciding whether land should be regarded as Green Belt.

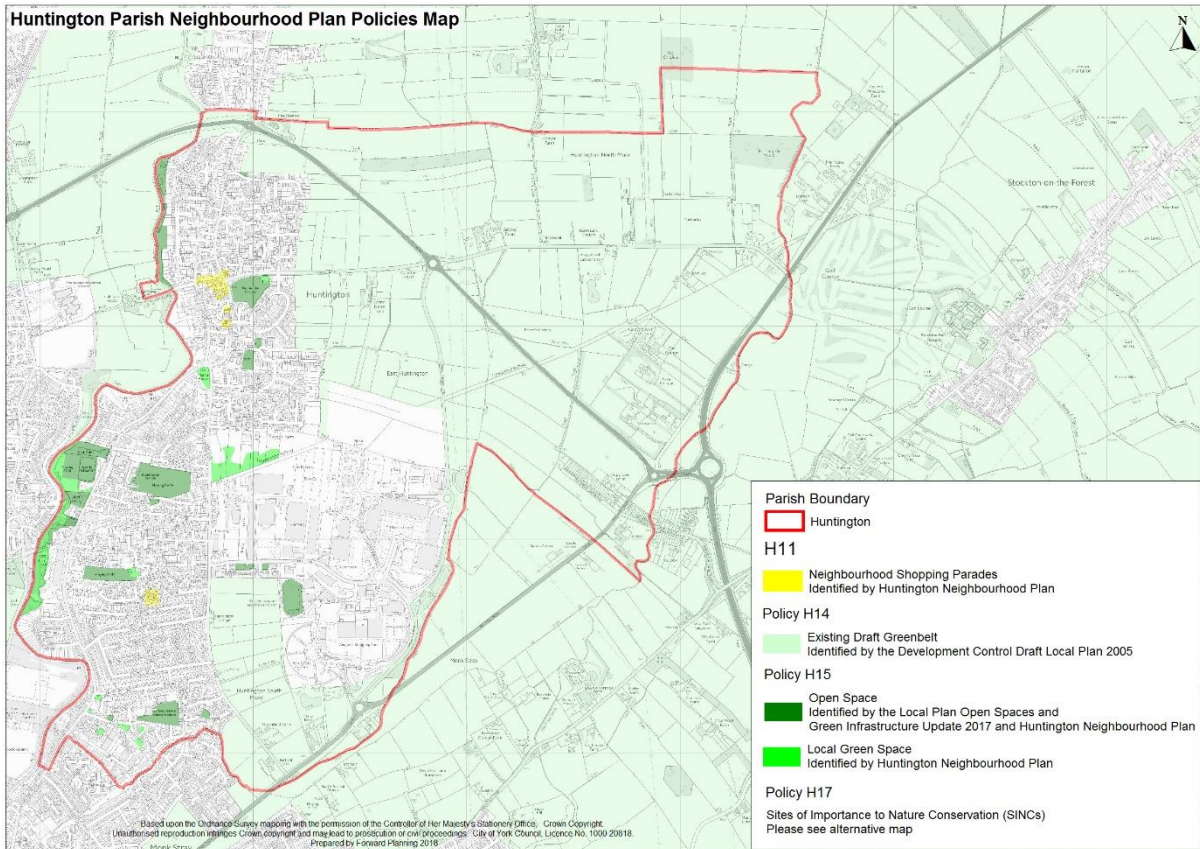
Within the general extent of the Green Belt inappropriate development will not be supported except in very special circumstances. New buildings are regarded as inappropriate development and will not be supported other than in the circumstances identified in the National Planning Policy Framework.

Development proposals for the following uses will be supported provided that they preserve the openness of the general extent of the Green Belt and do not conflict with the purposes of including land in the Green Belt:

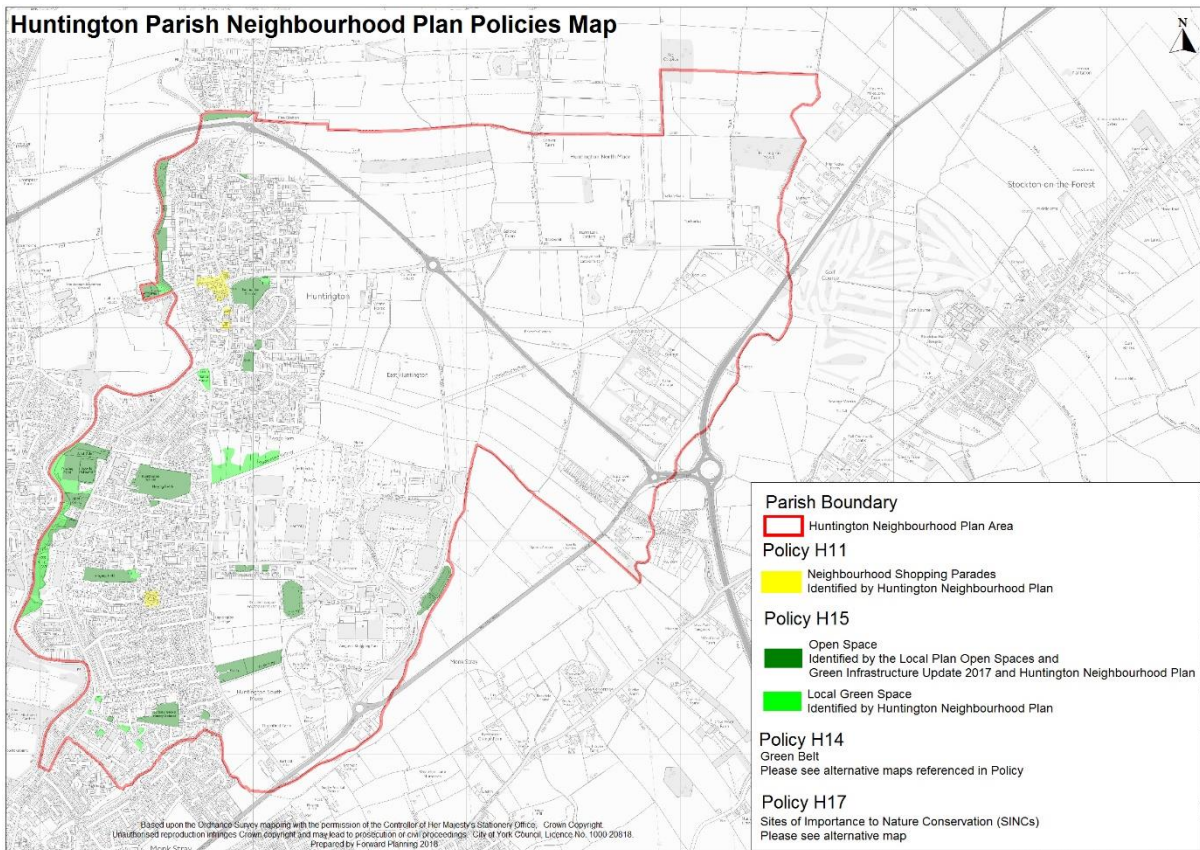
- Minerals extraction;
- Engineering Operations;
- Local Transport Infrastructure that can demonstrate a requirement for a Green Belt location;
- The re-use of buildings provided that the buildings are of permanent and substantial construction; and
- Development brought forward under a Community Right to Build Order.



**Submitted Policies Map (Map 3) to be removed:**



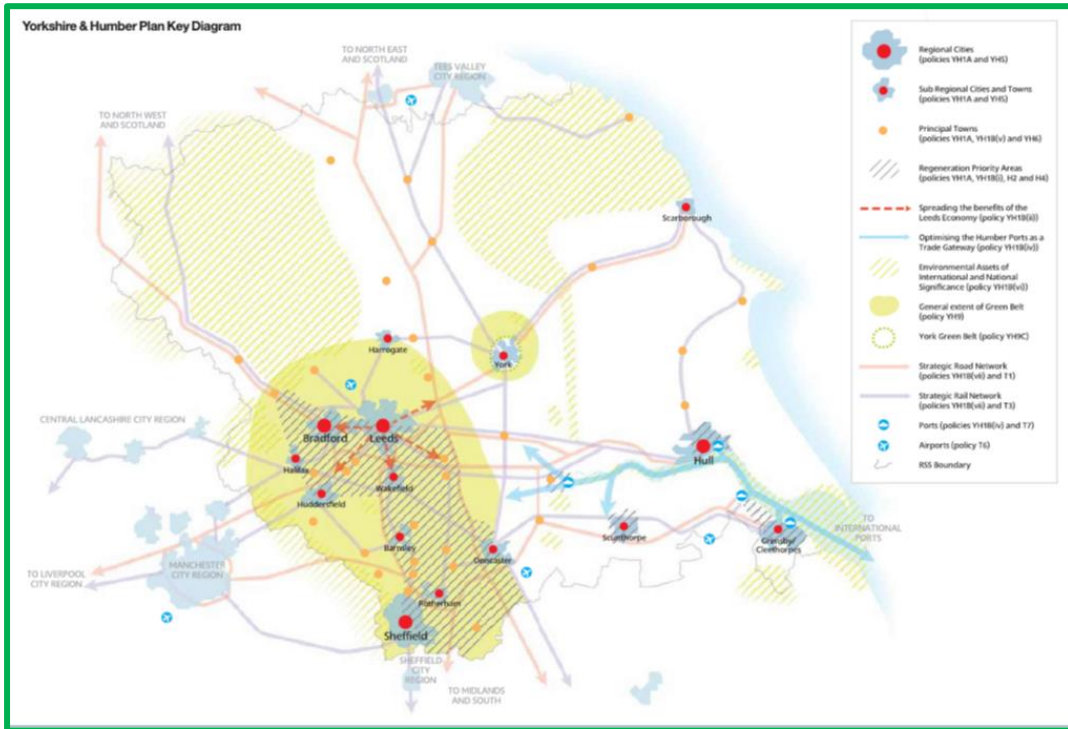
**Revised Policies Map to be inserted (with Green Belt removed):**





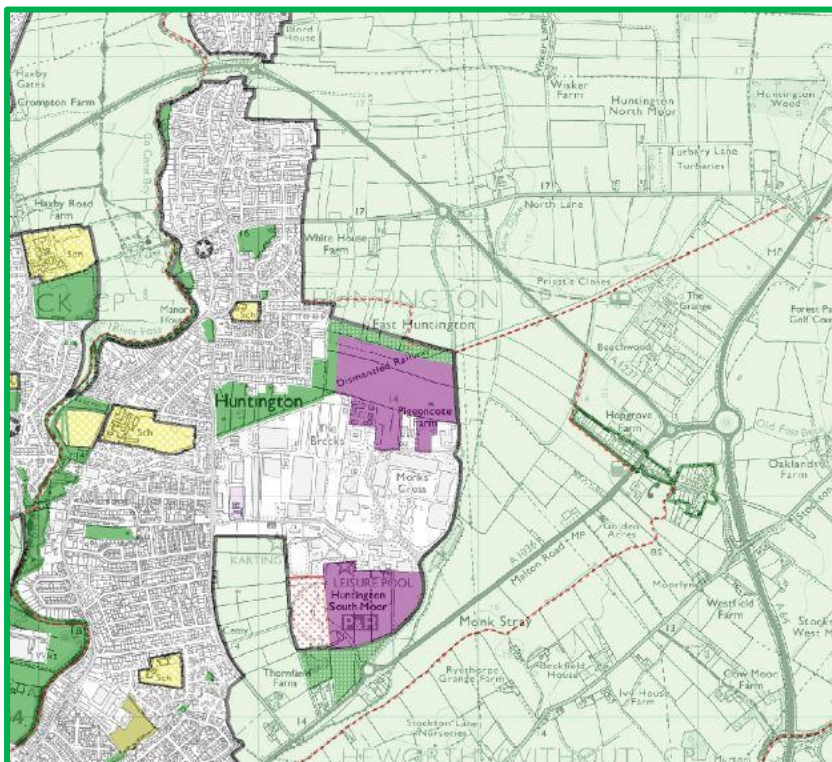
Maps to be Added:

Map 5: RSS Key Diagram



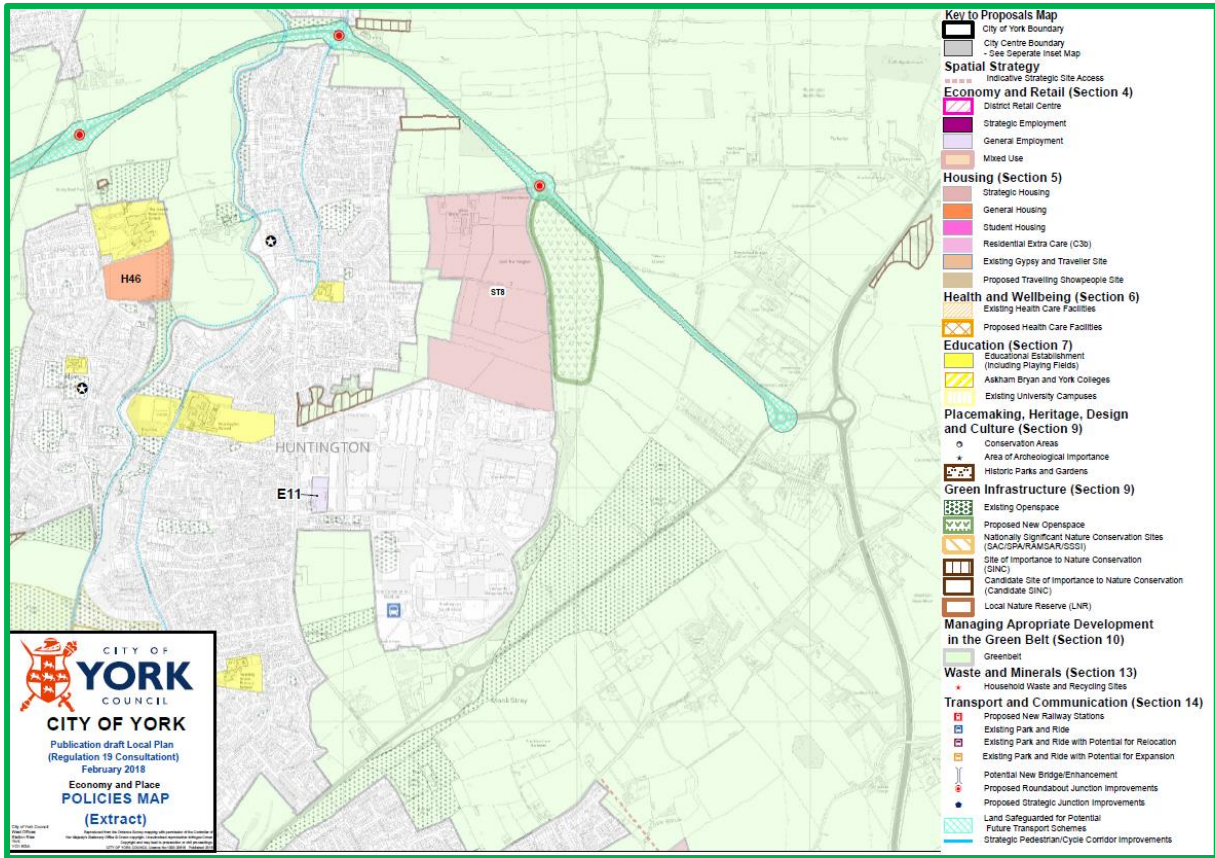
Map 6: City of York Draft Local Plan Incorporating the 4<sup>th</sup> Set of Changes approved for Development Control purposes (April 2005)

Proposals Map Huntingdon Parish Extract.



**Map 7: City of York Local Plan Publication (Draft) (2018) Submitted for Examination**

**Policies Map (North) Huntington Parish Extract**



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# Huntington Parish Neighbourhood Plan

2017 – 2032/33

Submission Draft



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## FORWARD

On behalf of the Parish Council, I would like to welcome you to the Submission version of the Huntington Parish Neighbourhood Plan.

A Neighbourhood Plan is a new planning tool, which gives local communities a greater say in local decision-making and in the shaping of their community, determining how development takes place and influencing the type, quality and location of that development, ensuring that changes result in local benefit.

We know that Huntington is a great place to visit, live and work in. The aim of the Plan is to make it even better.

It has at its heart a simple vision:

***“Sustain and where possible enhance what is best about Huntington Parish today; its green spaces, landscape, history, sense of place and community, while ensuring that it plans for the future to ensure the continuing health, happiness and well-being of all its residents”.***

The Plan then sets out a small number of planning-related policies and actions that will deliver this vision.

The submission draft plan reflects the outcome of several stages of consultation with residents and other stakeholders. We received a number of comments during the pre-submission consultation phase. These have been carefully considered and where appropriate have been taken into account in this submission document.

I am very grateful to all those who have contributed to the preparation of the Plan.

I would especially like to thank my fellow parish councillors, the other members of neighbourhood plan Steering Group, officers and members from the City of York Council, and neighbourhood planning consultants *AndrewTowlertonAssociates*, as well as the funding body Locality.

***Cllr David Jobling***

***Vice-Chairman of Huntington Parish Council and Chair of Huntington Neighbourhood Plan Steering Group***

## 1. INTRODUCTION

### 1.1 What is a Neighbourhood Plan and why have we decided to produce one

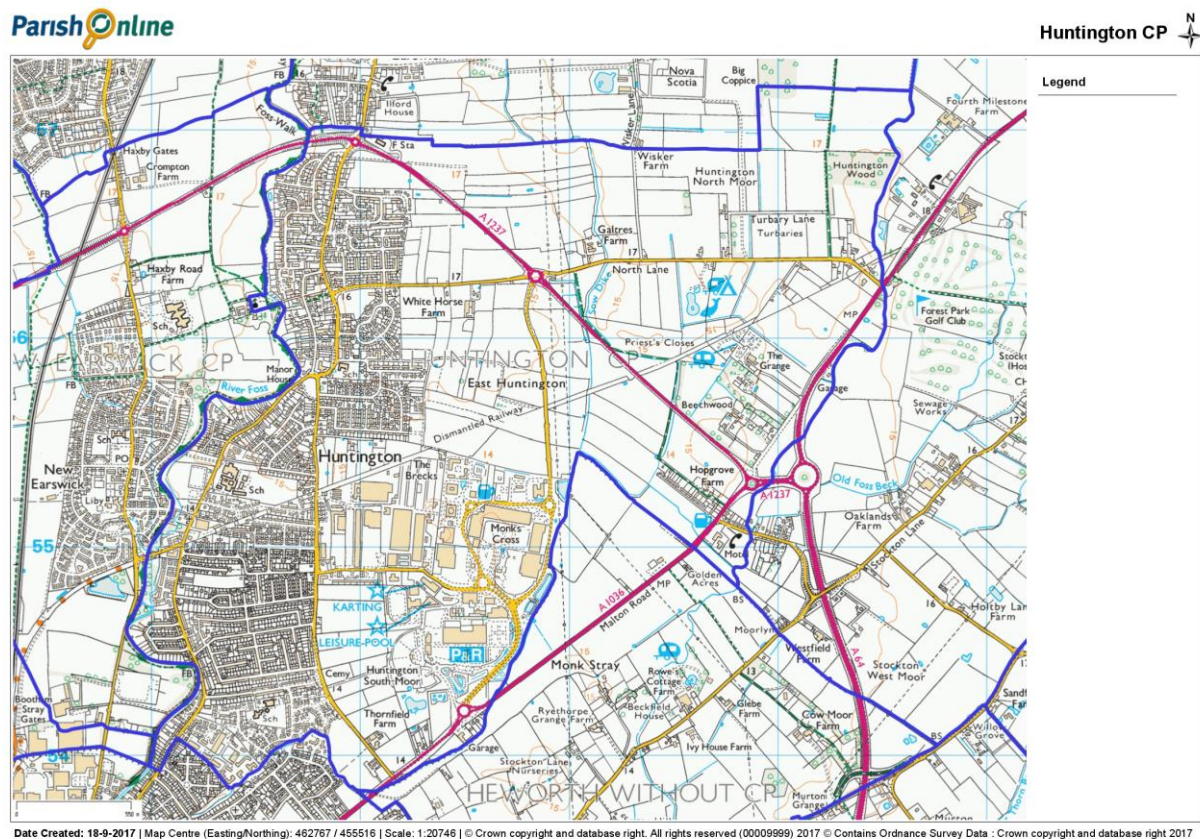
1. A Neighbourhood Plan is a powerful new planning tool that gives local people more control over how their community develops and evolves.
2. It is a central part of the Localism Act introduced by the Government in November 2011, which aims to devolve more decision-making powers from Central Government to local communities and Parish Councils.
3. As paragraph 29 of the National Planning Policy Framework (NPPF) states, "*Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need*"<sup>1</sup>.
4. If passed by a local referendum, the Huntington Neighbourhood Plan ('the Plan') will be adopted by the City of York Council and will become part of the statutory development plan for the area, together with the City of York Local Plan.
5. This means planning applications and other development proposals for land and buildings in the parish of Huntington must be determined in accordance with the Plan unless there are compelling planning reasons to do otherwise.
6. For Huntington, this is a great opportunity for people living in the Parish to decide how it should evolve and develop up to 2032/33.
7. The Plan includes a vision for Huntington that was developed through consultation with the community and sets out clear aims and planning policies to realise this vision.
8. A Neighbourhood Plan is not prepared in isolation. There are rules and regulations governing its preparation and content. These include that it must have regard to national planning policies and be in "general conformity" with relevant local (e.g. City of York) strategic planning policies.
9. The Neighbourhood Plan covers the period 2017 to 2032/33. This period was purposefully chosen so that it mirrors the timescale of the City of York's emerging Local Plan.
10. The Plan covers the whole of the Parish as shown on the map of the designated area in Figure 1 below.

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<sup>1</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)



Figure 1 Neighbourhood Plan Area: Huntington Parish



## 1.2 How the Plan was prepared

11. The Plan is being led and championed by the Huntington Neighbourhood Plan Steering Group.
12. This Group comprises local parish councillors and other members of the local community. It is supported by the City of York Council and consultants, *andrewtowlertonassociates*, under the auspices of Huntington Parish Council (the qualifying and accountable body for the Plan).
13. It is based on robust evidence including statistical information gathered through sources such as the Census, evidence associated with the emerging Local Plan as well as consultation with the local community.
14. Effective and extensive consultation has been at the heart of its preparation. This includes a Parish-wide questionnaire, drop-in sessions and meetings. The findings from this consultation together with statistical information have been used to underpin the Plan and the policies contained within it and ensure that it fully articulates and reflects local needs and priorities.
15. A suite of documents, including supporting evidence reports and maps has been produced to accompany the Plan.

### 1.3 What next for the Neighbourhood Plan

16. The Plan is now at the submission draft stage. Comments received from residents and stakeholders during the pre-submission consultation phase have, where appropriate, been incorporated into this version of the Plan.
17. The Plan will now be submitted to the City of York Council with all necessary supporting documents. Following a further period of consultation, the Plan will go to an Independent Examiner, who will check to see that it has been prepared in the prescribed manner. If the Plan successfully passes this stage, with any modifications, it will be put forward to referendum, where those on the electoral register in the Parish will be invited to vote on whether they support it. More than 50% of those voting must approve it for the Neighbourhood Plan to become a 'Made' statutory planning document.
18. Whilst planning applications will still be determined by the City of York Council, the production of a Neighbourhood Plan will mean that they must have regard to the provisions of the Plan and the relevant locally formulated policies when reaching planning decisions that affect Huntington Parish. This means that the residents of the Parish will have far greater control over where development takes place, and what it looks like.

### 1.4. How the Plan fits into the planning system

19. Although the Government's intention is for local people to have a greater say on how their area develops, in preparing a neighbourhood plan, a community is not working from a blank piece of paper. There are some important rules and regulations that must be taken into account. Perhaps the most important of these is that it must meet the 'basic conditions'. That is a neighbourhood plan must:

- have regard to national policies and advice contained in guidance issued in particular the National Planning Policy Framework (more commonly known as the NPPF);
- be in general conformity with the strategic policies of the development plan for the area.

This requirement is complicated by the fact that the City of York does not have an adopted Local Plan. The City of York Draft Local Plan Incorporating the 4<sup>th</sup> Set of Changes (April 2005) was approved for development management purposes. Its policies are capable of being material planning considerations in the determination of planning applications where consistent with those in the NPPF.

A revised City of York Local Plan 2017-2032/33, which will replace those in the 'The Local Plan (2005)' is currently being developed. This will set out the strategic planning framework for the City of York's future development needs up to 2032/33. The evidence base and the policies contained within this emerging plan have been considered in preparing the Plan;

- not breach, and must be otherwise compatible with, European Union (EU) and European Convention on Human Rights (ECHR) obligations; and

- not have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) either alone or in combination with other plans or projects.
20. While a neighbourhood plan can provide for more development than set out in an approved Local Plan, it does not allow a neighbourhood plan to provide for less.
21. In addition, the NPPF requires the planning system (including Neighbourhood Plans) to contribute to sustainable development and details three dimensions to that development:
- An economic dimension – they should contribute to economic development;
  - A social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality built environment with accessible local services;
  - An environmental dimension – they should contribute to the protection and enhancement of the natural, built and historic environment.

## 2. ABOUT HUNTINGTON PARISH

22. Huntington is a historic and attractive parish situated approximately 3 miles to the north of the City of York.
23. It covers some 740 hectares and is roughly rectangular shaped broadly measuring 6 miles from north to south and 3 miles from east to west.
24. Huntington is made up of mainly low-lying land, with the highest point in the Parish being only 64 feet above sea level.
25. It has a long and proud history. Its origins can be traced back to Roman times and beyond. The most obvious manifestation of its history is the many old buildings and structures (including Roman remains) which can be found within it. There has been a parish church ('All Saints') in Huntington since 1086. The older buildings are clustered in the 'Old Village,' the historic core of the Parish.
26. Huntington remained a very small, essentially agricultural settlement, until the second half of the 19th century, when it was the focus of much house building and other types of development. This resulted in a massive expansion of its population.
27. At the time of the 2011 Census, the population of the Parish was 12,108 (up from 9,277 in 2001).
28. It has a comparatively slightly older age population; at 24.5% the proportion of its population aged 65 or over is roughly half again (16.9%) the City of York and England (16.3%) averages. Reflecting the national trend, the proportion of its population aged over 65 is growing fast.
29. For a parish of its size, it has a good and diverse range of shops and community facilities including medical facilities, churches, village halls and a leisure centre. It is also home to Monks Cross/Vangarde a major sub-regional shopping centre.



30. There are many small and medium-sized enterprises based in the Parish, and levels of economic activity amongst its working age population are relatively high.
31. There are large areas of green space that surround and intersperse the Parish. These are important to the amenity and setting of the Parish, as well as the wildflowers and wildlife (some of national and local importance) they support.
32. It has a semi-rural atmosphere and feel to it. With a good sense of identity and community spirit, it is a popular place to live, work and visit.
33. A statistical profile of the Parish is available as part of the supporting evidence for this Plan. This can be found at [http://www.huntingtonparishcouncil.co.uk/Core/Huntington-Pc/Pages/Neighbourhood\\_Plan\\_1.aspx](http://www.huntingtonparishcouncil.co.uk/Core/Huntington-Pc/Pages/Neighbourhood_Plan_1.aspx)

### 3. THE PLAN, ITS VISION AND PRINCIPLES

34. The Plan seeks to address and shape, as far as possible, the development challenges and opportunities that face the Parish of Huntington over the coming years.
35. It has at its heart a vision and a small number of principles that are based on the key issues raised by local people and which the Plan can add the greatest value.

#### ***Vision:***

***“Sustain and where possible enhance what is best about Huntington Parish today; its green spaces, landscape, history, sense of place and community, while ensuring that it plans for the future to ensure the continuing health, happiness and well-being of all its residents”.***

#### **Underpinning this vision is eleven principles:**

- P1. Support the provision of housing that meets the future needs of the community and is of an appropriate scale, type, density and mix.
- P2. Support local strategies to increase and improve infrastructure to accommodate additional housing.
- P3. Protect the rural character and quality of life by, for example, prioritising the reuse of brownfield sites and conserving the Green Belt.
- P4. Identify and protect important green spaces that are of importance to the community, the landscape and wildlife.
- P5. Protect and encourage the further provision of community facilities/assets to support the health and well-being of the whole community.
- P6. Encourage the most environmentally sustainable development.
- P7. Support a thriving local economy and support and enhance local shops and the Vangarde/Monks Cross Shopping Area.
- P8. Encourage development in the most sustainable locations.
- P.9 Manage future growth and change to protect and enhance cultural and heritage assets and its distinct history, identity and character.
- P.10 Maintain and, where possible, improve walking, cycling and vehicular routes to ensure that everyone is able to travel safely and conveniently to services and amenities within the Parish and surrounding areas.
- P.11 Address the problems of highway safety and traffic congestion on some of the roads in the Parish.

## 4. HUNTINGTON PARISH NEIGHBOURHOOD PLAN POLICIES

36. This vision and principles will be realised by a number of planning policies. These locally formulated policies will be specific to Huntington Parish and reflect the needs and aspirations of the community.
37. These policies do not duplicate national or City of York planning policies, but sit alongside these, to add additional or more detailed policies specific to Huntington Parish. Where there are national and City planning policies that meet the needs and requirements of the Parish, they are not repeated here.
38. It is important to note that when using the Plan to form a view on a development proposal or a policy issue, the whole Plan and the policies contained in it must be considered together.
39. Finally, while every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

### 4.1 HOUSING DEVELOPMENT AND MEETING HOUSING NEED

40. One of the most important aspects of the Plan is to consider the amount, type and location of new housing in the Parish for the next 16 years.
41. Huntington is an attractive Parish with a good range of services and community spirit as well as good transport links to York and the other surrounding towns; consequently, it has a buoyant housing market as well as being a popular place to live. It has been the focus of considerable house building in recent years.

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#### HOUSING PROVISION

42. Determining how many homes the Plan should provide for in the Parish is not straightforward.
43. The legislation requires that a Neighbourhood Plan must be in general conformity with national and district-wide (i.e. City of York) strategic planning policies. This means that it cannot be prepared in isolation. It needs to take into consideration, and generally work with, the grain of local and national planning policies.
44. At the local level, the key planning document, which the Plan must have regard to is the Local Plan. In the case of Huntington, this is the City of York Local Plan.
45. The Plan considers that the amount and specific location of housing to be provided in the Parish and the wider York area is best determined through the City of York Local Plan. This, however, is complicated by the revised timescale for its preparation. The Local Plan was submitted to Government on 25<sup>th</sup> May 2018 and following a public examination is expected to be adopted in 2020.
46. The final adopted City of York Local Plan will set out the revised housing requirements for the City of York, as well as identifying the sites required to meet this need.

47. The housing numbers required within the City have changed significantly, and the present policy of the City of York Council is to develop 841 houses per year with a preference for the development of brownfield sites over greenfield sites. There is a proposal for development over 15 years (2017-2032/33) with an extension of 5 years (2032-2037) with regard to housing requirements beyond the life of the Local Plan when approved. This has helped to set the parameters for this Plan.

48. How much of this housing development the Plan should cater for is complicated by the fact that the overall housing target contained in the draft Local Plan is not disaggregated to individual settlements or parishes, including Huntington. It does, however, identify several “Potential Strategic Housing Sites” (greater than 5 hectares) which collectively, it is envisaged, should provide sufficient land to meet the housing requirements for the City.

49. This includes one major site; ‘ST8 Land North of Monks Cross’ in Huntington. This is proposed in the emerging Local Plan as a major potential housing site. Stretching over 52 hectares, it has the capacity to provide close to 1,000 new homes together with a new primary school, new community, recreational and cultural facilities set within large areas of open space.



50. At about 1,000 new homes, it equates to about 8% of the City of York’s total new housing requirements and just under a 25% increase in the number of dwellings in Huntington. It is likely to be the biggest development in the Parish for many years.

51. The suitability of the site has been considered as part of the development of the Plan. The consultation showed that the community has major reservations about its suitability. They accept the need for some housing in the Parish but are very concerned about the amount of housing development planned to take place, close to a thousand homes. A recurring theme was that it might not be sustainable and that it is likely to place significant pressure on already overstretched facilities such as health, education and the road network.

52. There is also the issue of the increased flood risk from surface water runoff, which consultation shows to be a major concern for the community, especially as the Parish has been the subject of several serious flooding incidents in recent years.

53. A further concern is any adverse impact it may have on the character of the Parish, including as it would, the loss of attractive greenfield sites. That Huntington had already accommodated more than its fair share of housing growth was a recurring theme.

54. Nevertheless, the Steering Group considered it expedient to proceed with the Plan during the period of uncertainty while the Local Plan is being finalised. As previously discussed, the Plan does not seek to allocate land for housing. It considers that this is best done through the Local Plan process.



55. It does consider, however, that the needs and views of the community, should be a key factor in determining the scope and detail of any housing proposal (s) should it happen. The Parish Council and the Steering Group believe these are essentially local matters and, therefore, best dealt with through the Plan. This is especially important given the scale of housing development planned (about a thousand homes), which is likely to be the biggest development in the Parish for many years and by a wide margin.

56. Policy H1 seeks to ensure that any new housing development integrates well both functionally and physically, and best reflects the need and priorities of, the Parish. It has been developed in the context that the major housing site; 'Land North of Monks Cross' proposed in the draft Local Plan will go forward as a new housing site. This is despite the reservations of the community about this proposal. The Plan itself does not offer a view on whether or not the site should be allocated for housing.

57. The Plan did consider whether it should put forward an alternative housing proposal to the allocation of the site Land of Monks Cross. Having looked at the level of services and facilities and housing need, there is a good argument that the Parish should take a lower amount of housing than the 1,000 homes proposed. The Plan acknowledges, however, the need that it must be in general conformity with the adopted City of York Local Plan and play its part in meeting any citywide and national housing requirements. It is envisaged that the final housing allocations for Huntington will be confirmed by the City of York Council during the preparation of this Plan.

58. The Policy will be used to shape and influence any future housing allocation made through the Local Plan should it be the site Land North of Monks Cross or an alternative.

## **POLICY H1 MEETING HOUSING NEED**

The Plan acknowledges and recognises the proposal in the emerging City of York Local Plan to allocate land for approximately a thousand new homes. The Plan itself does not offer a view on which sites should be allocated for housing to meet this requirement, but should any sites be allocated in the final Local Plan for such purposes, the Plan requires, as well as other Local Plan requirements, that it:

1. Provides for a mix of housing sizes, tenures and types specifically to meet identified and evidenced current housing needs in Huntington, in accordance with policies H2 and H3;
2. Functionally and physically connects to and integrates with Huntington Village;
3. Provides for a range of recreational, sporting and community facilities, including children play areas where appropriate, to meet existing and future needs;
4. Considers the need for any additional capacity in local services such as health and school including primary school provision, new or enhanced medical facilities and sport and recreational facilities including children play area;
5. including primary school provision, new or enhanced medical facilities and sport and recreational facilities including children play area. The need for any additional capacity in local services such as health and schools
6. Promotes and accommodates transport links for pedestrians, cyclists, and public transport;
7. Provides 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;
8. Includes significant and well-designed landscape and green areas to ensure that development sits sympathetically with the existing landscape; to preserve or enhance bio-diversity and provide formal and informal recreational opportunities;
9. Retains and, where possible, improves trees and hedgerows of good amenity, arboricultural or biodiversity value;
10. Seeks to create development of the highest quality design and highly energy efficient, with appropriate low carbon technologies;
11. Has an appropriately designed, constructed and maintained sustainable drainage system to manage surface water;



12. Includes satisfactory measures to mitigate any adverse effects caused by any significant increase in traffic through Huntington Village and more widely; and
13. Provides for adequate parking that is well designed and integrated into the development.

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## HOUSING NEEDS AND MIX

59. It is important that any new housing supports the changing needs and requirements of the Parish. It should be of the right type to ensure that Huntington is a demographically mixed and balanced community, whose housing stock provides for, and supports, people of all ages.
60. This requirement is of special importance to Huntington. There is strong evidence that the existing housing stock is unbalanced and may not serve its existing and future needs. In particular, there is some evidence of a relative over provision of larger dwellings and a relative under-provision of smaller dwellings. There is also evidence of under-occupancy in some homes.
61. As part of the development of the Plan, an assessment of housing needs and characteristics in the Parish was undertaken based on the available evidence from the Census and other reliable sources. This shows that at the time of the 2011 Census over 25% of households lived in detached houses, which is somewhat higher than the City of York and England averages, both 22%. At the same time, there is under-representation of smaller types of properties. At 13.5% the proportion of the housing stock that is terraced or a flat is approximately a third of the national average (45.7%) and less than half the city average (41.1%).
62. In addition, while the average household size in the Parish at just over 2 people per household (according to the 2011 Census) is broadly in line with the national average, the higher average number of bedrooms per household means that there is evidence of widespread under occupancy (having more bedrooms than the recommended number). The Census data shows that older person households are more likely to under-occupy their dwellings. Almost three-quarters of older person households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household).
63. At the same time, reflecting the national trend, the Parish is seeing a growing demand for small properties as people live longer or alone. At 24.5% the number of people aged over 65 is about half again the national and City averages.
64. This analysis strongly suggests that there is a need to significantly increase the number of smaller properties (less than 3 bedrooms), especially of a type that is suitable for older people who want to downsize, as well as younger people (and people on low incomes) who want to find their first home.

65. This is a view, which was echoed in consultation. When residents were asked about the mix and type of dwellings which should be constructed to provide housing in the future the highest proportion considered that there should be more provision for older people's housing. This was closely followed by a mixture of housing.
66. The findings from the consultation and the statistical analysis reinforce the need and support for a housing stock that helps create more diverse and sustainable communities and meets the changing needs of the community now and in the future.
67. In particular, there is a need for smaller homes for older people especially those wishing to downsize and remain in the Parish (thereby freeing up larger housing for families). This Census reveals that the population profile of Huntington is characterised by an older (over 65s), population than the national and City of York picture which also includes a greater proportion of single pensioner households
68. This does not mean that a certain proportion of new build properties should be reserved exclusively for older people. Rather, a significant proportion should be of appropriate design, size and layout for the needs of older people.
69. The *Housing Needs and Characteristics Report December 2017* is available as part of the supporting evidence for this Plan. This can be found at [http://www.huntingtonparishcouncil.co.uk/Core/Huntington-Pc/Pages/Neighbourhood\\_Plan\\_1.aspx](http://www.huntingtonparishcouncil.co.uk/Core/Huntington-Pc/Pages/Neighbourhood_Plan_1.aspx)

## **POLICY H2 HOUSING MIX IN NEW HOUSING DEVELOPMENT PROPOSALS**

**New housing development should provide for a mix of housing types, sizes and tenures to meet identified housing need in the Parish and the City of York. They will be required to demonstrate how they have taken account of the most up to date published evidence of housing needs in the Parish, having regard to other site and market considerations. Priority should be given to the provision of 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.**

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## **AFFORDABLE HOUSING**

70. Affordable housing is social rented, affordable rented and intermediate housing, provided to households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
71. Housing affordability is a significant issue within the Parish and the wider City. There is a high and above average disparity between average house prices (both for sale and rent) and average income.
72. In 2015, the average house price in the Parish was £219,00, according to the Land Registry. Data from the Land Registry also shows that between 2013 and 2015 average house prices in the Parish increased by 17%, a rate of increase far more than the increase in average earnings. Consequently, many people who wish to



live in the Parish, including those with a local connection, are unable to do so as they cannot find suitable accommodation either to buy or rent.

73. While developments within Huntington have contributed some much needed affordable housing in recent years, research indicates that its provision remains a major challenge in the Parish.

74. Consequently, many affordable housing needs in the Parish are not being met. For example, the findings of the 2016 Strategic Housing Market Assessment<sup>2</sup>, which examined affordable housing need in the City of York showed that, in addition to underlying the pressing general need for more affordable housing, there was a specific need for more, smaller affordable dwellings (especially one and two bedroomed properties). The assessment of affordable housing needs indicates that, in delivering affordable units, “a City-wide mix target of 20% intermediate and 80% social or affordable rented homes would be appropriate. Any strategic policy should however retain a degree of flexibility both to take account of local level variations which we have identified, as well as any site specific issues” (p,16). Adding, in terms of size mix, our analysis (taking account of demographic trends and market evidence) concludes that the following represents an appropriate indicative mix of affordable homes at a City-wide level.

- 1-bed properties: 35-40%
- 2-bed properties: 30-35%
- 3-bed properties: 20-25%
- 4-bed properties: 5-10%” (p.16).

75. The research, and the public consultation undertaken, has confirmed that the provision of good quality affordable housing as a local priority. It also identified that the community shared the view that the priority should be on smaller dwelling types (one or two bedrooms) suitable for young families and young people as well as older people (including those who wish to downsize).

76. This research also identified a clear local preference for more ‘social housing’. This is normally typified as affordable housing let at low rents provided by councils or not-for-profit organisations. While it is recognised that the provision of ‘social housing’ may be less straight-forward to provide than other forms of affordable housing under present planning rules its provision is a clear local priority. Further, the provision of this type of accommodation is considered to be an especially appropriate way to meet local housing need in the Parish. Its



<sup>2</sup> file:///C:/Users/yourl/Downloads/SHMA\_June\_2016%20(1).pdf

provision is supported by Census findings. At 8%, the proportion of the local housing stock, which is 'socially rented' is significantly below the City of York (13.1%) average and national average (18.1%), according to the 2011 Census.

77. Given the ongoing need for affordable housing in the Parish and the wider City, City of York emerging planning policies identify an overall target that all new housing developments, especially those involving 15 or more dwellings, should provide of up to 30% affordable housing on greenfield sites and 20% on brownfield sites.
78. At this time, there is only one proposed housing site of sufficient size that could potentially trigger the requirement for affordable housing to be provided. This is the site, Land North of Monks Cross. This potentially could provide a significant boost to the supply of affordable homes in the Parish of 300 new homes. Further, it is considered that the location of the site close to facilities such as shops, schools and leisure facilities as well as its convenient access to public transport and roads makes it an especially suitable location for affordable housing.
79. The Plan strongly supports national and local planning policies which require a high level of affordable housing provision in housing developments, wherever possible, and that this should include a mix of tenures suitable for all age groups, with an emphasis on social housing and smaller housing types (one and two bedrooms).

### **POLICY H3 AFFORDABLE HOUSING PROVISION AND MIX**

**To support the provision of mixed, sustainable communities and meet an identified need in the Parish, housing development proposals should comply with, and wherever possible exceed, City of York Council requirements with regard to the provision of affordable housing. Subject to viability and site considerations, a target mix of affordable housing provision of 35%-40% one bedroom; 30-35% two bedroom and 25%-35% three or more bedroom affordable homes should be delivered on new developments where required to provide affordable housing by City of York Council. The focus should be on the provision of social housing and affordable homes that are suited to the needs of older people and young people and families.**

## **4.2 DESIGN AND THE BUILT ENVIRONMENT**

80. The Parish has a rich and diverse history, resulting in a wide array of building designs, as well as numerous sites and buildings of architectural or historic interest, some dating from Roman times.
81. This distinct and pleasant environment is highly valued by residents and visitors and makes a major contribution to the Huntington's character and its sense of community and identity.

## PROMOTING GOOD QUALITY AND DISTINCTIVE DESIGN

82. There is no dominant style of design in Huntington. There is a wide and diverse range of building styles, including one and two-storey inter-war house building; typical 1970s, two-storey residential developments and bungalow cul-de-sac estates, as well as 18<sup>th</sup> and 19<sup>th</sup> Century building and new housing estates of more modern design.

83. The York Historic Environment Characterisation Project and Character Area Statements <sup>3</sup> provides a more detailed analysis of archaeological character and streetscape character of the suburban areas of York, including Huntington Parish. Huntington falls within Character Areas 45, 47, 48 and 49 (see Figure 2). Each Character Area Statement defines the characteristics of that particular area. The main findings for the four Character Areas that cover the Parish are outlined below.

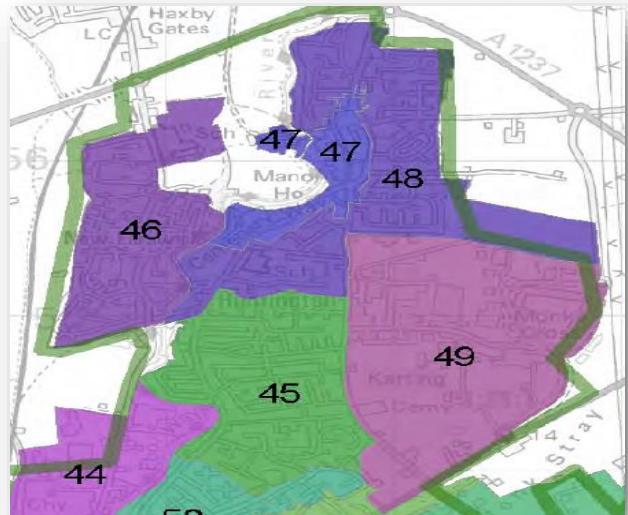


Figure 2 Huntington Character Areas (these areas are also shown in more detail and in the context of the Parish in Map 2)

Table 1: Overview of defining characteristics of character areas

Character Area	Defining character
<b>Character Area 45 Huntington South</b>	Characterised by inter-war and post-war housing spread over planned estates of varying size. Several small housing developments from earlier and later dates also feature in this area.
<b>Character Area 47 Huntington</b>	A former rural village containing 18 <sup>th</sup> and 20 <sup>th</sup> century buildings and retaining natural features. Incorporates Huntington Conservation Area.
<b>Character Area 48 Huntington expansion</b>	The residential area is principally a mixture of housing estates and developments dating between c. 1930s-2000s. "The mixed mid to late 20 <sup>th</sup> century residential expansion with rural fringe is distinct from the historic village of Huntington. Green fields surround the areas as well as the close proximity of the picturesque village of Huntington."
<b>Character Area 49 South Moor/Monks Cross</b>	This area is characterised by a mixture of late 20 <sup>th</sup> century out of town, large modern commercial and industrial premises surrounded by small amounts of contemporary and inter-war housing and flat, agricultural land.

<sup>3</sup>

[https://www.york.gov.uk/info/20214/conservation\\_and\\_archaeology/1297/york\\_historic\\_environment\\_characterisation\\_project](https://www.york.gov.uk/info/20214/conservation_and_archaeology/1297/york_historic_environment_characterisation_project)

84. The study also makes recommendations and actions that would help to promote well thought-out design in the defined character areas. These are summarised below.
- Any extensions, new development or re-development in the area should be sympathetic in terms of style, material, proportions and density and should complement and enhance existing character.
  - The 1930s-1980s housing estates in Character Area 45 (Huntington South) still retains a large number of original architectural and streetscape features. Further erosion of the original aspects of the estates, as well as changes such as garden to driveway conversions and inappropriate extensions should be avoided where possible.
  - In Character Areas 45 (Huntington South) and 49 (Huntington South Moor/Monks Cross), the styles and features of modern housing states should be noted to inform future proposals. Any further development in this area should attempt to match existing modern housing in terms of style, material and proportions.
  - Historic agricultural buildings off New Lane (Character Area 49, Huntington South Moor/Monks Cross) should continue to be conserved and any future extensions or alterations should respect existing character and distinctiveness.
85. The Character Areas and their recommendations/actions have been considered as part of the development of the Plan. They are considered to be relevant and supported.

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## HUNTINGTON CONSERVATION AREA

86. Many of the Parish's more historic and distinctive buildings are to be found in the Old Village of Huntington. This is the historic centre of the Parish, and where the 18<sup>th</sup> Century and the majority of the 19<sup>th</sup> Century buildings are located.
87. Entering the Old Village, especially from the North, it is obvious that you are entering the historic core of the Parish. It retains much of its linear medieval layout. The Old Village is the original main street whilst North Moor Road was the village back lane.
88. Much of the traditional core of the village is protected by its designation as a Conservation Area in 1991, reflecting its special architectural and historic interest. The City of York





Council has produced a Conservation Area Appraisal<sup>4</sup> for Huntington Conservation Area, which sets out its special characteristics, and how these can be best safeguarded and enhanced. It also includes a map showing the area covered by the Conservation Area.

89. The Conservation Area Appraisal for Huntington describes, “*The overall character of the conservation area arises from the contrast of the relatively narrow and winding Old Village (main street) and the historic area of All Saint’s Church and West Huntington Hall, linked to the village by a narrow lane and bridge*”.
90. The Plan seeks to ensure that all development proposals (including minor works) are sensitively and well designed to ensure that the generally pleasant built environment of the Parish is maintained and enhanced. This is particularly important where located within or in close proximity, to a building or structure of national or local heritage interest or in Huntington Conservation Area.
91. There is also need to ensure that design proposals respond to the changing needs and characteristics of the residents of the Parish; its above average and fast-growing older population. At approximately 25% the proportion of its population aged over 65 is nearly half again the City of York as well as the national average.

#### **POLICY H4 DESIGN PRINCIPLES**

**Development proposals should respect the local character having regard to scale, density, massing, height, landscape, layout materials and access, as appropriate. They should take account of the design principles set out in the City of York Character Area studies for Huntington Parish and Huntington Conservation Area Appraisal.**

**They 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.**

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<sup>4</sup> [https://www.york.gov.uk/info/20215/conservation\\_and\\_listed\\_buildings/1325/conservation\\_areas\\_in\\_york](https://www.york.gov.uk/info/20215/conservation_and_listed_buildings/1325/conservation_areas_in_york)

## HERITAGE ASSETS

### NATIONALLY DESIGNATED HERITAGE ASSETS

92. Many of the buildings within the Parish have been recognised as being of national importance. This includes 14 nationally designated assets including Listed Buildings and a Scheduled Monument. A particularly fine example is All Saints Church, the oldest and largest building in the Parish. The Church contains a 15<sup>th</sup> Century chancel and some internal 12<sup>th</sup> Century features.
93. Roman camp on Huntington South Moor is a Scheduled Monument and one of only four camps closely associated with the Roman legionary fortress of York.
94. The designation of these heritage assets as Listed Buildings and a Scheduled Monument gives them special legal protection beyond that which can be provided through the Plan. It is important, however, that the Plan highlights the community's appreciation of them and the important role and contribution they make to the history, and identity and character of the Parish.
95. The full list of Listed Buildings and Scheduled Monument is shown below.

*Table 2: Listed buildings and Scheduled Monuments (2017)*

<b>Asset</b>	<b>Grade</b>
Huntington Grange	II
Roman camp on Huntington South Moor, 300m east of Huntington Grange	Scheduling
Gate piers approximately 60 metres south east of Calm Cottage	II
The village cross	II
3, the Old Village	II
71, the Old Village	II
Prospect House	II
Vyner Cottage	II
The Grange	II
34, the Old Village	II
Calm Cottage	II
Church of All Saints	II*
Water Meadows	II
The Rectory	II

## LOCALLY SIGNIFICANT HERITAGE ASSETS

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96. In addition to these designated assets, there are other heritage assets that, while not meeting the criteria for national designation as an Ancient Monument or Listed Building, are of significance to the distinct local architectural and historic character of the Parish and are valued by the community.
97. These locally important heritage assets (sometimes known as 'non-designated heritage assets') include buildings and sites associated with Huntington's industrial development (e.g. a former train station) and traditional buildings (e.g. the Memorial Hall).
98. The Plan area's richness in heritage assets is not confined to above the ground; it also encompasses significant underground archaeological remains. This includes sites that may contain Roman remains. As the Character Area report for Huntington<sup>5</sup> states, "*The relatively higher ground on which the village lies, both west and east, coupled with its clear pre-conquest origins may indicate reasonably high potential for prehistoric and Roman archaeological evidence still to be found. This is particularly true of West Huntington and areas around the church and manor*".
99. The City of York Council has developed a 'local heritage list' of non-designated 'heritage assets (buildings, monuments, sites, places, areas and landscapes) that contribute to the special local architectural and historic character of York and are valued by the community. Two assets in Huntington are included on this list. These are Memorial Hall and Huntington Community Centre. In addition to these two, after careful consideration and consultation, the Plan identifies three heritage assets which are considered to make a positive contribution to the character of the Parish, and which the community wishes to see protected and enhanced. The intention is that they would be incorporated in the 'Local Heritage List for York' which City of York Council and York Open Planning Forum are helping to establish in support of Policy D7 in the emerging Local Plan. This Policy (D7) will be supported by a Local Heritage Interest List Supplementary Planning Document. The Plan identifies three further heritage assets which are considered to make a positive contribution to the character of the Parish, and which the community wishes to see protected and enhanced. There are listed in Table 3 and shown in Map 1. More information about them can be found in the supporting evidence document Huntington Local Character Buildings and Sites of Local Heritage Interest accompanying this Plan and which can be found on the Parish Council website at [http://www.huntingtonparishcouncil.co.uk/Core/Huntington-Pc/Pages/Neighbourhood\\_Plan\\_1.aspx](http://www.huntingtonparishcouncil.co.uk/Core/Huntington-Pc/Pages/Neighbourhood_Plan_1.aspx)

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<sup>5</sup> file:///C:/Users/yourl/Downloads/Area\_47\_huntington.pdf

Table 3: Proposed Huntington Character Buildings and Sites of Local Heritage Interest

<b>Local Heritage Asset</b>	<b>Significance</b>
Post Medieval Canal Lock 1793 – 1793	The remains of a brick canal lock with stone coping, on the Foss Navigation, built in circa 1793.
Huntington Road Brickworks	The site of late 19th century brickworks, which specialised in hand-made bricks. Moulded by hand, the bricks were dried in 12 tunnel driers.
Earswick Station	The site of railway station on the York and Beverley Railway opened in 1848 and closed in 1965.

### **POLICY H5 HUNTINGTON CHARACTER BUILDINGS AND SITES OF LOCAL HERITAGE INTEREST**

**The Plan identifies the buildings and sites identified in Table 3 and shown on Map 1 as Huntington Character Buildings and Sites of Local Heritage Interest.**

**Development proposals will not be supported that harm the historic significance and setting of Huntington Character Buildings and Sites of Local Heritage Interest, as identified in the Table and shown on the Map.**

**Development proposals will be required to take into account the character, context and setting of these locally important assets including important views towards and from them. Development will be required to be designed appropriately, taking account of local styles, materials and detail.**

**The designation of these buildings and sites as part of a ‘Local Heritage List for York’ by the City of York Council is supported**



### 4.3 BUSINESS AND EMPLOYMENT

100. Huntington is home to a wide range of businesses, which provide local employment opportunities and make a major contribution to the economic sustainability of the Parish and the wider area.
101. There are a few centres of business activity. This includes Portakabin PLC, which has a major site, Birch Park Industrial Estate and at Roland Court. In addition, there is the major Vangarde development, which is the base for many retail (it includes the Monks Cross Shopping Park) and non-retail employment uses. These centres provide employment opportunities for hundreds, if not thousands of people.
102. The contribution of the Parish to the economic growth of the City will be strengthened by the proposal in the emerging Local Plan to allocate Annamine Nurseries, Jockey Lane as a new employment site.
103. Levels of economic activity are high (70.2%) and slightly above the City of York (70.1%) and national (66.9%) average.
104. A significant and growing number of people work from home and/or are self-employed, though rates are below the city and national averages.
105. The Plan recognises the importance of economic growth, and so it is considered important to support local employment and business development.
106. It is national and local planning policy that existing land and buildings should be retained for employment uses where there is a reasonable prospect of them being used for that purpose; a policy position the Plan supports.



#### ***POLICY H6 BUSINESS AND EMPLOYMENT***

**The Plan supports the retention of existing land and buildings in employment use, where there is a reasonable prospect of the site or building being used for employment purposes.**

#### 4.4 COMMUNITY FACILITIES AND BUILDINGS

107. Community facilities include a range of important amenities and buildings that meet the community, welfare and social needs of the residents. These include schools, community centres, churches, public houses and medical facilities.
108. Huntington is well served by such community facilities. This includes pubs, two primary schools, secondary school, doctors' surgeries, community centres, library, places of worship, and sport and leisure facilities. They are scattered across the Parish, and most residents live within easy walking distance of at least one community facility.
109. This is underlined by the findings from the consultation, which shows that residents are generally pleased with the existing provision of community facilities. Not only do they provide much-needed local facilities and services, but act as a focus for community life and engagement and help reinforce the sense of community and identity.
110. With a growing and above average older population, access to such locally based facilities will become increasingly important in Huntington.
111. The consultation did, however, identify some services which could be enhanced. Over half of the people responding to the community questionnaire indicated that health services could be improved.
112. There is also concern that development proposals, notably the Land North of Monks Cross housing proposal, will place additional demands on existing services, such as recreation, schools and medical facilities some of which are already stretched.
113. There is a strong desire in the community to see community facilities protected and, where possible, enhanced. Also, where development proposals place additional demands on existing services they are required to proportion facilities to meet this anticipated demand.
114. After consideration and consultation, the following facilities and buildings have been identified as being of special importance to the community:



Table 4: Important community facilities

<b>White JD &amp; FV Associates Dentist</b> , 408 Huntington Rd, Huntington, York YO31 9HU.	<b>New Earswick &amp; District Bowls Club</b> ; Huntington Rd, Huntington, York YO32 9PX.
<b>Huntington Library</b> , Garth Road, York YO32 9QJ.	<b>St. Andrews Church</b> , Huntington Rd, Huntington, York YO32 9PX.
<b>Orchard Park Community Centre</b> , Badger Paddock, Huntington, York YO31 9EH.	<b>All Saints Church</b> , Church Ln, Huntington, York YO32 9RE.
<b>Blacksmiths Arms</b> , 56 The Old Village, Huntington, York YO32 9RB.	<b>Huntington Methodist Church</b> ; Strensall Rd, Huntington, York YO32 9SH.
<b>Flag &amp; Hogs Head</b> Huntington Rd, Huntington, York YO32 9PX.	<b>Huntington Memorial Hall</b> , 46, Strensall Rd, Huntington, York, YO32 9SH.
<b>Pear Tree Farm Public House</b> , Monks Cross Dr, Huntington, York YO32 9GZ.	<b>Huntington Community Centre</b> , 26 Strensall Rd, Huntington, York YO32 9RG.
<b>Hop Grove Public House</b> ; Malton Road, York, North Yorkshire, YO32 9TE.	<b>Yearsley Grove Primary School</b> , Yearsley Grove, Huntington, York YO31 9BX.
<b>Huntington Working Men's Club</b> , 1 N Moor Rd, Huntington, York YO32 9QS.	<b>Huntington Primary School</b> , 23 N Moor Rd, Huntington, York YO32 9QU.
<b>Huntington Post Office</b> , 43 N Moor Rd, Huntington, York YO32 9QN.	<b>Huntington Secondary School</b> , Huntington Rd, Huntington, York YO32 9WT.
<b>Huntington Sports and Social Club</b> , N Moor Road, Huntington, York YO32 9RY.	<b>Huntington Cemetery</b> , New Lane, Huntington, York YO32 9NA.
<b>Huntington Parish Council Allotments</b> , Huntington Road, Huntington, York YO32 9PX.	<b>New Earswick &amp; District Bowls Club</b> , Huntington Rd, Huntington, York YO32 9PX.
<b>Huntington Library</b> , Garth Road, York YO32 9QJ.	<b>St. Andrews Church</b> , Huntington Rd, Huntington, York YO32 9PX.
<b>Huntington Health Care Surgery</b> , Garth Road, Huntington, York, YO32 9QJ.	<b>All Saints Church</b> , Church Ln, Huntington, York YO32 9RE.
<b>Haxby Group Practice</b> , North Lane, 1 North Ln, Huntington, York YO32 9RU.	<b>Parkers Pharmacy</b> , 61 N Moor Rd, Huntington, York YO32 9QN.
<b>MyHealth Huntington Health Care Centre</b> , Garth Road, Huntington, York, YO32 9QJ.	<b>Lloyds Pharmacy</b> , 412 Huntington Rd, Huntington, York YO31 9HU.

### **POLICY H7 EXISTING COMMUNITY FACILITIES AND BUILDINGS**

Development proposals that result in the loss of an important community building or facility will not be supported, unless it can be demonstrated that the operation of the facility is no longer viable or necessary or that a replacement facility of equal quality is provided in an equally accessible location.

The community buildings identified above are considered to be of special importance to the Parish.

### **POLICY H8 NEW AND ENHANCED COMMUNITY FACILITIES AND BUILDINGS**

Development proposals involving the provision of new or enhanced community facilities, especially medically related, will be supported where it can be demonstrated to City of York Council that it meets an identified and evidenced Parish need and subject to accessibility, amenity, landscape and environmental considerations.

Development proposals that place additional demands on existing services should provide proportionate facilities to meet this anticipated demand.

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### **ASSETS OF COMMUNITY VALUE**

115. The registering of Community Assets is a separate (non-planning) legal process, initiated by the Parish Council, but undertaken by City of York Council. The inclusion of these facilities on City of York's register of Assets of Community Value will provide the Parish Council, or other community organisations within the Parish, with an opportunity to bid to acquire them on behalf of the local community, should the asset come up for sale on the open market.



116. One facility in the Parish has already been registered as an Asset of Community Value - New Earswick and District Bowls Club. Through the Plan process, other assets, which are considered especially important for community life, have been identified. The Parish Council, therefore, intends to seek to designate them as

Assets of Community Value. Legislation does not permit a Neighbourhood Plan to designate them.

117. The Plan can, however, support the retention and where possible the enhancement of any assets designated by the City of York as an Asset of Community Value.

**POLICY H9 ASSETS OF COMMUNITY VALUE**

**The Parish Council will support the listing of Assets of Community Value and once listed, will work to support their longevity.**

## 4.5 SHOPS AND SHOPPING

118. Huntington has a good range of shops. These include supermarkets, a post office, hairdressers, newsagents, cafes, butchers and hot food take-ways.
119. Consultation shows that these are important to residents and their quality of life. They provide a valuable service in meeting the day to day needs of residents as well as providing opportunities for local employment close to where people live. They are generally viewed as convenient, well used and highly prized by residents.
120. In the community survey undertaken as part of the preparation of the Plan, 69% of residents considered Shopping Facilities as being important in making Huntington a good place to live and only 4% considered it to be unimportant.
121. There is no defined village centre within Huntington and shops are split across several locations.

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### VANGARDE/MONKS CROSS SHOPPING PARK

122. The Vangarde/Monks Cross Shopping Centre is, by a wide margin, the biggest shopping facility in the Parish. This major 'out-of-town' development consists of several high street retailers, two large supermarkets, a number of retail warehouses and leisure uses. It attracts many thousands of visitors from Huntington and a much wider area.
123. Its role and attractiveness for shopping and other purposes are likely to be boosted by the recent planning approvals for large-scale retail development together with a community stadium, swimming pool and other uses to the south of the existing Monks Cross Shopping Park.
124. It performs an important role as sub-regional centre servicing a large catchment area encompassing the north of York and the wider area. Adjacent to the Vanguard/Monks Cross Shopping Park is a site, currently under construction, which will incorporate a football/rugby stadium, swimming pool and health facilities.

#### **POLICY H10 VANGARDE/MONKS CROSS SHOPPING PARK**

**The Plan supports the continued role and function of Vangarde/Monks Cross Shopping Park as a major sub-regional shopping area providing services to the north of York and a wider catchment area.**

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### BROCKFIELD PARK AND NORTH MOOR ROAD NEIGHBOURHOOD SHOPPING PARADES

125. In addition to Vangarde/Monks Cross Shopping Park, Huntington has two distinct shopping clusters. These comprise the small purpose-built shopping centre at the junction of Kestrel Wood Way and Brockfield Park and a cluster of shops off North Moor Road.



126. These small shopping areas provide an important range of shops and community facilities used by local residents and the wider Parish. They fulfil a vital need for many residents especially for those without access to a car or have limited mobility.
127. The City of York Council's Retail Study Update and Addendum 2014<sup>6</sup> produced to support the development of the draft Local Plan, defines a hierarchy of centres in the City of York, based on the scale and nature of the services provided in that shopping centre.
128. The general principle is that shopping provision within the defined areas identified through the hierarchy will be protected and enhanced, having regard to its scale and nature.
129. At the top of the hierarchy are major shopping centres such as York City Centre that serve a wide area. At the bottom of the hierarchy are neighbourhood parades. These comprise small parades of shops that cater for the day to day needs of the immediate local population.
130. Brockfield Park and North Moor Road have been defined in the Retail Study as neighbourhood parades. The Plan supports their identification as neighbourhood shopping parades. They are important focal points that cater for the day to day needs of those living locally. Their identification as such will protect and enhance their important shopping role and function. With the support of the City of York Council, the opportunity has been taken through the neighbourhood plan to define their boundaries. In each case, the boundary has been drawn to include the main shopping and community uses within it. The proposed boundaries are shown on Map 3. It is noted, however, that the boundary proposed for the North Moor Road Neighbourhood Shopping Parade in the Neighbourhood Plan differs from that the one originally put forward by the City of York Council as part of the emerging Local Plan, which covers a wider area. It is hoped that the boundary for the North Moor Road Shopping Parade in the final Local Plan will be the same as that in the Plan. Should they differ, the Plan will be reviewed.
131. In accordance with the recommendations of the Council's Retail Study, the Plan supports development proposals for main town centre uses within Neighbourhood Parades that:
  - consolidates, maintains or improves upon the function, vitality and viability of the centre;
  - is of an appropriate scale and nature to the existing centre and the retail hierarchy, maintain or enhances the character and environmental quality of the centre;
  - contributes positively to the range of services on offer; and

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<sup>6</sup> [https://www.york.gov.uk/downloads/file/2092/retail\\_study\\_update\\_2014pdf](https://www.york.gov.uk/downloads/file/2092/retail_study_update_2014pdf)

- does not have a detrimental impact upon residents or the historic and natural environment.

### **POLICY H11 BROCKFIELD PARK AND NORTH MOOR ROAD NEIGHBOURHOOD SHOPPING PARADES**

**The Plan identifies Brockfield Park and North Moor Road (as shown in Map 3) as Neighbourhood Parades. Their role and function as Neighbourhood SHOPPING Parades that cater for the every day shopping and community uses of those living locally will be protected and enhanced.**

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### **OTHER SHOPS**

- 132 Beyond the two defined Neighbourhood Shopping Parades and the Vangarde/Monks Cross Shopping Park, there are a few single, or small groups, of shops scattered across the Parish. These range in size from individual shops to the small superstore ('Tesco Express') off Huntington Road. These also provide a valuable service in providing for day to day shopping needs, and residents would like to see these enhanced and protected.





**POLICY H12 OTHER SHOPS**

Development proposals that would result in the loss of, or have a significant adverse effect on, a shopping use outside of the Vangarde/Monks Cross Shopping Park or the defined two Neighbourhood Parades will not be supported unless it can be demonstrated to the City of York Council in consultation with the Parish Council that (a) its continued use for shopping is no longer viable and (b) the site has been actively marketed for at least six months for shopping purposes

**HOT FOOD TAKEAWAYS**

133. In recent years, there has been a significant increase in the number of hot food takeaways in the Parish. Hot food takeaways serve the needs of local communities and can enhance their attractiveness as a place to visit and shop.
134. The community, however, is concerned about some of the negative aspects associated with these uses, including noise and disturbance, anti-social behaviour and increased litter, especially if some of these uses are clustered together, or are located in primarily residential areas.

**POLICY H13 HOT FOOD TAKEAWAYS**

Hot food takeaway uses should be located within the Vangarde/Monks Cross Shopping Park or the defined Neighbourhood Parades. In considering development proposals for hot food takeaways, special regard should be made to:

- a) The number of existing take away establishments in the immediate area and their proximity to each other, in order to avoid clusters (normally two or more) of takeaway uses; and
- b) The impact on the amenity of the immediate area (including smells, fumes and noise), traffic, anti-social behaviour or safety issues arising from the proposal itself or cumulatively with the existing uses in the area.

Development proposals for hot food takeaways should also include the provision of a litter bin on land within the premises, of which the property will be responsible for its maintenance, emptying on a regular basis and the area adjacent to the premise to be kept clear, where appropriate. Where a litter bin cannot be provided within the curtilage of the premises, a commuted sum will be sought towards the provision of a litter bin within a nearby location.

## 4.6 NATURAL ENVIRONMENT AND FLOOD DEFENCE

135. The Parish encompasses the main settlement of Huntington, which is surrounded by, and interspersed, with large areas of green and open spaces. While it has seen much development in recent years, it remains largely open and undeveloped in nature. Much of it remains in agricultural use.
136. The Parish sits within the Vale of York National Character Area<sup>7</sup>. This is described as an area of relatively flat, low-lying land surrounded by higher land to the north, east and west.
137. The consultation shows that the underdeveloped nature of much of the Parish is highly valued by residents and should be conserved and enhanced. 87% of people responding to the community questionnaire stated that parks and open spaces were important in making Huntington a good place to live

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### GREEN BELT

138. Over half of Huntington is designated as draft Green Belt. It covers much of the open countryside in the Parish, including large swathes of land especially to its east. The general extent of the Green Belt in the Parish is shown at Map 3.
139. The fundamental aim of the Green Belt is to prevent urban sprawl by protecting the open character of land designated as such. Within the Green Belt, there are strict planning controls over the type of development, which can take place within it.
140. There is strong community sentiment regarding the draft Green Belt that generally surrounds the built-up parts of Huntington. It not only helps retain the distinct character of the area, but also provides opportunities for recreation and leisure and contains many key 'Green Infrastructure' assets including sites of nature conservation value.
141. National Planning policy is clear in its support for the Green Belt, emphasising its essential characteristics of openness and permanence. It also states that inappropriate development (such as the construction of new buildings), which is harmful to the role and function of the Green Belt should not be approved except in very special circumstances.
142. Despite the fact that the York Green Belt is still, technically, draft Green Belt it has, de facto, been in existence for several decades and has been reaffirmed on numerous occasions in planning refusals and dismissals of planning appeals. It was specifically recognised in the Yorkshire and Humber Regional Spatial Strategy (RSS) adopted in 2007 and although the RSS was substantially revoked by an Order (SI. No. 117 2013) made in early 2013 under the Localism Act 2011, policies which related to the York Green Belt were specifically excluded from the revocation.
143. Further, whilst not forming part of the Development Plan, the City of York draft Local Plan incorporating the Fourth Set of Changes Development Control Local Plan (April 2005) was approved for development control purposes. The effect of this process is that decisions on planning applications falling within the general extent of the Green

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<sup>7</sup> <http://publications.naturalengland.org.uk/publication/3488888>

Belt (as defined in the RSS) are taken on the basis that land is treated as Green Belt.

144. The National Planning Policy Framework (NPPF) is clear that the identification and modification of Green Belt boundaries are essentially matters for the Local Planning Authority to determine. In this case, that authority is York City Council. Furthermore, these paragraphs identify that these processes should be undertaken as part of the preparation or review of a Local Plan. In this case, this would be through the vehicle of the preparation of the emerging City of York Local Plan.
145. At the same time, the Neighbourhood Plan needs to be in general conformity with the strategic policies of the development plan. In this case, these are policies YH9 and Y1 of the Yorkshire and Humber Regional Spatial Strategy. These identify the general extent of the York Green Belt and set out its national significance.
146. In these circumstances, this Plan continues to apply, and strongly supports, the approach to the identification of the Green Belt as set out currently in the RSS and the Fourth Set of Changes Development Control Local Plan (2005) on an interim basis until such times as the emerging Local Plan is adopted.
147. This will ensure that the preparation of the emerging Local Plan is used as the mechanism for the detailed identification of the York Green Belt boundaries in accordance with national planning policy. It will also provide the proper opportunity for residents, developers and other interested bodies to contribute to this debate both in general terms on the Green Belt boundary and to provide the agreed levels of development for the City. Once the emerging Local Plan has been adopted, the Neighbourhood Plan will be reviewed in order to ensure that it and the Local Plan are consistent on this important matter.



***POLICY H14 GREEN BELT***

The Plan supports the continued designation of the majority of Huntington Parish as Green Belt. The general extent of the York Green Belt within Huntington Parish is shown on Map 3.

Within the general extent of the Green Belt inappropriate development will not be supported except in very special circumstances. New buildings are regarded as inappropriate development and will not be supported other than in the circumstances identified in the National Planning Policy Framework.

Development proposals for the following uses will be supported provided that they preserve the openness of the general extent of the Green Belt and do not conflict with the purposes of including land in the Green Belt:

- Minerals extraction;
- Engineering Operations;
- Local Transport Infrastructure that can demonstrate a requirement for a Green Belt location;
- The re-use of buildings provided that the buildings are of permanent and substantial construction; and
- Development brought forward under a Community Right to Build Order.

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**LOCAL GREEN SPACES**

148. There are also numerous other green spaces in the Parish not within the Green Belt, but which are highly valued by the local community. This 'green infrastructure' is of great variety and includes:
- Watercourses.
  - Highway verges.
  - Parks, playgrounds, allotments and other public open spaces.
  - Trees and woodlands.
  - Private gardens,
  - The grounds of schools and business parks.
  - Sports pitches and recreational areas.
149. Individually and collectively these areas make a significant contribution to the distinctive and attractive character of the Parish.
150. National planning policy enables the community to designate, through a Neighbourhood Plan, green areas of special significance to them. This local significance could be because of the green area's beauty, historic importance, recreational value, tranquillity or richness of its wildlife. By designating land as Local

Green Space, this will give them special protection and rule out their development other than in very special circumstances.

151. Based on the criteria set out in the NPPF, and following consultation with the local community, several important green spaces have been identified as being special to the local community and requiring special protection from development. The areas identified as Local Green Space are described in the Supporting Evidence document accompanying this Plan and satisfy the criteria set out in paragraph 99 of the NPPF. This Supporting Evidence Document can also be found on the Parish Council website at [http://www.huntingtonparishcouncil.co.uk/Core/Huntington-Pc/Pages/Neighbourhood\\_Plan\\_1.aspx](http://www.huntingtonparishcouncil.co.uk/Core/Huntington-Pc/Pages/Neighbourhood_Plan_1.aspx)

### **POLICY H15 LOCAL GREEN SPACES**

**Development proposals that would result in the loss of an important Local Green Space listed below and identified on Map 3, will only be supported in very special circumstances.**

1. Land adjacent to River Foss;
2. Recreation Ground off North Lane;
3. Playground off Garth Road;
4. Huntington Primary School Playing Field;
5. Land next to Manor House;
6. Allotments off Huntington Road/Pollard Close;
7. Sports Ground and Playing Fields off Huntington Road;
8. Huntington Secondary School Playing Fields;
9. Land between the entrance to the Portakabin employment site and the Meadows, New Lane;
10. Allotments adjacent to Sleeper Path. Huntington Road;
11. Land off Stratford Way;
12. Land adjacent to St Andrew's Church, Huntington Road;
13. Land next to Foss River;
14. Orchard Park;
15. Land off Jockey Lane;
16. Land on corner of Yearsley Grove;
17. Land on corner of Birch Park;
18. Playground and nature park off Birch Close;
19. Land off Nightingale Close;
20. Yearsley Grove Primary School Playing Field;
21. Land off Geldoff Road/Andrew Drive;
22. Land off Disraeli Close;
23. Land off Darwin Close; and
24. Land off Victoria Way.

## RIVER FOSS

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152. The River Foss is 31km (19.5 miles) in length – much of which runs through the Parish.
153. The River Foss has a long history entwined with the development of York. Together with the river Ouse, the Foss has played a vital role in the military defence of the city, and in its economic life, from the earliest recorded times. The Romans found that the Foss combined with the Ouse provided a natural defence and built their fortress of Eboracum here. Recent excavations have proved that the Foss was later used by the Anglo-Saxons and the Vikings for commerce.
154. The River Foss Corridor has a multifunctional role including wildlife, bankside recreation, culture and history. Species records<sup>8</sup> within the Huntington Parish highlight the rich diversity of wildlife present in the river corridor including toads, kingfishers, otter, water vole and bats.
155. The boundaries of this corridor are restricted as the influence of the river itself is limited, and as such, back gardens are a significant contributory habitat for wildlife within the urban area. Priorities for enhancement include wet and flood meadow grasslands, fens and marshes, wet woodlands, ponds, bats, otters, water vole and gardening for wildlife.
156. A 28 mile trail follows footpaths along or near the river Foss starting at its confluence with the Ouse in York and finishing at its source, Pond Head four miles from Easingwold.
157. Over the years, encroachment of development into the river corridor has been as an issue.
158. There is a strong appreciation that the river corridor represents an extremely rich resource, deserving of protection. This is reflected in reports and studies as well as consultation.
159. The River Foss Society was founded in 1973 to seek practical ways of improving the footpaths and other amenities of the river for the benefit of naturalists, fishermen, ramblers and local residents. Today the key aims of the Society are to:
  - Conserve the river's natural environment
  - Prevent pollution in the river
  - Restore natural habitats along the river for its vegetation, fish and all animals
  - Improve the river for everyone by making it a better place to walk, fish and enjoy other recreational activities
  - Help prevent floods in the future
160. The River Foss and its corridor are of great value to the character and landscape of the area. It is a key element of the Green Infrastructure network and several important functions including wildlife, recreation, culture and history. The Plan seeks

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<sup>8</sup> North and East Yorkshire Ecological Data Centre



to ensure that future development enhances the corridor, improves public access and offers a refuge for wildlife.

161. An 8-metre buffer zone will be maintained as a natural or semi-natural habitat free from built development, parking areas, private gardens and formal landscaping. The Environment Agency recommends a minimum distance of 8 metres (measured from the top of the riverbank to the development) for ecological and conservation purposes.
162. Provision of an 8-metre buffer may not be achievable in some situations where development is already infringing the river corridor.

### **POLICY H16 RIVER FOSS**

**Development proposals that adjoin or are within the vicinity of the River Foss will only be supported if it can be demonstrated that they would actively enhance the River's ecological and recreational value and not have an adverse impact on the functions and setting of the River and its associated corridor.**

**Development proposals should:**

- a) **Conserve and enhance the biodiversity, landscape and recreational value of the Foss River and its corridor through good design;**
- b) **Provide or retain a minimum 8-metres natural green buffer between the top of the river bank and development adjacent to the River Foss unless circumstances dictate otherwise; and**
- c) **Protect existing pedestrian access along the river and links that lead to the wider residential areas and surrounding countryside. Where practicable links should be provided to the river corridor from new developments.**

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## **BIODIVERSITY**

### **PRIORITY HABITATS**

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163. While Huntington does not have any statutory environmental designated sites, there are many sites that have been identified as locally important for wildlife and wildflowers.
164. The Parish encompasses a number of UK Biodiversity Action Plan (BAP) priority habitats, listed as priorities for conservation action under the UK BAP. These deciduous woodland habitats have been identified at Huntington Wood, Big Coppice, adjacent to York Beachwood Grange Caravan Park and along sections of the River Foss.

165. The York Biodiversity Action Plan (BAP)<sup>9</sup> identifies a list of priority habitats based on those that are most at risk and requiring conservation action in the local area. Priority habitats present in Huntington include unimproved neutral grassland, flood meadow as well as wet grassland and ponds. Other habitats considered important in the York context and present in the Parish are woodlands and species-rich hedgerows.
166. These habitats support a wide variety of plant life and wildlife. Data for species records within Huntington Parish demonstrate the importance of local ponds (notably at/in proximity to Monks Cross) in supporting species such as the Common Toad, Smooth Newt and Great Crested Newt and European Water Vole.
167. BAP Priority species that occur in Huntington include bats, white-clawed crayfish, great crested newts and the water vole.

### SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINCS)

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168. There were 3 sites in the Parish designated in 2010 by the City of York Council as Sites of Nature Conservation (SINCS)<sup>10</sup>; Huntington (A64) Field, North Lane Meadow and New Lane Meadows. SINCS are non-statutory designations within the Local Authority's responsibilities and they are protected by local and national policy. A review of the SINCS in 2017<sup>11</sup> ratified Huntington (A64) field as a SINC:
  - Huntington (A64) Field is an example of a species-rich old meadow habitat, and one that is threatened nationally due to intensive farming practices and urban development.

### SITES OF LOCAL INTEREST

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169. Two sites within the Parish, while they may not fulfil the criteria for designation as a SINC, are "of substantive interest" for wildlife. The sites identified in Table 5 and Map 4 have been recognised in the SINC review (2017) as candidate SINC status. Candidate sites are treated as extant SINCS until such a time as they can be surveyed and assessed against the site selection guidelines and are therefore afforded the same weight in local policy as a fully ratified SINC.
170. These candidate SINC sites have not been included in the Publication draft Local Plan on the basis that their identification has fallen outside of the formal North Yorkshire and York SINC system and, therefore, not subject to the same level of scrutiny.
171. The Plan seeks to highlight the special importance of these two sites which make a positive contribution to biodiversity due to the presence of priority habitats and/or

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<sup>9</sup> [https://www.york.gov.uk/downloads/file/15320/local\\_biodiversity\\_action\\_plan\\_lbap\\_2017](https://www.york.gov.uk/downloads/file/15320/local_biodiversity_action_plan_lbap_2017)

<sup>10</sup>

<http://democracy.york.gov.uk/documents/s46232/Bio%20Audit%20Review%202010%20with%20appendices%203%20-%20online%20only.pdf>

<sup>11</sup>

[https://www.york.gov.uk/downloads/file/15319/sites\\_of\\_importance\\_for\\_nature\\_conservation\\_sinc\\_review\\_2017](https://www.york.gov.uk/downloads/file/15319/sites_of_importance_for_nature_conservation_sinc_review_2017)



their current or potential role in strategic networks of habitats. Proposals, should take account of the wildlife significance of SINCs listed below and ensure that the impact of any development of them is carefully controlled, proportionate to its biodiversity value. Development proposals should take where possible should protect these sites and incorporate them into developments.

Table 5: Sites of Local Interest

Site	Feature
North Lane Meadow	Grassland
New Lane Meadows	Grassland

### DIAMOND JUBILEE WOOD

172. In addition to the sites identified above, through the development of the Plan, another site has been identified, which the community considers being of nature conservation value and is worthy of protection and recognition. This is Diamond Jubilee Wood in the north of the Parish, which has been the subject of significant tree planting and other actions that have enhanced its nature conservation, biodiversity and other value. It is understood that the City of York Council is to review the present list of Sites of Local Interest. The Plan actively



### POLICY H17 BIODIVERSITY

In order to protect and where possible, provide net gains in biodiversity, development proposals will be expected to:

- a) Maintain and enhance existing ecological corridors and landscape features (such as species rich grassland, watercourses, ponds, woodland and species-rich hedgerows) for biodiversity wherever appropriate and demonstrate how any adverse impact will be managed or mitigated. These measures should be targeted to benefit local conservation priorities as identified in the York Biodiversity Action Plan; and
- b) Incorporate into new developments, features that would lead to net gains in biodiversity including pollinators, bats, birds and mammals. Landscape schemes should use traditionally and locally appropriate species to support and enhance biodiversity.

supports the inclusion of Diamond Jubilee Wood as part of the revised list and the resulting recognition and protection this will afford it.

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## **FLOODING AND WATER MANAGEMENT**

173. Flooding is an issue of great concern to residents of Huntington. In recent years, parts of the Parish have suffered some of the worst flooding in its history. This is mainly due to exceptional rainfall but has also highlighted concerns relating to the adequacy of the system in place to deal with water management. Heavy rainfall has overwhelmed this system, causing flooding on numerous occasions.
174. The area is relatively flat, low-lying land surrounded by higher land to the north, east and west. It is crossed by the floodplain of the River Foss, which runs along the western and sections of the eastern boundary of the Parish (Flood Zone 2 and 3). This is exacerbated by the fact that the area is characterised by clay soil, which results in poor soil drainage by holding water into the soil and the general area.
175. It is predicted that climate change has and will continue to contribute to an increase in the intensity and frequency of floods. The need to ensure that proper controls are in place to eliminate flood risk is a top priority of the community and the Plan. This was highlighted in the community questionnaire, for example, where land drainage was highlighted as the most popular additional provision, with over 80% of respondents considering that there should be further action.
176. The Parish Council has been actively involved in resolving flooding issues with the City of York Council and others to address the problem of flooding, or at least to prevent it worsening.
177. A key element of this is to ensure that new development does not escalate the severe problems being experienced, as any additional development has the potential to exacerbate these.
178. New developments especially large ones, should consider how they can contribute to minimising and managing the risk of flooding both on and off-site.
179. More broadly, managing and enhancing the River Foss and important wetland habitats may also provide the opportunity to increase the landscapes ability to naturally and sustainably manage flood risk. Natural solutions from ecosystems, such as using reed beds for sustainable drainage systems and restoring wetland habitat within the river corridor can play a highly significant role by enabling land to hold back water at peak flood times and storing excess water.

180. The City of York Council Strategic Flood Risk Assessment (2013) assessed the different levels of flood risk in the York Unitary Authority area. This document should be referred to in planning applications to ensure that flood risk issues are taken into account in a sustainable manner.

#### **POLICY H18 FLOODING AND WATER MANAGEMENT**

**Development should not increase the risk of flooding and/or exacerbate existing drainage problems.**

**Development proposals must consider their impact on surface water management and, where required by the City of York Council, demonstrate that they have a surface water management plan, which shows that the risk of flooding both on and off site is minimised and managed. The management of surface water run-off from new development should incorporate sustainable drainage techniques and should be designed to deliver wildlife benefits, where possible.**

**Development proposals should protect existing watercourses and wetlands. The creation, extension and linking of wetland habitats to enhance the storage capacity of the landscape and reducing downstream flooding will be supported.**

## 4.7 TRANSPORT AND GETTING AROUND

181. The consultation showed that the general view was that transport and accessibility need improving. 72% of people responding to the community questionnaire stated that it needs significant improvement or some improvement.
182. While strategically the Parish is well located for access to the national road and rail networks, connections to these networks are poor. Local roads are congested, especially at peak times, and public transport provision is limited.
183. Residents are also concerned that new housing and other forms of development will inevitably increase traffic and transport issues.
184. There are some more localised issues, especially in respect of on-street parking and road safety, which are major issues in parts of the Parish.
185. The car provides the principal mode of transport for residents. According to the 2011 Census, 82% of households have 1 or more car, a rate which is above the City and national averages (both 74%).

### TRAFFIC MANAGEMENT

186. Traffic is, inevitably, a major public concern given the convenient location of the Parish to the main road network, the relatively high levels of car ownership and the heavily trafficked A1237 which runs through the Parish.
187. Action to improve traffic management was a major theme of many respondents consulted on the Plan. Parts of Huntington already experience highway and pedestrian safety problems due to the volume of traffic that passes through it.
188. There is concern that the proposed significant expansion of the Vangarde/Monks Cross Shopping Park (including the community sports stadium) and the proposed major housing development at Land North of Monks Cross) individually and cumulatively will severely increase the levels of vehicle traffic in the Parish and worsen an already challenging issue. It is accepted that this traffic cannot be prevented from travelling through the Parish. However, there is concern that such traffic could result in what would commonly be viewed as 'rat running', bringing with it the problems of speeding as well as increased volumes of traffic on what are small roads.





**POLICY H19 TRANSPORT AND TRAFFIC MANAGEMENT**

The provision of Traffic management solutions to address the impacts of traffic arising from the expansion of the Vangarde/Monks Cross Shopping Park and development of land north of Monks Cross including the widening and dualling of the York Outer Ring Road (YORR), will be strongly supported.

**CAR PARKING**

- 189. Action to improve car parking was identified as a high priority by many residents. It is especially an issue for residents in some of the more older parts of the Parish, which were designed without or with limited off-road parking provision. This lack of off-road provision is often worsened by the narrow width of some of the roads such as in the Royal Forest Estate.
- 190. This absence of satisfactory car parking provision adds to traffic congestion and has a negative impact on highway and pedestrian safety, and generally detracts from the quality of life and character of the area.
- 191. There is concern that new development will increase pressure on off road parking spaces and may worsen an already unsatisfactory position.
- 192. The City of York Council has developed important guidelines on transport infrastructure



needs, including any car parking provision sought as part of a development proposal. The Plan supports this guidance. Also, it urges the application of the highest levels for car parking provision as set out in the guidelines, especially in those parts of the Parish where the lack of car parking spaces is having the greatest negative impact on the character and quality of life of an area.

193. Furthermore, the Plan seeks to conserve existing parking provision from other forms of development unless there are strong grounds to justify its loss.

#### **POLICY H20 CAR PARKING**

**Development proposals should incorporate sufficient, safe and convenient car parking provision in accordance with agreed City of York Council standards. This provision be at the highest level of standards wherever possible and practical.**

**Development proposals that result in the loss of car parking provision will only be supported where (i) it can be shown that the loss of parking will not have a severe adverse effect on parking provision and road and safety in the nearby area; or (ii) adequate and convenient replacement car parking provision can be provided.**

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#### **WALKING AND CYCLING**

194. Cycling and walking provide great potential to promote physical activity and reduce reliance on the car for trips. Huntington is relatively flat and compact and has some footpaths and cycleways. Walking and cycling are popular activities. At 9%, the proportion of people who state that they cycle to work is above the City of York (8%) average, and well above the national average (2%), for example.

#### **POLICY H21 WALKING AND CYCLING**

**Having regard to its scale and location, development proposals should seek to incorporate improvements to the network of footpaths and cycleways into their proposal or may be required to contribute to such improvements through a planning obligation. Priority should be given to those that create or improve links between the main residential areas and (i) key local services such as shops and schools (including the Vangarde/Monks Cross Shopping Park; (ii) the existing network and (iii) the proposed housing development at Land North of Monks Cross.**

## 4.8 DEVELOPER CONTRIBUTIONS

195. Development can bring significant benefits to the local community, including new homes and jobs. It can also have a negative impact, for example, where additional demand is placed on facilities and services, which are already at or near capacity. Planning obligations (often as Section 106 agreements) may in some circumstances be used to secure infrastructure or funding from a developer. For example, a planning obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. However, there are strict regulations governing the circumstances in which planning obligations can be sought and how it can be spent. A new system is also being introduced to be used alongside the use of Section 106 agreements. This is known as the Community Infrastructure Levy (CIL) and is set at 25% in areas where there is a neighbourhood plan. At this time, the City of York Council is considering whether to introduce CIL in conjunction with Section 106 agreements.
196. Through the preparation of the Plan, the Parish Council, in conjunction with the community and other stakeholders, has identified a small number of priority areas they wish to secure funding for (either in whole or in part) through the use of planning obligations.

### **POLICY H22 DEVELOPER CONTRIBUTIONS**

**Contributions towards those community facilities identified below as priorities by the Parish Council will be sought through planning obligations wherever possible and appropriate:**

- **Improvements to open space, sport, community and recreation facilities;**
- **Improvements to community infrastructure including medical facilities; and**
- **Traffic management and pedestrian enhancement in the village of Huntingdon.**

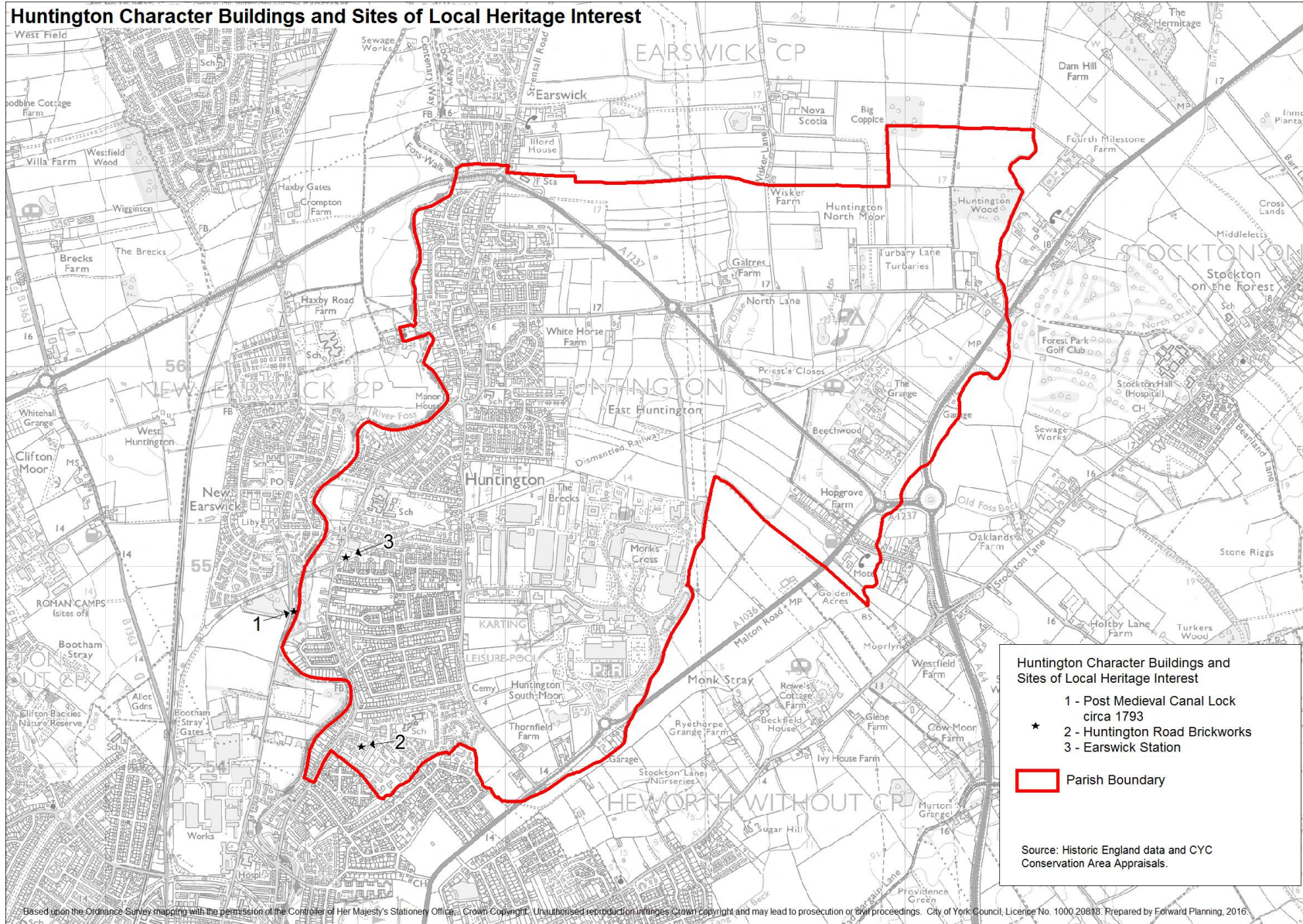
**Developers are encouraged to engage with the Parish Council prior to the preparation of any planning application to confirm these local priorities, ensuring that, where appropriate and viable, the facilities proposed to complement any development proposals reflect these priorities.**

## 5. MONITORING AND REVIEW

197. It is anticipated that the Neighbourhood Plan will be in place for a period of 16 years. During this time, the circumstances which the Plan seeks to address may change.
198. The Neighbourhood Plan will be monitored by the Parish Council in conjunction with the City of York Council on at least an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Plan will also be included.
199. The Parish Council proposes to formally review the Plan on a five-year cycle or to coincide with the review of the City of York Local Plan if this cycle is different.

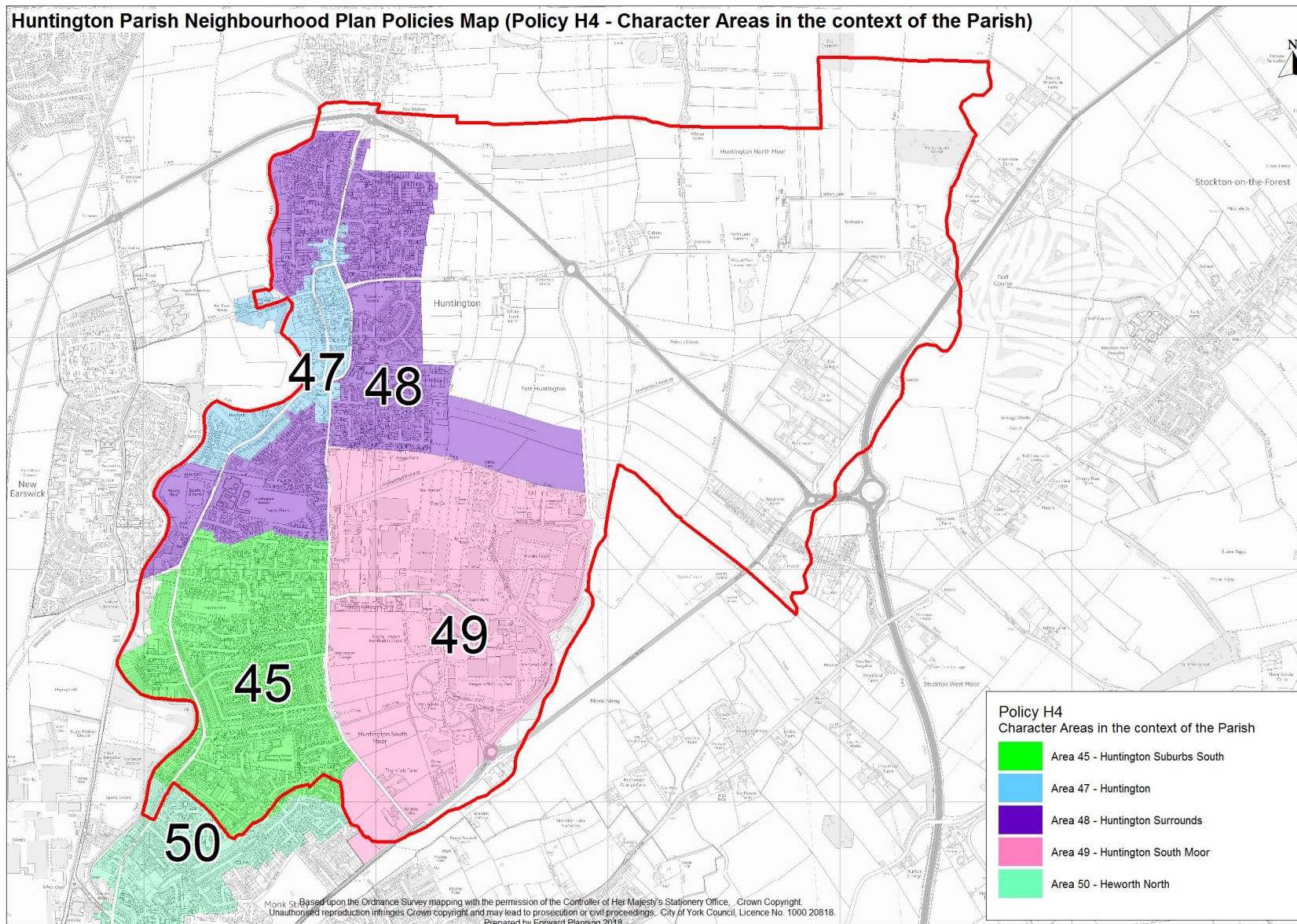


Map 1



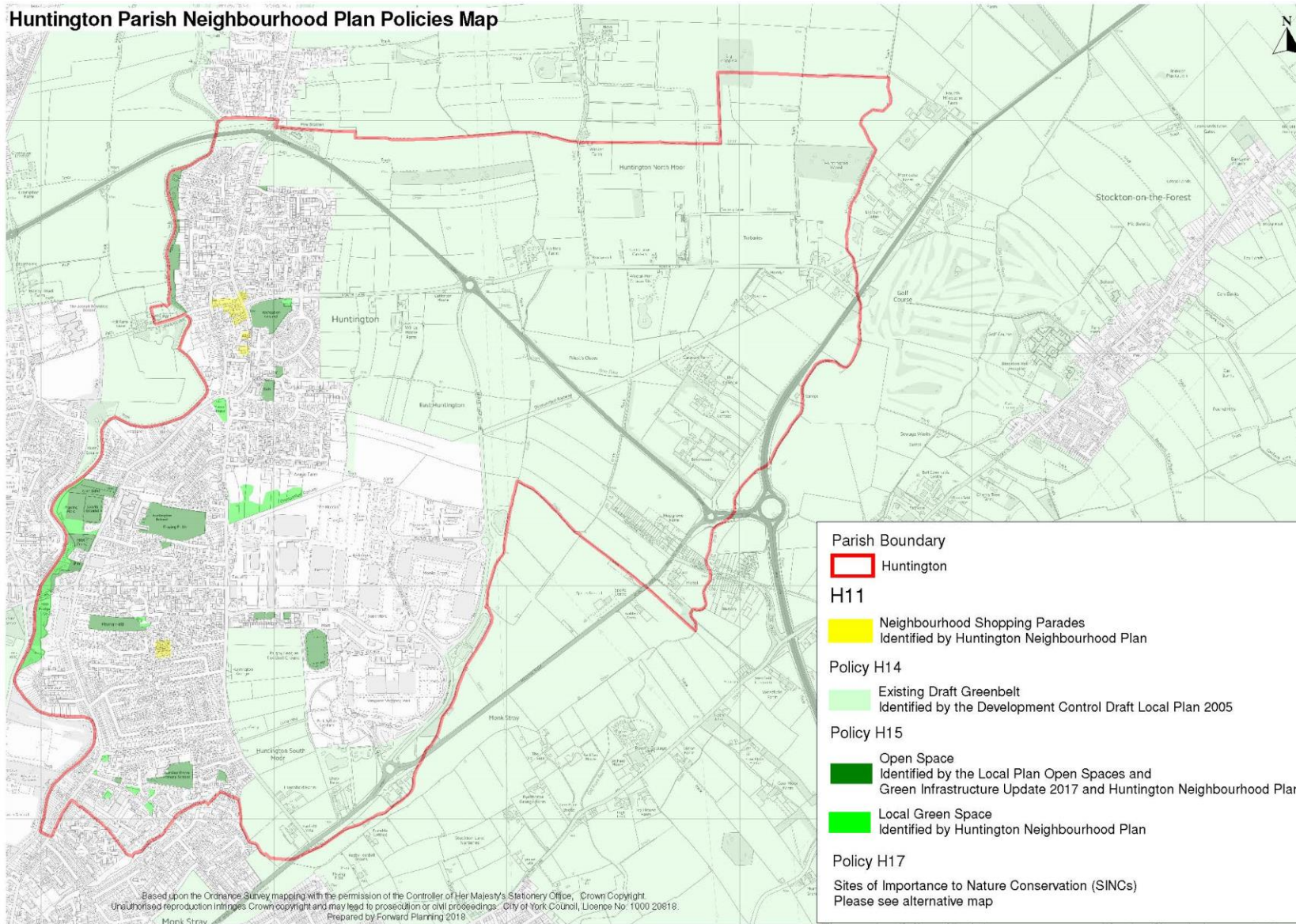


Map 2

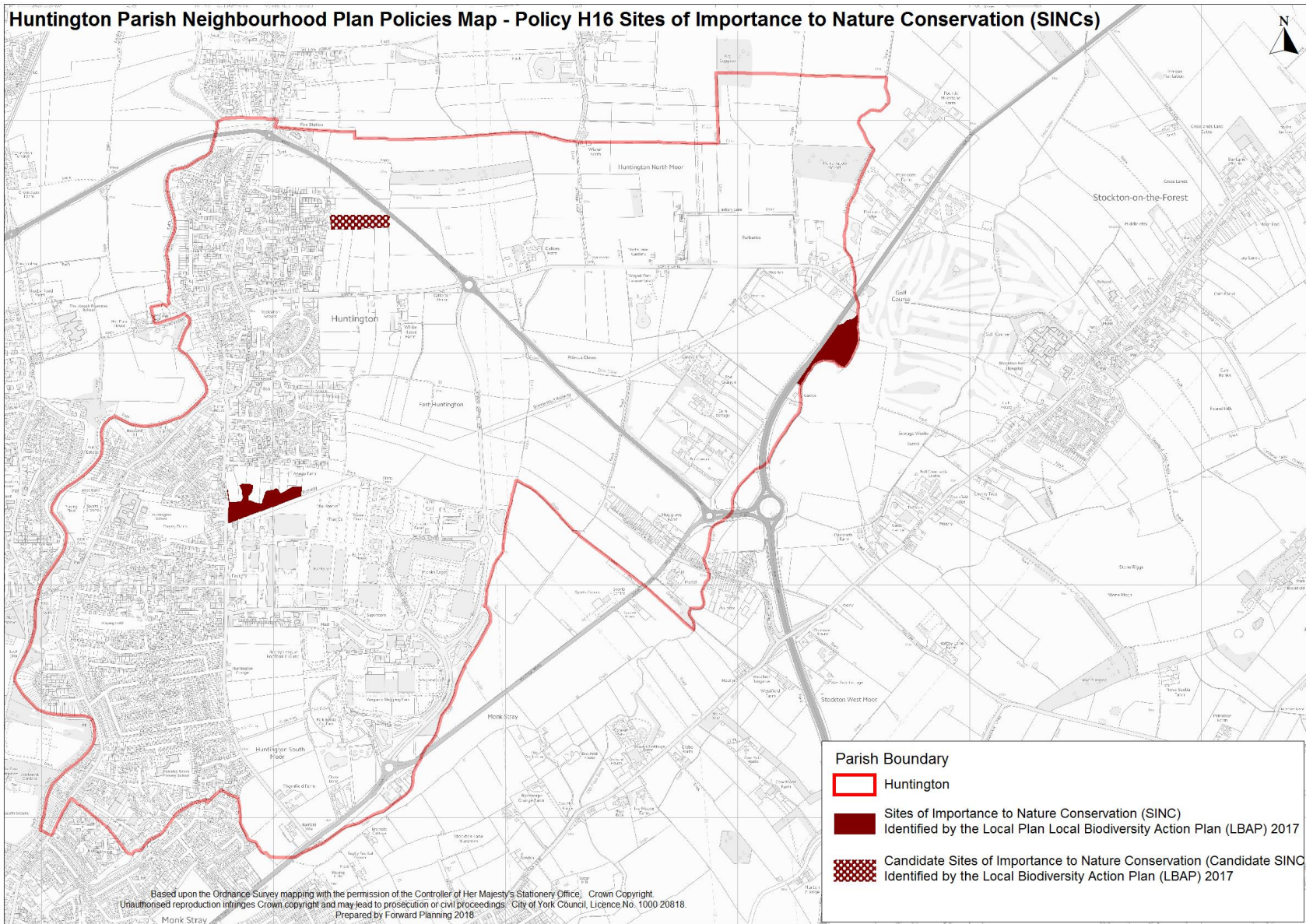




Map 3









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**Local Plan Working Group****20 October 2020**

Report of the Corporate Director of Economy and Place

**Temporary Amendments to the Council's Statement of Community Involvement****Summary**

1. The purpose of this report is ask Members to recommend to Executive that temporary amendments be made to the Council's Statement of Community Involvement (SCI). This reflects the need to revise planning related public access and involvement procedures contained in the Council's SCI in response to current social distancing restrictions as a result of the Coronavirus (COVID-19) Pandemic. Face to face consultation events and the availability of hard copies of documents are proposed to be temporarily suspended
2. To ensure meaningful engagement remains during the pandemic, alternative methods have been proposed to include virtual meetings where face to face is not possible, and nominating an advocate for those who do not have access to online methods of consultation which take precedence in light of social distancing measures. Social media will also be used to publicise consultations. It is anticipated that the temporary amendments to the SCI can be removed once it is safe to resume all standard consultation methods.

**Recommendations**

3. Members are asked to recommend that Executive:
  - (1) agree the recommended temporary revisions to the Council's adopted SCI (as shown in Annex A) to reflect the specific requirements arising from national guidance and procedures on dealing with coronavirus implications; and
  - (2) authorise Officers to publish the covering note to the adopted SCI on the Council's website; and

- (3) agree to delegate authority to the Corporate Director of Economy and Place in consultation with the Executive Member for Economy and Strategic Planning to determine when the temporary arrangements as shown in Annex A cease to have effect.

*Reason: To ensure that consultation and engagement in the planning process remains effective at a time when restrictions have been placed on face to face social interactions to help combat the spread of coronavirus.*

## **Background**

4. A key aim of the planning system is to strengthen community and stakeholder involvement in the development of local communities. Under the provisions of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to prepare an SCI which sets out the Council's proposals for how the community will be consulted on planning policy documents and planning applications.
5. Under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) Local Planning Authorities must review their SCIs at least once every 5 years to ensure that policies remain relevant and effectively address the needs of the local community. A full review of the adopted SCI is currently underway and will be reported to Members in due course. It is anticipated that the SCI will remain largely unchanged from the adopted SCI and most of the proposed changes are factual, save for the proposed addition of new consultation methods. There are anticipated to be more substantive changes to part three of the SCI in relation to planning applications. As such, the outcomes of this wider, more formal review of the SCI will require city wide consultation.
6. National Planning Practice Guidance was published earlier this year to encourage authorities to undertake an immediate review of their SCIs and update the policies where necessary so that plan-making can continue under the current COVID-19 pandemic. As such, the SCI has been reviewed in light of this to consider which consultation methods cannot temporarily be used due to social distancing restrictions and should be suspended, until it is safe to reinstate the full range of methods. Temporary suspensions to consultation methods and proposed alternatives are set out in Annex A. This document is proposed to sit alongside the main SCI as a covering note.

## Consultation

7. National Planning Practice Guidance<sup>1</sup> confirms that there is no requirement in legislation for local planning authorities to consult when reviewing and updating their SCI, although it is good practice to inform the public of their intentions to update the document and of the changes that have been made. However, where a local planning authority has made a pledge in their SCI to consult on any changes, they may wish to take independent legal advice on how best to proceed.
8. The revised Guidance issued by the Government require an urgent change to the SCI to enable compliance with the current pandemic restrictions in place. Some of the methods cannot be implemented under the current restrictions and therefore Officers are proposing the temporary suspension of some measures, where necessary, for the duration of the pandemic in order to comply with the issued guidance. These changes are only temporary, until it is safe to reinstate all consultation methods. Further, we are recommending that the decision on when to lift these temporary suspensions, is subject to a delegated decision to the Corporate Director of Economy and Place in consultation with the Executive Member for Economy and Strategic Planning.
9. It is Officer's view that the temporary suspension of the consultation methods listed in Annex A that are required to take account of social distancing requirements during the current unprecedented COVID-19 Pandemic, do not amount to either of the scenarios that would require a formal review of the SCI engaged at para 13.2. As such, should members be minded to approve the temporary covering note to the SCI, it is sufficient to publicise the changes to the SCI, as encouraged under national guidance.

## Analysis

10. To ensure that consultation and engagement in the planning process remains effective at a time when restrictions have been placed on face to face social interactions to help combat the spread of COVID-19 the Council is proposing a temporary update to its SCI. Such a review is supported by the national Planning Practice Guidance. Officers consider that these proposed temporary changes are necessary to ensure that plan making can continue and that the Council continues to promote

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<sup>1</sup> Paragraph: 078 Reference ID: 61-078-201200513

effective community engagement by means which are reasonably practicable at this time. Should the recommendation not be accepted this could potentially lead to legal challenges for failure to comply with duties placed on the Local Planning Authority in its SCI. Given that these temporary changes are necessary in the existing situation, it would not be considered beneficial to consult on them.

11. The temporary changes proposed are set out at Annex A. The changes relate to suspending the availability of documents at West Offices reception and the city's libraries, and holding face to face meetings. Where measures cannot be complied with, where possible, an alternative has been proposed, for example holding virtual meetings using software platforms such as Skype and Zoom. A number of temporary changes are also proposed in relation to part three of the SCI regarding consultation on planning applications. For example, during the pandemic standard consultation periods have been temporarily extended.
12. It is made clear in the proposed covering note at Annex A that the suspension of any consultation methods due to the COVID-19 Pandemic is only temporary. When it is safe to do so the full range of consultation methods will be reinstated. In acknowledgement that in response to current guidance on staying at home and away from others consultation is temporarily primarily to be carried out online it is also recognised that not everyone is online. As such, for those who have no access to email or the internet, it is recommended that the best way to get involved and send in comments is to ask a relative or friend to email in comments. It is also made that clear that during the Covid-19 restrictions if residents have difficulty providing feedback Officers will be available to discuss matters by telephone. Up to date contact details are provided.
13. It is considered that the temporary suspension of face to face consultation methods immediately necessary due to the COVID-19 Pandemic, do not change the fundamental 'policy approach' to consultation originally set out in the adopted SCI. Should members be minded to approve the updated SCI these changes will be publicised. This will be done through the Council's social media channels, as well as updating the Council's website.
14. Members are also requested to recommend that Executive agree to delegate authority to the Corporate Director of Economy and Place in conjunction with the Executive Member for Economy and Strategic Planning in deciding when to lift the temporary suspensions, when the



current health pandemic allows. It is anticipated that the covering note to the SCI will be removed from the website, as and when it is safe for all consultation methods to be reinstated. This decision will be publicised as above.

## Council Plan

15. In relation to the Council Plan 2019-2023 (Making History, Building Communities), by seeking to maintain the involvement of the community across a range of planning policy matters and planning applications during the pandemic, the covering note to the adopted SCI will help to meet all of the outcomes namely:

- Well-paid jobs and an inclusive economy
- A greener and cleaner city
- Getting around sustainably
- Good health and wellbeing
- Safe communities and culture for all
- Creating homes and world-class infrastructure
- A better start for children and young people

## Implications

16. The following impacts have been assessed:

- **Financial** – None
- **Human Resources (HR)** – None
- **One Planet Council / Equalities** – There will continue be positive benefit in ensuring all parts of the community can partake in consultation and ensuring consultation methods are up-to-date.
- **Legal** – Without updating the SCI as proposed in this report, the Council could come under criticism or legal challenge for not being able to carry out consultation in accordance with its commitments, as set out in the SCI at present. The proposed changes reflect specific guidance and regulations that have been issued at a national level to allow consultation to be carried out in alternative ways in light of the COVID-19 pandemic.
- **Crime and Disorder** - None
- **Information Technology (IT)** – There will be increased reliance on IT through the use of virtual meetings/events to replace face to face

meetings, for the duration of the COVID-19 Pandemic. Mechanisms are already in place to enable the use of a number of platforms for hosting virtual meetings.

- **Property** - None
- **Other** – None

## **Risk Management**

17. In compliance with the Council's risk management strategy, the main risks associated with updating the SCI are risks arising from failure to comply with the laws and regulations relating to planning.

## Contact Details

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01904 551388/ 07923213873

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Forward Planning Manager  
(Interim)  
Forward Planning  
01904 551467/ 07767318135

### Chief Officer Responsible for the report:

Mike Slater Assistant Director Planning and  
Public Protection  
01904 551300

### Chief Officer's name:

Cllr Waller

Report  
Approved



Date 12 October 2020

## Specialist Implications Officer(s)

Legal:-  
Sandra Branigan  
Senior Solicitor  
01904 551040

Finance:-  
Patrick Looker  
Finance Manager  
01904 551633

All

**Wards Affected:** [List wards or tick box to indicate all]

**For further information please contact the author of the report**

### Background Papers:

Statement of Community Involvement (2007)

<https://www.york.gov.uk/downloads/file/1388/cd016-city-of-york-statement-of-community-involvement-sci-adopted-december-2007->

### Annexes

Annex A: Proposed Statement of Community Involvement Update October 2020

**List of Abbreviations Used in this Report**

COVID-19 – Coronavirus

SCI – Statement of Community Involvement

## ANNEX A

### Proposed Statement of Community Involvement Update October 2020

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This update to the SCI is in response to the Coronavirus (COVID-19) Pandemic and updated guidance from the Government<sup>1</sup>. Some consultation measures cannot currently be used due to social distancing restrictions. Where this is the case, alternative measures will be utilised. For example, instead of face to face meetings, virtual meetings will be used. The suspension of any consultation methods is only temporary. When it is safe to do so the full range of consultation methods will be reinstated. It is recognised that not everyone is online. In response to current guidance on staying at home and away from others consultation is temporarily primarily carried out online. If you have no access to email or the internet, the best way to get involved and send us your comments is to ask a relative or friend to email us your comments. During the COVID-19 restrictions if you have difficulty providing feedback Officers will be available to discuss matters by telephone.

2007 SCI Reference	Existing commitment	Current Approach
Table 1 and Table 2	Documents and notices available for inspection at the Council's West Offices and libraries	Temporarily suspended due to COVID 19 Pandemic. Documents will continue to be available on the Council's website. Planning Policy documents can be viewed online at: <a href="http://www.york.gov.uk/LocalPlan">www.york.gov.uk/LocalPlan</a>  Specific enquiries can be made to Forward Planning at <a href="mailto:localplan@york.gov.uk">localplan@york.gov.uk</a>
Table 1, Table 2, paragraph 9.4	Face to face meetings, including public exhibitions, one-to-one meetings with selected stakeholders, public meetings, focus groups, area forums, ward committees, planning panels and other	During the COVID 19 Pandemic the Council will seek to engage virtually using software platforms such as Skype and Zoom. Applicants are expected to do the same.

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<sup>1</sup> National Planning Policy Guidance Paragraphs 076-079

2007 SCI Reference	Existing commitment	Current Approach
	community groups, organisations and forums	
Paragraph 10.1, criterion b.  Paragraph 10.4	Copies of all applications and plans can be inspected at the Council's reception. Reception staff and a Duty Planning Officer will be available to deal with your queries.	During the COVID pandemic applications cannot be inspected at our offices. If you do not have internet access you should telephone 01904 551553, leave a short message with your contact telephone number and the planning application reference and we will call you back. There is currently no planning officer presence in our offices. Most officers are enabled for working away from the office and are contactable by emailing them directly or by emailing: <a href="mailto:planning.enquiries@york.gov.uk">planning.enquiries@york.gov.uk</a>
Paragraph 10.5	The timescale for making comments or objections on planning applications is 21 days	Owing to changes that we've had to make to how we print and mail our neighbour notification letters, and possible delays in the postal network, we've temporarily extended our standard consultation periods from 21 days to 28 days so as not to unduly disadvantage any parties that wish to participate in the planning process. Internal systems have been adjusted to accommodate this change. These changes exceed the minimum legal requirement of legislation. An insert letter also accompanies each neighbour notification letter to advise notified parties of service changes during the coronavirus outbreak.
Paragraph 10.5	Making comments or objections on planning applications.	If you have no access to email or the internet, the best way to send us your comments is to ask a relative or friend to submit comments on Public Access or email your comments to <a href="mailto:planning.comments@york.gov.uk">planning.comments@york.gov.uk</a> All comments are taken into account, regardless of the sender. Whilst comments by post can still be submitted, there is likely to be a delay with the planning service dealing with these comments due to limited access to our office. There is therefore a risk that last minute comments by post might not be taken into account. If you can't submit comments online or by email, then please call telephone: 01904 551553, leave a short message with your contact telephone number and the planning application reference number, and we will call you back.

2007 SCI Reference	Existing commitment	Current Approach
Paragraph 10.10	Being involved at planning committee	Due to coronavirus, we've made some changes to how we're running council meetings. The government has introduced regulations to allow committee meetings to be held without the physical attendance of all parties. The detail of the regulations has been reviewed and we are now holding planning committee virtually using the Zoom software platform. Please contact democratic services at <a href="mailto:democratic.services@york.gov.uk">democratic.services@york.gov.uk</a> for more information.

## Contact Details

### City of York Council

West Offices  
Station Rise  
York  
Y01 6GA

Team	Telephone Contact	Email Contact
Forward Planning	01904 552255	localplan@york.gov.uk
Development Management	01904 551553	planning.enquiries@york.gov.uk
Planning Enforcement	01904 551553	planning.enforcement@york.gov.uk
Neighbourhood Planning	01904 552255	neighbourhoodplanning@york.gov.uk
Democratic Services	01904 551088	democratic.services@york.gov.uk



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## Local Plan Working Group

20 October 2020

Report of the Assistant Director for Planning and Public Protection

Portfolio of the Executive Member for Finance and Performance

## York Local Plan Update

### Summary

1. The purpose of this report is to update members on the Local Plan examination and progress made in relation to the schedule of further work submitted following the Local Plan Phase 1 hearing sessions in December 2019. The report also provides an update in relation to subsequent correspondence received from the appointed Planning Inspectors.

### Recommendation

2. Members of Local Plan Working Group are asked to note the progress on the Examination of York's Local Plan.

### Background

#### Submission to Phase 1 Examination

3. As Members are aware the Local Plan was submitted for examination on 25<sup>th</sup> May 2018. The Council has been appointed two Inspectors, Simon Berkeley and Andrew McCormack, to undertake the examination. We also have an independent Programme Officer, Carole Crookes, who manages correspondence between the Council and the Inspectors as well as publication of any reports on to the Council's Examination Library (Annex A)<sup>1</sup> (see [reference]). The Examination Library references and links to submitted documents post submission of the plan.

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<sup>1</sup> Published on the Council's webpage: [www.york.gov.uk/localplanexamination](http://www.york.gov.uk/localplanexamination)

4. The Inspectors wrote to the Council on 24<sup>th</sup> July 2018 [EX INS 1] setting out their initial observations in relation to the Plan. Key issues raised were in relation to Objectively assessed housing need (OAN), green belt and infrastructure delivery. Officers reported an update on the response to LPWG on 20<sup>th</sup> September 2018 following the release of revised sub-national household projections by Office for National Statistics (ONS).
5. The Council responded to the Inspectors in detail on 13<sup>th</sup> November 2018 [EX CYC 7] and advised that since the publication of new national evidence on population and household projections in September, which showed a marked downward trend in forecast growth for York, we had been in dialogue with the Ministry of Housing, Communities and Local Government (MHCLG) regarding the assessment of housing need. Specifically the letter set out the intention of the Council to commission an update to the OAN to look at any potential implications of the new evidence with the suggestion to Inspectors that they should consider allowing early hearings on this matter specifically. The letter also confirmed the Council's approach to greenbelt and the delineation of greenbelt boundaries and confirmed that we would produce an addendum to Topic Paper 1 (Approach to York's Greenbelt) providing the additional clarification that the Inspectors have requested.
6. The Inspectors wrote back to the Council on 14<sup>th</sup> December 2018 [EX INS 2] confirming that the York Local Plan would be examined under transitional arrangements applying the 2012 NPPF, acknowledging the provision of additional evidence and agreeing to a phased approach to hearing sessions, with the first phase dealing with Duty to Co-operate, legal matters, OAN and Greenbelt principle.
7. Following this clarification, the Council commissioned a Housing Needs Update [EX CYC 9] from consultants GL Hearn. This analysed the 2016 based household projections to understand whether there has been a '*meaningful change*' to the submitted housing requirement of 867 dpa. Using a series of assumptions including consideration for affordability, York's economic aspiration and market trends, the HNU (2019) concluded that an economic-led housing need of 790 dwellings per annum would be sufficient to respond to market signals, including affordability adjustments as

well as making a significant contribution to affordable housing needs.

8. Additionally, the Council updated its submitted Habitat Regulation Assessment (HRA)<sup>23</sup> following an objection raised by Natural England in June 2018 [EX CYC 1]. In response to this [EX CYC 2], the Council commissioned visitor surveys at Strensall Common Special Area of Conservation (SAC), Lower Derwent Valley Special Protection Area (SPA) and Skipwith Common SAC (the latter in conjunction with Selby District Council). This evidence reported on the likely effects as a result of development in the plan.
9. The purpose of the Habitat Regulations Assessment (HRA) is to identify any aspects of the Local Plan that would have the potential to cause a likely significant effect on the Natura 2000 network of European designated sites including SACs, SPAs and Ramsar sites, either alone or in combination with other plans and projects and to identify appropriate avoidance and mitigation strategies where such effects are identified.
10. The Habitats Directive applies the precautionary principle to protected areas. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. The process for assessing the potential effects on European protected sites included a screening stage, where an assessment of whether likely significant effects exist. Following that, an appropriate assessment (AA) is undertaken to establish whether adverse effects on the integrity of protected sites would occur and if so, whether mitigation could rule out adverse effects on the integrity of the site.
11. Following consideration of the survey outcomes in the Appropriate Assessment, the key recommendation from the HRA (2019) [EXCYC14c] was to remove site allocations ST35 'Queen Elizabeth Barracks, Strensall' and H59 'Howard Road, Strensall' and the associated site specific policy SS19 on the basis that adverse effect on the integrity of Strensall Common SAC could not be ruled out.

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<sup>2</sup> Submitted document CD012 in May 2018 on Core document and evidence base list:

<https://www.york.gov.uk/downloads/download/420/local-plan-submission-documents-1>

<sup>3</sup>A requirement of the Conservation of Habitats and Species and Planning (various amendments) (England and Wales) Regulations 2018 ("HRA Regs"). It is therefore a legal requirement for the preparation of the Local Plan.

12. Following the completion and submission of this evidence to the Inspector's, they instructed the Council to undertake consultation on the proposed modifications to the Local Plan, including the change of the OAN to 790 dpa and the removal of site allocations at Strensall Common in their letter 7<sup>th</sup> May 2019 [EX INS 6]. They also instructed consultation on the Green Belt Topic Paper Addendum (2019), which set out in more detail the methodology and justification for the detailed green belt boundaries, as previously requested.
13. Consequently, the Council undertook the Proposed Modifications Consultation in June-July 2019 and the received representations were duly submitted to the Inspectors for their consideration [EX CYC 18-24c].
14. In October 2019, the Inspectors confirmed that they had considered the representations made and that the first phase of hearing sessions would commence addressing matters of Legal Compliance, Housing Requirements and the principle of York's Green Belt.

#### Phase 1 hearing sessions

15. The phase 1 hearing session were held for 5 days between 10<sup>th</sup> – 18<sup>th</sup> December 2019 at York Racecourse. The sessions were open to the public to attend and filmed, with the sessions uploaded on to the Council's YouTube channel.
16. The Inspectors issued matters, issues and questions (MIQs) in October 2018 [EX INS 7 & 11] to be answered in advance of the sessions to which the Council and interested parties could submit statements of response. These hearing statements are referenced in full in Annex A. The MIQs were used to inform the programmed sessions and direct discussions with participants [EX CYC 14].
17. The hearing sessions were well attended by participants registered to speak (some on behalf of multiple clients). Participants had registered their interest to speak with the Programme Officer prior to the meeting and were only allowed to speak in sessions of registered interest. Registered attendance against each matter was as follows:
  - Matter 1: Legal Compliance - 26 participants
  - Matter 2: The housing strategy:

- The housing market area – 23 participants
- The objectively assessed housing need – 28 participants
- The housing requirement – 28 participants
- Spatial distribution – 24 participants
- **Matter 3 – The Green Belt:**
  - Principles – 34 participants
  - The approach to defining the Green Belt boundaries – 36 participants
  - Exceptional circumstances – 34 participants
  - The approach to identifying land to be ‘released’ from the Green Belt for development – 38 participants.

#### Schedule of Further work resulting from Phase 1 hearing sessions

18. As part of the hearing sessions the Inspectors instructed and/or agreed to a number of modifications and further work to be submitted as a result of discussion. A schedule of further work was published in January 2020 [EX CYC 33] (Annex B). The following documents have so far been submitted for consideration:

- **Confirmation of documents** submitted during the examination [EXCYC34];
- **York Central Application** (18/01884/OUTM) decision notice [EXCYC35];
- **Affordable Housing Note** (February 2020) [EXCYC36]  
This note confirms the approach to and likely delivery of affordable housing during the plan period specifically in relation to:
  - The number of affordable homes to be provided through proposed allocations and sites with consent applying policy H10;
  - Information on other sources of affordable homes including through the Council’s Housing Delivery Programme;
  - Affordable housing delivery from 2012; and
  - Right to Buy.
- **Audit trail of sites submitted and assessed between 35-100 hectares** [EXCYC37]  
The audit trail confirms that all sites submitted had been

assessed objectively in the Local Plan process;

- **A joint position statement between City of York Council and Selby District Council** regarding the Housing Market Area (April 2020) [EXCYC38]

The Joint position statement agrees the extent of the housing market area as well as the authorities approach to delivering identified housing requirements;

- **Green Belt Clarification Note** (June 2020) [EXCYC39]  
This clarifies the Council's rationale for pursuing a Green Belt boundary extending to approximately 6 miles from the city.
- **Appendix 1 High Court Judgement:** 'Christopher Wedgewood v City of York Council Group [2020] EWHC 780 (Admin)' [EXCYC39a]

This Judgement clarifies that, in advance of the adoption of the Local Plan, decisions on whether to treat land as falling within the Green Belt for development management purposes will be taken in accordance with the approach supported in the case of Christopher Wedgewood v City of York Council Group [2020] EWHC 780 (Admin). This means that such decisions will take into account the RSS general extent of the Green Belt, the draft Local Plan (April 2005), the emerging Local Plan, insofar as can be considered against paragraph 48 of the NPPF (2019) and site specific features in deciding whether land should be regarded as Green Belt in advance of the adoption of the Local Plan.

19. There has been issues with working arrangements following the Covid-19 pandemic and consequently, unavoidable delays regarding certain aspects of the examination. Whilst officers had previously indicated that they would be able to submit the agreed evidence in accordance with the schedule by 27 March 2020, the Council, along with the majority of the country, have experienced a great number of difficulties in trying to work as normal following lockdown on 23<sup>rd</sup> March 2020. Officer's have continued to make progress on the preparation of outstanding items from the schedule, as follows.
20. It was agreed that a further revision to the Habitat Regulation Assessment (2019) was required. This was to ensure the report was



fully compliant with relevant caselaw<sup>4</sup> and took consideration of new evidence documents submitted in hearing statements in November 2019 (prior to the commencement of hearing sessions) by the Defence Infrastructure Organisation (DIO) in relation to their site ST35 'Queen Elizabeth Barracks' and Strensall Common SAC. The Inspector instructed that a review and update of the HRA should be undertaken and that consultation with Natural England and the DIO should ensue to agree a Statement of Common Ground.

21. The revised draft HRA has now taken into consideration the points raised and evidence provided. In line with the regulations, we are currently consulting with our statutory body, Natural England, to understand their view on the conclusions reached prior to finalising the report and its submission. Following submission, we have confirmed that we will be commencing engagement with interested parties, including the DIO, to produce statements of common ground pertaining to outcomes in the report.
22. It is also anticipated that a proposed modification schedule will be submitted alongside the HRA. This will contain modifications proposed through the hearing sessions pertaining to clarifying the housing requirement, the plan period and the key diagram to more accurately depict the spatial strategy. It will also include modifications required as a result of the HRA, subject to the outcome of consultation with Natural England.
23. The clarification note regarding flexibility of land uses beyond the plan period (2017-2033) will be dealt with alongside the clarification to the Green Belt Topic paper following the Inspectors letter in June 2020.

#### Further correspondence from the Inspectors

##### *Inspector's letter – 12<sup>th</sup> June 2020*

24. The Inspectors Letter (June 2010) [EXINS15] provided feedback on the phase 1 hearing sessions acknowledging the aspects covered and setting out their concerns, principally in relation to the Green Belt Topic paper Addendum.

25. In our response to this letter (22 June 20) [EXCYC40] we welcomed the conclusions that the Local Plan:
- (1) does not establish any new Green Belt;
  - (2) does not alter any Green Belt boundaries; and
  - (3) does not need to demonstrate exceptional circumstances for any of the proposed Green Belt boundaries, including those relating to the proposed housing allocations
  - (4) that (subject to the issue I address below) the proposed delineation of the outer boundaries is in general conformity with Regional Spatial Strategy.
26. We acknowledged their concerns about the evidence underpinning the approach taken to defining the boundaries and understood that those concerns relate primarily to how the “shapers” within the Plan have then been applied to considering the purposes of including land in the Green Belt - as set out within the strategic element of the assessment in the Green Belt Topic Paper Addendum (“Addendum”).
27. We were grateful however for the recognition that:
- (1) the emphasis placed on the fourth purpose (preserving the setting and special character of historic towns) is regarded as appropriate in the context of York; and
  - (2) the delineation of the Green Belt boundaries proposed on the Policies Map “*may be a positive indication that appropriate planning judgment has been applied to the analysis*”.
28. The Council confirmed that time was required to consider fully and to respond to the options for the way forward outlined by the Inspectors. Based on preliminary work, our provisional view was that there is a strong prospect of the Council being able to pursue option (b)(demonstrating that the boundaries are justified notwithstanding your methodological concerns), potentially with an element of option (a)(explain any misunderstandings in the methodology).
29. Work on clarifying the Inspectors concerns related to this paper continues. We are updating the Green Belt Topic Paper Addendum and its Annexes to simplify and clarify the methodology as previously outlined. That work has not at this stage revealed any need for significant changes to the proposed Green Belt boundaries.

30. Our intention is to submit the Addendum as soon as possible. The main body of the Addendum will explain fully what the clarified methodology is, and how it has addressed the issues raised. We will also be able to provide templates for each of the Annexes ahead of the detailed annexes themselves.
31. This approach is an attempt to avoid further delay, by combining the tasks of explaining how the methodology can be clarified to meet the Inspector's concerns, as well as confirming through revisions to the Topic Paper Addendum why the detailed boundaries proposed by the Council remain sound. We anticipate that this work will allow the Inspectors to consider whether the Council has made sufficient progress in resolving the issues helpfully identified in their letter, without prejudice to any final view they may take on the overall Addendum and the Annexes.
32. We have also reflected on how best to provide further clarification on the delivery of development beyond the plan period, as discussed at the Phase 1 Examination hearings. As this issue was raised in the context of Green Belt matters, in particular safeguarding and the permanence of the proposed boundaries, we consider that the most efficient approach would be to include this information in the updated Green Belt Topic Paper Addendum. Aspects of the evidence relating to this issue were already included in the 2019 Addendum and were to be included in the revised Addendum in any event.

*Inspectors letter – 9<sup>th</sup> July 2020*

33. The Inspectors letter of 9<sup>th</sup> July 20 [EXINS16] asked the council to consider the implications of the 2018-based household projections released by Office for National Statistics in July 2020. Specifically, the Inspectors wanted to ascertain whether the council considered there was a '*meaningful change*' when considered against the submitted plan and Housing Needs Update (2019), which proposed a modification of the submitted housing requirement figure of 867 dwellings per annum plus a shortfall in completions between 2012-2017 to 822 dpa (economic-led OAHN of 790 dpa + 32 dpa shortfall); This was based upon the previous 2016-based household projections.

34. To address this, the Council commissioned consultants, GL Hearn, have produce a Housing Need Update (“HNU”)(2020) in response to the release of the 2018-based household projections (SNHP) setting out their view on this matter, which has informed our response as follows. This is has considered the relevant guidance in the Planning Practice Guidance (PPG) on Housing and economic needs assessment relevant<sup>5</sup> to under transitional arrangements, as previously followed.
35. In preparing the HNU (2020) GL Hearn have applied guidance in the PPG, which requires plan makers to consider how the economy might perform, having regard to the likely growth in job numbers based on past trends and/or economic forecasts as appropriate.
36. The submitted Local Plan relied on a scale of economic growth of 650 jobs, which was corroborated by the economic forecasting by Oxford Economics published in December 2019 [EX CYC 29]. It was previously calculated that would need to be supported by 790 homes per annum. The HNU (2020) examines the impact of newer data on this economic-led housing need.
37. The newer data includes updated assumptions around doubled-jobbing, as well as the impact of the 2018-based population projection and the latest 2019-based mid-year population estimates. The key input is the most recent age-profile for the City as well as the various assumptions around fertility, mortality and migration. The updated work on economic-led housing need produces a housing needs range of between 766 – 779 dpa for the plan period (2017-2033) (and 777 -788 dpa (2012-2037))(see paragraphs 3.2-10 and Tables 5 and 6).
38. The HNU (2020) concludes that the range of economic-led housing needs is comparable to the figure of 790 dpa as identified in the HNU 2019 (paragraph 3.11). Overall, GL Hearn conclude that: *“the housing need in the City has not changed materially since the last assessment in January 2019. The previous report identified a need for 790 dpa and the economic-led need within this report is as high as 788 dpa. There is, therefore, no need for the Council to move away from their current position based on this new data”* (paragraph 5.8).

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<sup>5</sup> National Planning Policy Guidance Paragraph 016: Ref ID:2a-016-20150227

39. The Council issued a letter (6 October 2020) [EXCYC43] and the HNU (2020) [EXCYC43a] to the Inspectors supporting the assessment and conclusions of the HNU (2020). This confirmed that we continue to support our proposed modification to the plan for a housing requirement of 822 dpa (790 dpa housing plus a shortfall of 32 dwellings per annum).

### **Next steps**

40. In our recent correspondence with the Inspectors [EXCYC43], the Council reaffirmed their commitment to continue making progress through the examination towards the adoption of the Local Plan. We also asked the Inspectors for an indication on whether there are any other areas of concern relating to the matters considered at the Phase 1 examination hearings beyond those addressed in our correspondence this year.
41. The letter also confirmed the progress, outlined in this report, pertaining to the Green belt Topic Paper Addendum, HRA and consequential engagement with interested parties, which officer's continue to progress.
42. The examination timetable is determined by the appointed Inspectors and we currently await their consideration of this following the submission of work requested. Notification of future stages will be uploaded onto the Local Plan Examination webpage. Officer's will continue to prepare in anticipation of future phases of examination.

### **Consultation**

43. Consultation on the draft Local Plan has been undertaken in accordance with the adopted Statement of Community Involvement (2007) as follows:
- Preferred Options (2013)
  - Further Sites Consultation (2014)
  - Preferred Sites Consultation (2016)
  - Pre-Publication (Regulation 18) Consultation (2017)
  - Publication (Regulation 19) Consultation (2018)
  - Proposed Modifications (Regulation 19) Consultation (2019)

44. Prior to phase 1 hearing sessions in December 2019, the Inspectors also allowed interested parties to submit their response to the matters, issues and questions raised to the Council. This type of consultation is anticipated at future phases of the examination process.
45. Notification of future Local Plan hearing sessions/phases will be communicated by the Inspectors, via the Programme Officer. This will include a 6 week notification period in accordance with the Regulations specifying the matters to be discussed and meeting arrangements.

### Implications

46. **Legal** – The procedures which the Council is required to follow when producing a Local Plan derive from the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012.
47. The legislation states that a local planning authority must only submit a plan for examination which it considers to be sound. This is defined by the National Planning Policy Framework as being:
  - **Positively Prepared:** based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
  - **Justified:** the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
  - **Effective:** deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
  - **Consistent with national policy:** enable the delivery of sustainable development in accordance with the policies in the Framework.
48. In order for the draft Local Plan to pass the tests of soundness, in particular the ‘justified’ and ‘effective’ tests, it is necessary for it to be based on an adequate, up to date and relevant evidence base. The Council also has a legal duty to comply with the Statement of Community Involvement in preparing the Plan. (S19(3) 2004 Act).
49. In addition the Council also has a legal “Duty to Co-operate” in preparing the Plan. (S33A 2004 Act).

50. HRA's are a requirement of the Conservation of Habitats and Species and Planning (various amendments) (England and Wales) Regulations 2018 ("HRA Regs") and must assess the impacts of the Local Plan on sites designated under the EU Directive (92/431/EEC Habitats Directive).
51. **Financial (1)** – The work on the Local Plan is funded from specific budgets set aside for that purpose. Over the last five years, significant sums have been expended on achieving a robust evidence base, carrying out consultations, sustainability and other appraisals, policy development and financial analyses. Whilst this work remains of great value, it is important that progress is made to ensure that unnecessary additional costs and delays do not occur. Additional costs pertaining to resourcing, evidence base and examination must be supported to continue effectively.
- Financial (2)** - It should also be considered that if the approach taken is subsequently judged to be non compliant with Government Guidance could lead to further technical work and additional consultation adding to the identified costs and creating delay.
- Financial (3)** - Managing the planning process in the absence of a Plan will lead to significant costs to the council in managing appeals and examinations.
- **Human Resources (HR)** - none
  - **One Planet Council / Equalities** - none
  - **Crime and Disorder** - None
  - **Information Technology (IT)** None
  - **Property** - None
  - **Other** – None



## Contact Details

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Mike Slater

Assistant Director for Planning and  
Public Protection

**Report  
Approved**



**Date** 12/10/2020

**Wards Affected:**

All

**For further information please contact the author of the report**

**Annexes:**

Annex A: Examination Library v51 (07 October 2020)

Annex B: Schedule of Further Work (January 2020) [EXCYC33]

## **Background documents**

Inspectors letter 12 June 2020 [EXCYC15]

<https://www.york.gov.uk/downloads/file/5795/ex-ins-15-letter-to-lpa-12-june-2020>

Council's letter 22 June 2020 [EXCYC40]

<https://www.york.gov.uk/downloads/file/5794/ex-cyc-40-letter-to-inspectors-22-june-2020>

Inspectors letter 9 July 2020 [EXCYC16]

<https://www.york.gov.uk/downloads/file/5848/ex-ins-16-letter-to-cyc-re-2018-household-projections-2018>

Council's letter 6 October 2020 [EXCYC43]

<https://www.york.gov.uk/downloads/file/6096/ex-cyc-43-letter-to-inspectors-6-oct2020>

**List of abbreviations used in this report:**

OAN/ OAHN – Objectively Assessed Housing Need

PINS – Planning Inspectorate

HRA – Habitat Regulations Assessment

ONS – Office for National Statistics

MHCLG – Ministry for Housing, Communities and Local Government

NPPF – National Planning Policy Framework

SNPP – Sub-national Population Projections

SNHP – Sub-national Household Projections

DSP – Demographic Starting Point

NPPG – National Planning Practice Guidance

OBR – Office of Budget Responsibility

SHMA – Strategic Housing Market Assessment

SAC – Special Area of Conservation

EU – European Union

SPA – Special Protection Area

RAMSAR – Internationally important wetlands

AA – Appropriate Assessment

NE – Natural England

MOD – Ministry of Defence

DIO – Defence Infrastructure Organisation

AEOI – Adverse effect on integrity

LDV – Lower Derwent Valley

HNU – Housing Needs Update

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## CITY OF YORK LOCAL PLAN EXAMINATION LIBRARY

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### Examination library

The following schedule sets out the documents, statements and other relevant correspondence issued after the submission of the City of York Local Plan to the Secretary of State on 25 May 2018. This schedule will be updated by all material issued by the Inspector, City of York Council and other parties throughout the examination process.

### Local Plan Examination

Further information about the Local Plan examination process may be obtained from the Programme Officer through the following methods:

Post: 9 Chestnut Walk, Silcoates Park, Wakefield, West Yorkshire. WF2 0TX

Telephone: 07397 909822

Email: [York@iposolutions.online](mailto:York@iposolutions.online)

### Core Document and Evidence Base Library

The core documents and supporting evidence used to inform the production of the City of York Local Plan up to its submission to the Secretary of State may be viewed on Local Plan Examination website at

<https://www.york.gov.uk/localplanexamination>

Document Ref.	Key Evidence and Supporting Documentation	Date Added	Submitted By
<b>City of York Local Plan – Examination Library</b>			
<b>Inspector's Documents</b>			
<a href="#">EX/INS/1</a>	Inspectors' Initial Observations 24 July 2018	25 July 2018	Inspectors
<a href="#">EX/INS/2</a>	Inspectors' response to Council's letter of 14 November 2018	17 December 2018	Inspectors
<a href="#">EX/INS/3</a>	Introductory Letter 11 January 2019	14 January 2019	Inspectors
<a href="#">EX/INS/4</a>	Letter to CYC 12 February 2019	12 February 2019	Inspectors
<a href="#">EX/INS/5</a>	Email from Programme Officer to Council	6 March 2019	Inspectors
<a href="#">EX/INS/6</a>	Inspectors Letter to CoYC - 7 May 2019	7 May 2019	Inspectors
<a href="#">EX/INS/7</a>	Phase 1 Matters Issues and Questions v2	28 Oct. 2019 Revised version issued 08/11/19	Inspectors
<a href="#">EX/INS/8</a>	Phase 1 Guidance Notes	28 Oct. 2019	Inspectors
<a href="#">EX/INS/9</a>	Phase 1 Hearings Timetable v1	28 Oct. 2019	Inspectors
<a href="#">EX/INS/10</a>	Programme Officer Letter 28 October 2019	28 Oct. 2019	Inspectors
<a href="#">EX/INS/11</a>	Phase 1 Matters Issues and Questions Final	21 Nov. 2019	Inspectors
<a href="#">EX/INS/12</a>	Responses to Phase 1 MIQ queries	21 Nov. 2019	Inspectors
<a href="#">EX/INS/13</a>	Phase 1 Hearings Timetable v.2	28. Nov. 2019	Inspectors
<a href="#">EX/INS/14</a>	Phase 1 Hearings Timetable v.3	6. Dec. 2019	Inspectors
<a href="#">EX/INS/15</a>	Letter to City of York Council 12 June 2020	15 June 2020	Inspectors
<a href="#">EX/INS/16</a>	Letter to CYC re 2018 Household Projections 2018 9 July 2020	9. July 2020	Inspectors
<b>City of York Council Documents</b>			
<a href="#">EX/CYC/1</a>	Letter from Natural England 4 June 2018	13 July 2018	City of York Council
<a href="#">EX/CYC/2</a>	Council response to Natural England 19 June 2018	13 July 2018	City of York Council
<a href="#">EX/CYC/3</a>	Housing Monitoring Update 2017-18 May 2018	13 July 2018	City of York Council
<a href="#">EX/CYC/4</a>	CYC's response to Inspectors' Initial Observations Letter of 24 July 2018	9 August 2018	City of York Council
<a href="#">EX/CYC/5</a>	Highways England letter 29 August 2018	17 September 2018	City of York Council
<a href="#">EX/CYC/5a</a>	App a - Highways England York Forecast Model Review 10 August 2018	17 September 2018	City of York Council
<a href="#">EX/CYC/6</a>	CYC's Response to HE email 29 August 2018	14 November 2018	City of York Council

<a href="#">EX/CYC/6a</a>	Appendix a - SYSTRA Note 2	14 November 2018	City of York Council
<a href="#">EX/CYC/7</a>	York letter of response to Inspectors 13 November 2018	14 November 2018	City of York Council
<a href="#">EX/CYC/7a</a>	Duty to Co-operate Annexes	14 November 2018	City of York Council
<a href="#">EX/CYC/7b</a>	Addendum to Annex 4 of IDP	14 November 2018	City of York Council
<a href="#">EX/CYC/7c</a>	Errata addendum to IDP	14 November 2018	City of York Council
<a href="#">EX/CYC/7d</a>	Figures 5.1 and 5.2	14 November 2018	City of York Council
<a href="#">EX/CYC/8</a>	York letter of response to Inspectors 29 January 2019	31 January 2019	City of York Council
<a href="#">EX/CYC/9</a>	Housing Need Update January 2019	31 January 2019	City of York Council
<a href="#">EX/CYC/10</a>	Email from Council to Inspectors 12 February 2019	12 February 2019	City of York Council
<a href="#">EX/CYC/11</a>	Clarification note for Inspectors 18 February 2019	6 March 2019	City of York Council
<a href="#">EX/CYC/11a</a>	Enclosure 1 - Legal Advice from John Hobson QC From LPWG Dec 15	6 March 2019	City of York Council
<a href="#">EX/CYC/11b</a>	Enclosure 2 - SHLAA Figure 6 Detailed Housing Trajectory	6 March 2019	City of York Council
<a href="#">EX/CYC/11c</a>	Enclosure 3 - LP Figure 5 1 and Table 5 2 Version 1 Housing Trajectory Extended to 2037-38	6 March 2019	City of York Council
<a href="#">EX/CYC/11d</a>	Enclosure 4 - LP Figure 5 1 and Table 5 2 Version 2 Detailed Housing Trajectory Extended to 37-38	6 March 2019	City of York Council
<a href="#">EX/CYC/12</a>	Public reports pack Executive 7 March 2019	15 March 2019	City of York Council
<a href="#">EX/CYC/13</a>	CYC Response to PINS 25 March 2019	9 May 2019	City of York Council
<a href="#">EX/CYC/14</a>	Executive Minutes 7 March 2019	9 May 2019	City of York Council
<a href="#">EX/CYC/14a</a>	Annex A - GL Hearne Housing Need Update 2019	9 May 2019	City of York Council
<a href="#">EX/CYC/14b</a>	Annex B – EX/CYC/8 Response to PINS 29.01.19	9 May 2019	City of York Council
<a href="#">EX/CYC/14c</a>	Annex C - Habitat Regulation Assessment Feb 2019	9 May 2019	City of York Council
<a href="#">EX/CYC/14d</a>	Annex D - NE comments on CYC local plan visitor surveys	9 May 2019	City of York Council
<a href="#">EX/CYC/14e</a>	Annex E - Proposed Modifications Schedule HRA Feb 2019	9 May 2019	City of York Council
<a href="#">EX/CYC/14f</a>	Annex F - Defence Infrastructure Organisation Letter 210219	9 May 2019	City of York Council

<a href="#">EX/CYC/15</a>	Minor Modifications Schedule OAN - March 2019	9 May 2019	City of York Council
<a href="#">EX/CYC/16</a>	SHLAA Fig 6 Updated to 790 dpa OAN	9 May 2019	City of York Council
<a href="#">EX/CYC/17a</a>	Updated Fig 5.1 and Tab 5.2 Housing Trajectories to 2033 790 dpa	9 May 2019	City of York Council
<a href="#">EX/CYC/17b</a>	Updated Fig 5.1 and Tab 5.2 Housing Trajectories to 2038 790 dpa	9 May 2019	City of York Council
<a href="#">EX/CYC/18</a>	Green Belt TP1 Addendum	9 May 2019	City of York Council
<a href="#">EX/CYC/18a</a>	TP1 Addendum Annex 6 - Minor Modifications Schedule GB Policies maps March 2019	9 May 2019	City of York Council
<a href="#">EX/CYC/18b</a>	TP1 Addendum Annex 5 – Development Sites in the Green Belt	9 May 2019	City of York Council
<a href="#">EX/CYC/18c</a>	TP1 Addendum Annex 4 – Urban Areas in the general extent of the Green Belt	9 May 2019	City of York Council
<a href="#">EX/CYC/18d</a>	TP1 Addendum Annex 3 – York Green Belt Inner Boundary Section Descriptions and Justification	9 May 2019	City of York Council
<a href="#">EX/CYC/18e</a>	TP1 Addendum Annex 2 – York Green Belt Outer Boundary Section Description and Justifications	9 May 2019	City of York Council
<a href="#">EX/CYC/18f</a>	TP1 Addendum Annex 1 - GIS Map Evidence to support Sections 4 and 5	9 May 2019	City of York Council
<a href="#">EX/CYC/19</a>	Response to Inspectors 21st May 2019	30 May 2019	City of York Council
<a href="#">EX/CYC/20</a>	Proposed Modifications June 2019	12 June 2019	City of York Council
<a href="#">EX/CYC/21a</a>	Proposed Modifications Consultation responses (PM SID 1 to 214)	23 September 2019	City of York Council
<a href="#">EX/CYC/21b</a>	Proposed Modifications Consultation responses (PM SID 218 to 389)	23 September 2019	City of York Council
<a href="#">EX/CYC/21c</a>	Proposed Modifications Consultation responses (PM SID 394 to 620)	23 September 2019	City of York Council
<a href="#">EX/CYC/21d</a>	Proposed Modifications Consultation responses (PM SID 621 to 920)	23 September 2019	City of York Council
<a href="#">EX/CYC/22</a>	Regulation 22 Consultation Statement update September 2019	14 October 2019	City of York Council
<a href="#">EX/CYC/22a</a>	Regulation 22 Consultation Statement update September 2019 – Annex 6	14 October 2019	City of York Council
<a href="#">EX/CYC/23</a>	Duty to Co-op Addendum with Appendix	14 October 2019	City of York Council
<a href="#">EX/CYC/24a</a>	SA Addendum - Proposed Modifications Consultation June 2019	15 November 2019	City of York Council
<a href="#">EX/CYC/24b</a>	SA Addendum Appendices A-G - Proposed Modifications Consultation June 2019	15 November 2019	City of York Council



<a href="#">EX/CYC/24c</a>	Sustainability Appraisal (SA) Addendum Non Technical Summary June 2019	15 November 2019	City of York Council
<a href="#">EX/CYC/25</a>	Cllr Ayre Opening Statement	10 December 2019	City of York Council
<a href="#">EX/CYC/26</a>	City of York Council Opening Speech 10 December 2019	10 December 2019	City of York Council
<a href="#">EX/CYC/27</a>	Heard v Broadland 2012 Env. L.R. 23	10 December 2019	City of York Council
<a href="#">EX/CYC/28</a>	R (Friends of the Earth) v Welsh Ministers 2016 Env. L.R. 1	10 December 2019	City of York Council
<a href="#">EX/CYC/29</a>	York Economic Outlook December 2019 Oxford Economics	10 December 2019	City of York Council
<a href="#">EX/CYC/30a</a>	Report to Spatial Planning and Transport Board (SPTB) September 2015	11 December 2019	City of York Council
<a href="#">EX/CYC/30b</a>	Minutes of Spatial Planning and Transport Board (SPTB) September 2015	11 December 2019	City of York Council
<a href="#">EX/CYC/31</a>	Guildford Local Plan Final Report	11 December 2019	City of York Council
<a href="#">EX/CYC/32</a>	CYC Annual Housing Monitoring and MHCLG Housing Flow Reconciliation Return	11 December 2019	City of York Council
<a href="#">EX/CYC/33</a>	Draft Schedule of CYC Homework Jan 2020	3 March 2020	City of York Council
<a href="#">EX/CYC/34</a>	Documents submitted at Phase 1 hearings by CYC	3 March 2020	City of York Council
<a href="#">EX/CYC/35</a>	York Central 18_01884_OUTM - Decision Notice	3 March 2020	City of York Council
<a href="#">EX/CYC/36</a>	Affordable Housing Note Final February 2020	3 March 2020	City of York Council
<a href="#">EX/CYC/37</a>	Audit Trail of Sites 35-100 Hectares	5 June 2020	City of York Council
<a href="#">EX/CYC/38</a>	Joint Position Statement between CYC and Selby DC Housing Market Area April 2020	5 June 2020	City of York Council
<a href="#">EX/CYC/39</a>	Green Belt Clarification Note June 2020	5 June 2020	City of York Council
<a href="#">EX/CYC/39a</a>	Appendix 1 Wedgewood vs City of York Council	5 June 2020	City of York Council
<a href="#">EX/CYC/40</a>	CYC Letter to Inspectors 22 June	22 June 2020	City of York Council
<a href="#">EX/CYC/41</a>	CYC response to DIO letter 16 June 2020 (EX/OTH/15)	29 July 2020	City of York Council
<a href="#">EX/CYC/41a</a>	CYC response to DIO letter 16 June 2020 Appendix 1	29 July 2020	City of York Council

<a href="#">EX/CYC/42</a>	CYC Letter to Inspectors 31 July 2020	3 August 2020	City of York Council
<a href="#">EX/CYC/43</a>	CYC Letter to Inspectors 6 October 2020	7 Oct 2020	City of York Council
<a href="#">EX/CYC/43a</a>	G L Hearn Housing Needs Update September 2020	7 Oct 2020	City of York Council
<b>Other Documents</b>			
<a href="#">EX/OTH/1</a>	Poppleton Glassworks SINC Survey	13 July 2018	The Industrial Property Investment Fund
<a href="#">EX/OTH/2</a>	Ecological Survey for Langwith, Heslington	13 July 2018	A1 Plant Haulage
<a href="#">EX/OTH/2a</a>	Ecological Survey for Langwith, Heslington – Appendix 6 Breeding Bird Survey	13 July 2018	A1 Plant Haulage
<a href="#">EX/OTH/3a</a>	York Green Belt Local Plan Inspector's Report (1994)	4 December 2019	Fulford and Heslington PCs
<a href="#">EX/OTH/3b</a>	York Green Belt 1992 NYCC Maps	4 December 2019	Fulford and Heslington PCs
<a href="#">EX/OTH/4</a>	Judgment - Ockham PC v Guildford 4 December 2019	9 December	Langwith/CYC
<a href="#">EX/OTH/5</a>	Report to Local Plan Working Group 23 January 2018	20 December 2019	Galtres
<a href="#">EX/OTH/6</a>	University of York Growth Rates	20 December 2019	University of York
<a href="#">EX/OTH/7</a>	Appeal Decision Land north of Boroughbridge Road	20 December 2019	City of York Council
<a href="#">EX/OTH/8</a>	High Court Decision Satnam Millennium Ltd	20 December 2019	City of York Council
<a href="#">EX/OTH/9a</a>	Karbon Statement Addendum	6 March 2020	Carter Jonas
<a href="#">EX/OTH/9b</a>	Karbon Statement Addendum (Appendix)	6 March 2020	Carter Jonas
<a href="#">EX/OTH/10</a>	Email Cllr Musgrave	6 March 2020	Selby District Council
<a href="#">EX/OTH/11a</a>	Letter to Inspectors Selby District Council Dec 2019 Appendix 1	6 March 2020	Selby District Council
<a href="#">EX/OTH/11b</a>	Letter to Inspectors Selby District Council Dec 2019	6 March 2020	Selby District Council
<a href="#">EX/OTH/12</a>	Email between York and Selby Councils Nov 2019	6 March 2020	City of York Council
<a href="#">EX/OTH/13</a>	Letter from Natural England regarding ST35 QEII Barracks	28 April 2020	Natural England
<a href="#">EX/OTH/14</a>	Email from Fulford Parish Council	4 May 2020	Fulford PC
<a href="#">EX/OTH/15</a>	Letter from DIO re Queen Elizabeth Barracks 16 June 2020	21 June 2020	DIO
<a href="#">EX/OTH/16</a>	Email from O'Neill Associates	6 July 2020	O'Neill Assocs.

<a href="#">EX/OTH/17</a>	Letter from DIO re Queen Elizabeth Barracks 19 August 2020	21 August 2020	DIO
<b>Statements of Common Ground</b>			
<a href="#">EX/SoCG/1</a>	CYC and Redrow Homes/landowners represented by Michael Glover in relation to Monks Cross North (ST8)	5 December 2019	City of York Council
<a href="#">EX/SoCG/2</a>	CYC and Selby, Hambleton, Ryedale, Harrogate, East Riding of Yorkshire and North Yorkshire County Councils.	5 December 2019	City of York Council
<a href="#">EX/SoCG/3</a>	CYC and Historic England	5 December 2019	City of York Council
<a href="#">EX/SoCG/4</a>	CYC and Environment Agency	6 December 2019	City of York Council
<a href="#">EX/SoCG/5</a>	CYC and natural England	6 December 2019	City of York Council
<a href="#">EX/SoCG/6</a>	CYC and Linden Homes Strategic Land and Barratt and David Wilson Homes Yorkshire Division in relation to site ST9 North of Haxby	6 December 2019	City of York Council
<a href="#">EX/SOCG/7</a>	CYC Highways England	10 December 2019	City of York Council
<a href="#">EX/SoCG/7 App 1</a>	Annex C York Transport Model Review Report	10 December 2019	City of York Council
<a href="#">EX/SoCG/7 App 2</a>	Annex D Transport Topic Paper Update 2019	10 December 2019	City of York Council
<a href="#">EX/SoCG/8</a>	CYC and Langwith Development Partnership in relation to site ST15 West of Elvington Lane	17 Dec. 2019	City of York Council
<b>Hearing Statements</b>			
<b>Matter 1 - Legal requirements</b>			
<a href="#">EX/HS/M1/LR/0a</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/0b</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/0a/Appendix 1</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/1</a>	Historic England	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/2</a>	Lovell	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/3</a>	Banks Property	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/4</a>	Defence Infrastructure Organisation	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/5</a>	Barratt and David Wilson Homes	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/6</a>	Wright	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/6b</a>	Wright Summary	6 Dec. 2019	
<a href="#">EX/HS/M1/LR/7a</a>	Harrison	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/7a/Appendix 1</a>	Harrison	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/8</a>	Fulford and Heslington Parish Councils	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/9</a>	Redrow Homes/Glover	2 Dec. 2019	

<a href="#">EX/HS/M1/LR/10</a>	Taylor Wimpey (JM)	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/11</a>	Elvington Parish Council	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/12</a>	Pilcher Homes	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/13</a>	Sturdy	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/14</a>	Fields (ST7)	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/15</a>	Fields (ST14)	5 Dec. 2019	
<a href="#">EX/HS/M1/LR/16</a>	Langwith	2 Dec. 2019	
<a href="#">EX/HS/M1/LR/17</a>	Galtres Garden Village	3 Dec. 2019	
<a href="#">EX/HS/M1/LR/18</a>	York Labour Party/York Labour Group	3 Dec. 2019	
<a href="#">EX/HS/M1/LR/19</a>	Beacon	3 Dec. 2019	
<a href="#">EX/HS/M1/LR/20</a>	Gladman	5 Dec. 2019	
<b>Matter 2 – The Housing Strategy</b>			
<b>Housing Market Area</b>			
<a href="#">EX/HS/ M2/HMA/0</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/1</a>	Home Builders Federation	29 Nov 2019	
<a href="#">EX/HS/M2/HMA/2</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M2/HMA/3</a>	Lovell	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/4</a>	Banks Property	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/5</a>	Taylor Wimpey/Persimmon/Bellway (L)	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/6</a>	Defence Infrastructure Organisation	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/7</a>	Harrison	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/8</a>	Fulford and Heslington Parish Councils	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/9</a>	KCS	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/10</a>	Redrow Homes/Glover	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/11</a>	Taylor Wimpey (JM)	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/12</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/13</a>	York and North Yorkshire Chamber of Commerce	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/14</a>	L and Q Estates (T)	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/15</a>	Langwith Development Partnership	2 Dec. 2019	
<a href="#">EX/HS/ M2/HMA/16</a>	Galtres Garden Village	3 Dec. 2019	
<b>Objectively Assessed Housing Needs</b>			
<a href="#">EX/HS/M2/OAHN /0</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /1</a>	Home Builders Federation	29 Nov 2019	
<a href="#">EX/HS/M2/OAHN/2</a>	Industrial Property Investment Fund	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN/3</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /4</a>	Lovell	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /5</a>	Banks Property	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /6</a>	Taylor Wimpey/Persimmon/Bellway (L)	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /7</a>	Defence Infrastructure Organisation	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /8</a>	Barratt and David Wilson Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /8/App 1</a>	Barratt and David Wilson Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /9</a>	Fulford and Heslington Parish Councils	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /10</a>	KCS	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /11</a>	Redrow Homes/Glover	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /12</a>	Green Development	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /13</a>	Taylor Wimpey (JM)	2 Dec. 2019	

<a href="#">EX/HS/M2/OAHN /14</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /15</a>	York and North Yorkshire Chamber of Commerce	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /16</a>	Pilcher Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /17</a>	L and Q Estates (T)	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN/18a</a>	Karbon Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN/18b</a>	Karbon Homes – Appendix 1	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN/18c</a>	Karbon Homes – Appendix 2	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN/18d</a>	Karbon Homes – Appendix 3	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /19</a>	Shepherd Group	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /20</a>	Linden Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /21</a>	Fields (ST7)	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /22</a>	Fields (ST14)	5 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /23</a>	Langwith Development Partnership	2 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /24</a>	Various clients of Directions Planning	3 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /25</a>	York Labour Party/York Labour Group	3 Dec. 2019	
<a href="#">EX/HS/M2/OAHN /26</a>	Gladman	5 Dec. 2019	
<b>Housing Requirement</b>			
<a href="#">EX/HS/M2/HR/0</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/1</a>	Home Builders Federation	29 Nov 2019	
<a href="#">EX/HS/M2/HR/2</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/3</a>	Lovell	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/4</a>	Banks Property	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/5</a>	Taylor Wimpey/Persimmon/Bellway (L)	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/6</a>	Defence Infrastructure Organisation	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/7</a>	Barratt and David Wilson Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/8</a>	Harrison	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/9</a>	Fulford and Heslington Parish Councils	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/10</a>	KCS	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/11</a>	Redrow Homes/Glover	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/12</a>	Green Development	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/13</a>	Taylor Wimpey (JM)	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/14</a>	York and North Yorkshire Chamber of Commerce	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/15</a>	Pilcher Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/16</a>	L and Q Estates (T)	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/17</a>	Karbon Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/18</a>	Shepherd Group	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/19</a>	Linden Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/20</a>	Langwith Development Partnership	2 Dec. 2019	
<a href="#">EX/HS/M2/HR/21</a>	Galtres Garden Village	3 Dec. 2019	
<a href="#">EX/HS/M2/HR/22</a>	Various clients of Directions Planning	3 Dec. 2019	
<a href="#">EX/HS/M2/HR/23</a>	York Labour Party/York Labour Group	3 Dec. 2019	
<a href="#">EX/HS/M2/HR/24</a>	Gladman	5 Dec. 2019	
<a href="#">EX/HS/M2/HR/25</a>	Fields (ST7)	5 Dec. 2019	
<a href="#">EX/HS/M2/HR/26</a>	Fields (ST14)	5 Dec. 2019	

<b>Spatial Distribution</b>			
<a href="#">EX/HS/M2/SD/0</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/1</a>	Historic England	29 Nov 2019	
<a href="#">EX/HS/M2/SD/2</a>	Lovell	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/3</a>	Banks Property	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/4</a>	Barratt and David Wilson Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/5</a>	Harrison	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/6</a>	Fulford and Heslington Parish Councils	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/7</a>	KCS	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/8</a>	Redrow Homes/Glover	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/9</a>	Taylor Wimpey (JM)	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/10</a>	Pilcher Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/11</a>	L and Q Estates (CJ)	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/12</a>	Karbon Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/13</a>	Shepherd Group	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/14</a>	Linden Homes	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/15</a>	Fields (ST7)	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/16</a>	Fields (ST14)	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/17</a>	Langwith Development Partnership	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/18</a>	Sturdy	2 Dec. 2019	
<a href="#">EX/HS/M2/SD/19</a>	Galtres Garden Village	3 Dec. 2019	
<a href="#">EX/HS/M2/SD/20</a>	Bellway Homes	3 Dec. 2019	
<a href="#">EX/HS/M2/SD/21</a>	Gladman	5 Dec. 2019	
<b>Matter 3 – Green Belt</b>			
<b>Principles</b>			
<a href="#">EX/HS/M3/Prin/0</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/1</a>	The Retreat	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/2</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/3</a>	Lovell	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/4</a>	Gladman	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/5</a>	Banks Property	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/6</a>	Defence Infrastructure Organisation	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/7</a>	Wright	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/8</a>	Countryside Properties	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/9</a>	Harrison	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/10</a>	Fulford and Heslington Parish Councils	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/11</a>	KCS	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/12</a>	Redrow Homes/Glover	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/13</a>	Taylor Wimpey (JM)	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/14</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/15</a>	Oakgate Group	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/16</a>	Pilcher Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/17</a>	Procter	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/18</a>	Mulgrave Property	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/19</a>	Yorvik Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/20</a>	L and Q Estates (CJ)	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/21</a>	Schoen Clinic	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/22</a>	Karbon Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/23</a>	Shepherd Group	2 Dec. 2019	



<a href="#">EX/HS/M3/Prin/24</a>	Linden Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/25</a>	Fields (ST7)	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/26</a>	Fields (ST14)	5 Dec. 2019	
<a href="#">EX/HS/M3/Prin/27</a>	Barratt and David Wilson Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/Prin/28</a>	University of York	3 Dec. 2019	
<a href="#">EX/HS/M3/Prin/29</a>	Galtres Garden Village	3 Dec. 2019	
<a href="#">EX/HS/M3/Prin/30</a>	Various clients of Directions Planning	3 Dec. 2019	
<a href="#">EX/HS/M3/Prin/31</a>	Langwith	11 Dec. 2019	
<b>Approach to defining boundaries</b>			
<a href="#">EX/HS/M3/App/0</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/M3/App/1</a>	Historic England	29 Nov 2019	
<a href="#">EX/HS/M3/App/2</a>	York Travellers Trust	29 Nov 2019	
<a href="#">EX/HS/M3/App/2/ App 1</a>	York Travellers Trust - Appendix 1 – Letter 21 March 2018	29 Nov 2019	
<a href="#">EX/HS/M3/App/2/ App 2</a>	York Travellers Trust – Appendix 2 – Annex 5	29 Nov 2019	
<a href="#">EX/HS/M3/App/2/ App 3</a>	York Travellers Trust – Appendix 2 – Annex 4	29 Nov 2019	
<a href="#">EX/HS/M3/App/3</a>	NHS Property Services	2 Dec. 2019	
<a href="#">EX/HS/M3/App/4</a>	The Retreat	2 Dec. 2019	
<a href="#">EX/HS/M3/App/5</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M3/App/6</a>	Lovell	2 Dec. 2019	
<a href="#">EX/HS/M3/App/7</a>	Gladman	2 Dec. 2019	
<a href="#">EX/HS/M3/App/8</a>	Banks Property	2 Dec. 2019	
<a href="#">EX/HS/M3/App/9</a>	Defence Infrastructure Organisation	2 Dec. 2019	
<a href="#">EX/HS/M3/App/10</a>	Wright	2 Dec. 2019	
<a href="#">EX/HS/M3/App/10a</a>	Wright Summary	6 Dec. 2019	
<a href="#">EX/HS/M3/App/11</a>	Countryside Properties	2 Dec. 2019	
<a href="#">EX/HS/M3/App/12</a>	Harrison	2 Dec. 2019	
<a href="#">EX/HS/M3/App/13</a>	Fulford and Heslington Parish Councils	2 Dec. 2019	
<a href="#">EX/HS/M3/App/14</a>	KCS	2 Dec. 2019	
<a href="#">EX/HS/M3/App/15</a>	Redrow Homes/Glover	2 Dec. 2019	
<a href="#">EX/HS/M3/App/16</a>	Taylor Wimpey (JM)	2 Dec. 2019	
<a href="#">EX/HS/M3/App/17</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M3/App/18</a>	Oakgate Group	2 Dec. 2019	
<a href="#">EX/HS/M3/App/19</a>	Pilcher Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/App/20</a>	Procter	2 Dec. 2019	
<a href="#">EX/HS/M3/App/21</a>	Mulgrave Property	2 Dec. 2019	
<a href="#">EX/HS/M3/App/22</a>	Yorvik Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/App/23</a>	L and Q Estates (CJ)	2 Dec. 2019	
<a href="#">EX/HS/M3/App/24</a>	Schoen	2 Dec. 2019	
<a href="#">EX/HS/M3/App/25</a>	Karbon Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/App/26</a>	Linden Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/App/27</a>	York and North Yorkshire Chamber of Commerce	2 Dec. 2019	
<a href="#">EX/HS/M3/App/28</a>	Shepherd Group	2 Dec. 2019	
<a href="#">EX/HS/M3/App/29</a>	Barratt and David Wilson Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/App/30</a>	Wedgwood	3 Dec. 2019	
<a href="#">EX/HS/M3/App/31</a>	University of York	3 Dec. 2019	



<a href="#">EX/HS/M3/App/32</a>	Galtres Garden Village	3 Dec. 2019	
<a href="#">EX/HS/M3/App/33</a>	Bellway Homes	3 Dec. 2019	
<a href="#">EX/HS/M3/App/34</a>	Various clients of Directions Planning	3 Dec. 2019	
<a href="#">EX/HS/M3/App/35</a>	Bell	3 Dec. 2019	
<a href="#">EX/HS/M3/App/36</a>	Langwith	11 Dec. 2019	
<b>Exceptional Circumstances</b>			
<a href="#">EX/HS/M3/EC/0</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/1</a>	Historic England	29 Nov 2019	
<a href="#">EX/HS/M3/EC/2</a>	York Travellers Trust	29 Nov 2019	
<a href="#">EX/HS/M3/EC/2/ App 1</a>	York Travellers Trust - Appendix 1 – Letter 21 March 2018	29 Nov 2019	
<a href="#">EX/HS/M3/EC/2/ App 2</a>	York Travellers Trust – Appendix 2 – Annex 5	29 Nov 2019	
<a href="#">EX/HS/M3/EC/2/ App 3</a>	York Travellers Trust – Appendix 2 – Annex 4	29 Nov 2019	
<a href="#">EX/HS/M3/EC/3</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/4</a>	Lovell	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/5</a>	Gladman	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/6</a>	Banks Property	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/7</a>	Defence Infrastructure Organisation	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/8</a>	Wright	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/9</a>	Countryside Properties	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/10</a>	Harrison	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/11</a>	Fulford and Heslington Parish Councils	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/12</a>	KCS	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/13</a>	Redrow Homes/Glover	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/14</a>	Taylor Wimpey (JM)	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/15</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/16</a>	Oakgate Group	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/17</a>	Pilcher Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/18</a>	Sturdy	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/19</a>	Procter	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/20</a>	Mulgrave Property	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/21</a>	Yorvik Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/22</a>	L and Q Estates (CJ)	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/23</a>	Karbon Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/24</a>	Shepherd Group	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/25</a>	Linden Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/26</a>	Fields (ST7)	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/27</a>	Fields (ST14)	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/28</a>	Barratt and David Wilson Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/EC/29</a>	University of York	3 Dec. 2019	
<a href="#">EX/HS/M3/EC/30</a>	Galtres Garden Village	3 Dec. 2019	
<a href="#">EX/HS/M3/EC/31</a>	Vernon	3 Dec. 2019	
<a href="#">EX/HS/M3/EC/32</a>	Bellway Homes	3 Dec. 2019	
<a href="#">EX/HS/M3/EC/33</a>	Langwith	11 Dec. 2019	
<b>Released Land</b>			
<a href="#">EX/HS/M3/Rel/0</a>	City of York Council	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/0a</a>	City of York Council Addendum 3.7(f)	16 Dec. 2019	

<a href="#">EX/HS/M3/Rel/1</a>	Historic England	29 Nov 2019	
<a href="#">EX/HS/M3/Rel/2</a>	Barwood Strategic Land	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/3</a>	Lovell	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/4</a>	Gladman	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/4/ App1</a>	Gladman – Appendix 1	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/5</a>	Banks Property	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/6</a>	Defence Infrastructure Organisation	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/7</a>	Countryside Properties	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/8</a>	Harrison	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/9</a>	Fulford and Heslington Parish Councils	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/10</a>	KCS	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/11</a>	Redrow Homes/Glover	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/12</a>	Taylor Wimpey (JM)	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/13</a>	Barratt and David Wilson Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/14</a>	Oakgate	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/15</a>	Pilcher Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/16</a>	Procter	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/17</a>	Mulgrave Property	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/18</a>	Yorvik Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/19</a>	L and Q Estates (CJ)	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/20</a>	Karbon Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/21</a>	Shepherd Group	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/22</a>	Linden Homes	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/23</a>	Fields (ST7)	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/24</a>	Fields (ST14)	2 Dec. 2019	
<a href="#">EX/HS/M3/Rel/25</a>	Wedgwood	3 Dec. 2019	
<a href="#">EX/HS/M3/Rel/26</a>	Galtres Garden Village	3 Dec. 2019	
<a href="#">EX/HS/M3/Rel/27</a>	Galtres Garden Village	3 Dec. 2019	
<a href="#">EX/HS/M3/Rel/28</a>	Bellway Homes	3 Dec. 2019	
<a href="#">EX/HS/M3/Rel/29</a>	Various clients of Directions Planning	3 Dec. 2019	
<a href="#">EX/HS/M3/Rel/30</a>	Langwith	11 Dec. 2019	

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Item	Further information to be provided	Date to be provided
1	York Central Planning Permission Decision (24.12.19)	Submitted
2	Update list of Examination Library documents submitted during the Examination hearing Sessions	Submitted
3	Affordable Housing Note, including <ul style="list-style-type: none"> <li>• Number of affordable homes to be provided through proposed allocations and sites with consent applying policy H10 both within the plan period (2033)<sup>1</sup>;</li> <li>• Information on other sources of affordable homes including through the Council’s Housing Delivery Programme;</li> <li>• Tables of affordable housing delivery over period from 2012; and</li> <li>• Note on Right to buy (raised by Mr Grundy, Carter Jonas in MIQ response to Q 2.6)</li> </ul>	28 <sup>th</sup> February 2020
4	Audit trail of sites submitted and assessed between 35-100 hectares. <ul style="list-style-type: none"> <li>• To check site selection to ensure that all sites between 35-100ha have been assessed appropriately as part of the process.</li> <li>• CYC to set out clarification note to present site audit trail building on that already provided within Annex K to the Sustainability Appraisal.</li> </ul>	27 <sup>th</sup> March 2020
5	Housing Market Area clarification in conjunction with Selby <ul style="list-style-type: none"> <li>• CYC to contact Selby to discuss a further joint response or SOCG in relation to the shared housing market area between the two authorities.</li> <li>•</li> </ul>	27 <sup>th</sup> March 2020
6	Clarification note on the extent of York’s proposed Green Belt boundary in relation to the 6 mile general extent explaining the reasoning behind the approach. The note will also include a plan to show the distances as measured from the city centre.	27 <sup>th</sup> March 2020

<sup>1</sup> The Plan trajectory is currently based at 1<sup>st</sup> April 2017 with consents at that date and allocations phased from 2017 to 2038. Consents have been updated to 1<sup>st</sup> April 2019 and will be annotated with agreed affordable housing delivery.

7	Updated schedule of Proposed Modifications including those put forward by the Council during the Phase 1 hearing sessions. These would include those modifications that the Council propose to consult upon as main modifications subject to the report and the advice of the Inspectors	27 <sup>th</sup> March 2020
8	<p>Habitat Regulations Assessment</p> <ul style="list-style-type: none"> <li>• New HRA including Appropriate Assessment referring to all sites relating to visitor pressure issues (ST35, ST8, ST9 and ST14)</li> <li>• CYC response to Defence Infrastructure Organisation (DIO) Hearing Statement evidence submissions – visitor survey, mitigation strategy and HRA for Queen Elizabeth Barracks, Strensall. We propose submitting one document split into three parts to address each report submitted by the DIO</li> <li>• Statement of Common ground between CYC, Natural England and DIO</li> </ul>	27 <sup>th</sup> March 2020
9	Clarification note regarding the plan period and the flexibility beyond the plan period for different land uses.	27 <sup>th</sup> March 2020