



**Earswick Parish**

**Annex C**

**Neighbourhood Plan**

**Submission Version (2)**

**2017-2037**



## **CONTENTS**

Acknowledgements

Foreword

Summary

1.0 Introduction

1.1 Earswick Parish Neighbourhood Plan Area

1.2 Planning Context

1.3 Relationship between the Neighbourhood Plan and the emerging Local Plan

1.4 How the Neighbourhood Plan has been Prepared

1.5 Pre-submission Consultation

2.0 Earswick Parish

2.1 Key Issues and Opportunities

3.0 Our Vision and Objectives

4.0 Earswick Parish Policies

4.1 Housing Development

4.2 Landscape and Environment

4.3 Local Facilities

4.4 Transport and Highways

4.5 Safety and Security

5.0 Developer Contributions

6.0 Monitoring, Plan Delivery and Implementation

Appendix 1. National Planning Policy Framework: Paragraphs 89-92

## Acknowledgements

The Parish Council would like to thank all the residents of Earswick, and in particular the following individuals and organisations, for their hard work and support in the preparation of this Neighbourhood Plan:

Bill Gambold

Derek Jones

Sian Wiseman

Francis Martin

Graham Tate

Ian Yeowart

Jim McTurk

Andrew Towleron - *YourLocale*

Locality/Groundwork

City of York Council

Earswick Parish Council

Fosslands Farm Management Company limited

## Foreword

We are proud to present the Earswick Neighbourhood Plan 2017 – 2037.

The Plan has been 2 years in the making and builds on previous work undertaken as part of the Earswick Parish Plan 2012.

We are fortunate to live in a beautiful semi-rural environment, surrounded by over 30 acres of public open space. The local environment affords residents a high quality of life in peaceful surrounds and its close proximity to York provides access to a thriving city.

This is the community's Plan and the vision, objectives and subsequent policy framework in this document have been developed from your ideas and aspirations for the future of Earswick. Community sentiment strongly opposes any development of the draft Green Belt within the boundaries of the Parish but is in favour of modest development on brownfield sites, so long as it is in keeping with the character, sensitive to the environment and reflective of the level of infrastructure provision within the Parish. The policies within this Plan aim to guide future development in accordance with these preferences.

Change is inevitable, but by taking the opportunity to develop a neighbourhood plan for our community, we can help shape these changes to create the sort of place we want to live in now and in 20-years' time.

We recommend this Plan to you and hope that you will support its realisation as a guide for future development in Earswick.

Earswick Parish Council



## Summary

1. The Earswick Neighbourhood Plan 2017-2037 has been prepared by a Neighbourhood Plan Working Party under powers granted by the Localism Act 2011. This Working Party comprises members of the Parish Council and community volunteers, with the help of City of York Council and *YourLocale* and under the direction of Earswick Parish Council (the Accountable Body for the Plan).
2. The Neighbourhood Plan area covers the entire parish, an area having a population of some 1,000 and around 350 dwellings, and was formally designated by City of York Council on 9 December 2015.
3. The Earswick Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a “living promise” that mirrors the community’s overwhelming desire to make Earswick an even better place to live in, both now and for future generations.
4. There is not a current up to date Development Plan in place for the area, but in accordance with good practice, the Earswick Neighbourhood Plan has been prepared with regard to the emerging City of York Local Plan 2017 – 2037. The emerging City of York Local Plan has experienced a number of delays and is currently timetabled for examination in mid 2018.
5. The principal aims of the Earswick Neighbourhood Plan are to ensure that the Parish continues to be a safe and secure place in which to live; protect open space and the landscape; seek improvements to public transport facilities, road and footpath conditions; maintain and improve local facilities and deliver modest housing development (on brownfield sites) that is sensitive to the environment, infrastructure constraints and improves the quality of life of all current and future residents.
6. In order to achieve these aims, the Plan includes a number of development related policies that seek to:
  - Protect the draft Green Belt
  - Ensure that development is carefully controlled and takes place on sustainable brownfield sites;
  - Protect the countryside and special landscape;
  - Protect open spaces that are important to the community and/or wildlife;
  - Ensure that development is of a type and scale appropriate to the character and infrastructure provision;

- Encourage development that meets local needs;
- Protect important community facilities; and
- Seek ways of addressing traffic issues.

7. The Neighbourhood Plan is now at the 'Submission Stage'. This means that the Parish Council is satisfied that it has a robust Plan and asks City of York Council to check and consult with relevant bodies that it has been developed in accordance with relevant legislation and regulations. This is in accordance with rules covering the preparation of a Neighbourhood Plan.

8. Once it has successfully passed this stage, it will then go to an Independent Examiner, who will check to see that it has been prepared in the prescribed manner.

9. If the Plan successfully passes this stage, with any modifications, it will be put forward to referendum, where everyone on the electoral register in Earswick Parish will be invited to vote on whether or not they support it. At least 50% of those voting must vote yes for it to become a 'Made' statutory planning document. When the Plan is adopted, it will form part of the statutory Development Plan for York. Whilst planning applications will still be determined by City of York Council, the production of a Neighbourhood Plan will mean that they must have regard to its provisions and the relevant locally formulated policies when reaching planning decisions that affect Earswick Parish. This means that the residents of the Parish will have a far greater control over where development takes place and what it looks like.

### **How the Plan is Organised**

10. The Plan is organised into 6 sections as follows:

Section 1 – Provides an introduction to the Neighbourhood Plan, including the planning context and the process undertaken to develop the Plan.

Section 2 - Outlines a brief history and key characteristics of the Parish including identified issues and opportunities for the Plan to address.

Section 3 - Sets out the community's Vision and Objectives for the Earswick Parish Neighbourhood Plan.

Section 4 - Identifies within five themes, the Plan Policies that address the Vision and Objectives.

Section 5 - Outlines the use of developers' contributions in enhancing community infrastructure.

Section 6 - Explains the Plan Delivery, Implementation and on-going

Monitoring process.

## **1.0 Introduction**

11. Earswick, like many rural areas in recent time, has experienced increasing pressure for development. In situations like this, especially where there is no Local Plan with defined policies and agreed levels of growth, new developments often come forward in an ad-hoc fashion, possibly not in the most sustainable locations or best meeting the needs of the local community.

12. A Neighbourhood Plan is a new community led form of planning document which is part of the Government's approach to enable communities to better shape their area, to inform how development takes place and helps to influence the type, quality and location of that development, ensuring that change brings with it local benefit. The Earswick community is taking the opportunity to prepare a Neighbourhood Plan and have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the Parish.

13. The Neighbourhood Plan is based on extensive research and influenced by robust engagement with the local community. The Plan builds on work undertaken as part of the Earswick Parish Plan, produced in 2012 which included a detailed questionnaire of all those living in the Parish.

14. The Plan provides a vision for the future of the Parish of Earswick and sets out clear planning policies to help realise the vision. The Neighbourhood Plan aims to make Earswick an even better place to live, now and for future generations. It will cover a 20-year time period with a review every 5 years. It covers the period 2017 to 2037, the same as the emerging City of York Council Local Plan.

### **1.1 Earswick Neighbourhood Plan Area**

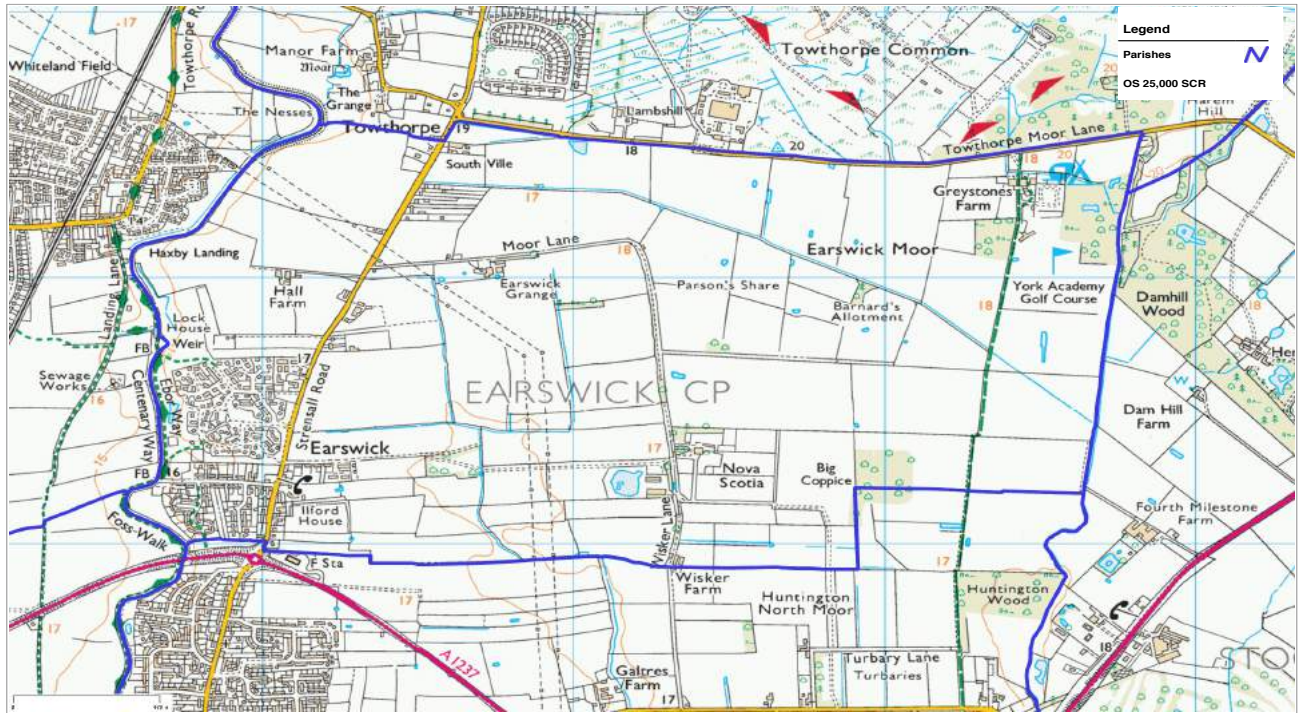
15. The Earswick Neighbourhood Plan Area, which accords with the Earswick Parish boundary, was designated by the City of York Council on 9 December 2015. The City Council's decision empowers Earswick Parish Council to produce a Neighbourhood Plan for the Parish of Earswick. The Earswick Neighbourhood Plan Area is shown in Map1.

### Map 1 - Application Area



Parish Boundary

Earswick CP



Date Created: 15-3-2017 | Map Centre (Easting/Northing): 463254 / 457692 | Scale: 1:15087 | © Crown copyright and database right. All rights reserved (00009999) 2017 © Contains Ordnance Survey Data : Crown copyright and database right 2017



## 1.2 Planning Context

16. Neighbourhood Plans were introduced under the 2011 Localism Act, giving communities the power to produce their own neighbourhood plans that will influence future development in their local area. Essentially, neighbourhood plans can set out policies for the development and use of land in the whole or part of the designated area including the location and form of new development measures to protect the landscape and character and important community facilities.

17. Neighbourhood Plans can be narrow or broad in scope and there is no requirement to include policies dealing with a particular land use or development. The locally formulated policies will be specific to Earswick Parish and reflect the needs and aspirations of the community. In the case that there are national and district planning policies that meet the needs and requirements of the Parish, they are not repeated in the Plan

18. The Government's intention is for communities to have a greater say and role in the planning system by shaping future development in their area. However, all neighbourhood plans must be prepared to comply with a set of Basic Conditions. Firstly, neighbourhood plans must have regard to national policies that for England are set out in the National Planning Policy Framework (NPPF). The focus of this policy is the contribution that planning can make to sustainable development through the joint pursuance of economic, environmental and social improvement.

19. Secondly, the making of the neighbourhood plan must be in general conformity with the strategic policies contained in the development plan for the area. This requirement is somewhat complicated in the case of Earswick Parish in that there is currently no up to date development plan for the City of York. The City of York has been working on a Local Plan for a number of years, but progress has been stalled for a number of reasons. The current iteration of the Local Plan is timetabled for submission for examination in mid 2018. The City of York Draft Control Local Plan incorporating the 4<sup>th</sup> Set of Changes (April 2005) is currently a material consideration for development control decisions.

20. Despite the fact that the York green belt is still, technically, a 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 draft Green Belt were specifically excluded from the revocation.

21. These retained policies make it clear that development plans should define the detailed boundaries of the Green Belt around York. The outer boundary is to be about 6 miles from York city centre and the inner one is to be defined to establish the long-term development limits that safeguard the special character and setting of the historic city.

22. National Planning Practice Guidelines states that 'where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree on the relationship between policies in the emerging neighbourhood plan, the emerging Local Plan and the adopted development plan with appropriate regard to national policy and guidance.

23. The policies in the Earswick Neighbourhood Plan have been developed with due consideration to the emerging City of York Local Plan (2017) and is in general conformity with the existing local plan policies.

24. Finally, in order to meet the basic conditions, neighbourhood plans must be compatible with EU obligations and contribute to the achievement of sustainable development. Of particular relevance to neighbourhood planning is the assessment of certain plans on the environment (Strategic Environmental Assessment). A screening assessment has been undertaken and is available in a separate document. City of York Council, the Environment Agency, Natural England and Historic England have all confirmed that a full Strategic Environment Assessment is not required.

25. Once 'made' this Plan will form part of the statutory development plan for the Earswick Plan Area. Decisions on planning applications within the Plan Area will be made using both the Local Plan and the Neighbourhood Plan and any other material considerations.

### **1.3 Relationship between the Neighbourhood Plan and the draft Local Plan**

26. The Earswick Neighbourhood Plan is based on the evidence collated from a number of surveys and consultations with residents, businesses and representative groups, and is also informed by the response of residents to the draft City of York Preferred Options Local Plan published in June 2013.

27. The draft City of York Council Preferred Options Local Plan proposed that 81 hectares (210 acres) of draft Green Belt farmland to the east of the Parish be 'safeguarded' by removing it from the York draft Green Belt and allocating it for future housing development of up to 2,000 houses beyond 2030 with the proviso that if access and sustainability issues could be overcome part of this development of around 1,000 houses could be brought forward into the plan period. This overwhelming amount of development in Earswick seemed to have been based on the amount of land that willing landowners were prepared to make available, rather than on any objective, evidence-based assessment of the amount and spatial distribution of new housing development required.

28. The draft City of York Preferred Options Local Plan proposals were met with considerable resistance by the residents of the Parish. Following two local meetings of residents many registered their objections and concerns to City of York Council. The Parish Council also submitted a detailed letter of objection.

29. Despite the considerable number of objections and responses across the city of York to the draft Preferred Options Local Plan, the Publication Draft of the Local Plan was substantially unchanged from the Preferred Options Draft. The Publication Draft of the City of York Local Plan was halted from progressing to consultation by the full Council at its meeting on 9 October 2014 to review the overall housing requirements included in the plan. Since that date further work on housing and employment requirements have been undertaken to take account of the latest Government statistical releases and updates to the evidence base. In addition further work around determining a permanent Green Belt for York has also been undertaken.

30. This resulted in the publication in July 2016 of a revised City of York Council Preferred Sites Consultation Local Plan which itself was superseded by the publication in September 2017 of the City of York Local Plan Pre-Publication draft Local Plan and recently, February 2018, the City of York Local Plan Publication draft. This document seeks to identify sufficient land to accommodate York's development needs across the plan period, 2017-2037, and establishes a green belt boundary enduring 20 years. Significantly for the Parish of Earswick the draft Local Plan no longer has any land designated as "safeguarded". In addition the plan does not propose to allocate any land within Earswick for future development.

**31. These proposals are entirely in line with the wishes of Earswick residents and the recommendations of this Neighbourhood Plan that**

**there should be no changes to the draft Green Belt boundary within the parish boundaries, nor that the Parish is a sustainable location for development allocations.**

#### **1.4 How the Neighbourhood Plan has been Prepared**

32. The Plan has been prepared by residents and members of the Earswick Parish Council working as part of a Neighbourhood Plan Working Party with support from the City of York Council and consultants *Yourlocale*. The process has involved a number of key steps:

##### **Designation and Raising Awareness**

33. Earswick Parish Council took the decision to produce a Neighbourhood Plan at its meeting on 3<sup>rd</sup> November 2014 in response to the Government's publication of the Localism Bill. Following a community introduction workshop in March 2015, to which all residents of the Parish were invited, the Parish Council formally agreed to develop a Neighbourhood Plan for Earswick at its meeting on the 20<sup>th</sup> April 2015.

34. The Parish Council established a Working Party, formed from members of the local community and parish council representatives to oversee the process of preparing the Plan. Terms of reference and membership of the Working Party were approved by the Parish Council at its Annual Meeting in May 2015.

35. In December 2015 Earswick was designated by City of York Council as a Neighbourhood Planning Area.

36. Progress on the Plan was communicated to residents by newsletters, on noticeboards, through open meetings and on a section of the Parish Council website dedicated to the Neighbourhood Plan.

##### **Consultation and Evidence Gathering**

37. The policies within this plan are based on a significant body of evidence and robust community engagement.

38. During 2015/2016/2017 over 230 people attended five public open meetings and exhibitions held in the Parish. Participants were asked what they liked and disliked about the Parish, how they would want to see it evolve and the benefits new development should bring to the community. Further to ensure the consultation process was as inclusive as possible the working party also sought the views of Earswick residents and local businesses via two detailed full Parish Neighbourhood Resident Surveys. In both cases over 60% of those surveyed responded, which is a very good response rate.



39. The Working Party mobilised themselves to begin the process of gathering evidence to support the Plan. This included reviewing evidence reports prepared by City of York Council and preparing a neighbourhood profile using key national and local statistics.

40. Further details of the consultation and engagement undertaken can be found in the Statement of Consultation, which is available on the Parish Council website under the dedicated Neighbourhood Plan section.

### **Vision and Objectives Development**

41. Following analysis of the August/September 2015 consultation exercise and evidence gathering, a Vision and Objectives document was drafted for comment. The document was sent to every household in the Parish during April 2016.

### **Draft Plan Creation**

42. During May to August 2016, a draft Neighbourhood Plan (Version 1) was produced based on consultation outcomes and sound evidence. Consultants *YourLocale* were used to support this process. A copy of this draft plan was made available to every household in the parish, either by viewing on the Parish Council website or on a hard copy on request. Public exhibitions of the proposals were also held in the village hall in October and December 2016.

43. An initial pre-submission consultation of residents, landowners, businesses and agencies was carried out in November/December 2016. Where appropriate amendments/additions were made to the draft plan. A further pre-submission version of the draft plan (Version 2) was produced in September 2017 as a result of the publication of the updated City of York draft Local Plan and the introduction of a specific policy dealing with the extent of the draft Green Belt. A copy of the updated version of the draft plan was again made available to every household either via the Parish Council website or a hard copy on request. A public exhibition of the revised proposals for both residents and representatives of the statutory bodies was held on the 15<sup>th</sup> December 2017 in the village hall. The second pre-submission consultation took place between December 2017 and February 2018. Again where appropriate amendments/additions were made to the Plan.

Copies of the responses from both consultations can be viewed on the Parish Council website and in the Consultation Statement document.

## **1.5 Pre-submission Consultation**

44. Following the amendments to the initial pre-submission draft plan, based on the earlier feedback, and updating of the plan in line with the recently published City of York draft Local Plan the Parish Council invited residents, landowners, businesses and agencies to give their views on the draft of the revised Neighbourhood Plan. This consultation took place between December 2017 and February 2018.

45. Hard copies of the Draft Plan and Representation Forms were made available from:

The Clerk to the Council, Joanne Fisher: Tel: 01904 758615 or email: earswickclerk@aol.com

46. The Draft Plan, Representation Forms and other background documents are also available for viewing and downloading from the Neighbourhood Plan website:

<http://www.earswick.org/neighbourhood-plan/?drawer=Neighbourhood%20Plan>

47. A Representation Form was provided for comments, but the Parish Council also welcomed comments by email or in writing. Completed forms and other comments in writing were returned to:

The Clerk to the Council, Joanne Fisher, 24 Lock House Lane, Earswick, York, YO32 9FT.

48. Following the public consultation process on the Draft Neighbourhood Plan, the Plan has been amended and submitted to City of York Council together with supporting documentation, including a Strategic Environmental Assessment, Basic Conditions Statement and Consultation Statement setting out who had been consulted, how the consultation had been undertaken and how the representations received had informed the Plan.

49. City of York Council will re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made to the Plan it will be subjected to a local referendum, and then “Made” by City of York Council and used to determine planning applications in Earswick Parish.

## 2.0 Earswick Parish

50. Earswick is a small North Yorkshire parish on the riverside setting of the River Foss. Located on the York to Strensall Road. Earswick is one mile south of Strensall and four miles north of the city of York. York's nearby outer ring road (A1237) offers access to the Leeds/Scarborough A64 and the Thirsk/Teesside A19.

51. Originally a collection of farm buildings, which has evolved into a village, the ancient township of Earswick or Edresuic, as it was known before the Norman Conquest, is named from the Anglo-Saxon meaning "dwelling or farm of a man called AEthelric".

52. Earswick is also specifically mentioned in the Great Domesday Book (1086) where records show that "three geld carucates (about 360 acres) of land in Earswick held of St Peter by Sasford and Godric before the Conquest belonged to the See of York and afterward formed part of the manor of Strensall".

53. The village later came to prominence with the creation of Earswick Landing, where coal was brought into the area along the River Foss.

54. The early and mid 20th Century saw Earswick change very little. It remained very much an agricultural village with the population increasing only slightly to around 230. Apart from several farms along the Strensall Road the majority of housing was still located on a ribbon of land off the main York to Strensall Road, leading down to the River Foss, known as The Village.

55. But the late 20th century saw a decline in employment in agriculture coinciding in the late 1970's with the growth of the Parish as home to a significant number of professional people working in the York area following the building of housing in Shilton Garth Close, Stablers Walk and Rowley Court.

56. One of the most significant events in the history of the Parish occurred in the 1990's when the local pig farm obtained planning permission for the construction of 125 homes on what is now the Fosslands estate, almost doubling the size of the village. It did, however, enable the Parish to gain a much needed village hall, tennis courts and a bowling green (now the Scented Garden) although it was at this time that, like many small parishes throughout the country, it saw the disappearance of its village shop.

57. Uniquely the Parish has never had a church, school or a public house.

58. Despite being so close to the city of York the Parish still provides an attractive semi-rural environment in which to live surrounded by over 30 acres of public open space with designated footpaths and tranquil riverside walks, a scented garden, tennis courts, play areas, a village hall and village green complete with a maypole.

59. Shops at nearby Strensall and Huntington cater for daily needs, whilst the shopping centres of Clifton Moor, Monks Cross and Vangarde are less than 2 miles away.

60. Schools for both primary and secondary school children are located in nearby Huntington and Earswick residents have burial rights in the cemetery in Huntington.

61. The Parish had a population of 876 and 346 households at the time of the 2011 Census. It has a higher than average proportion of older residents, with over 19% aged over 65 compared with 17% for York as a whole and the 16.3% national average.

62. The economic activity rate is higher than that of York and England as a whole, and 88% of residents reported to be in good or very good health, which is also somewhat higher than the York and national averages.

63. Home ownership levels are particularly high with over 93% of households being owned outright or with a mortgage or loan against 66% for York and the 63% national average.

64. Privately rented households represent just 5% of households compared with 17.9% for York and 16.8% for England as a whole.

65. The whole of the Parish outside of the village of Earswick is 'washed over' by the draft Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and rural in character.



## **2.1 Key issues and opportunities**

66. The key issues and opportunities raised by the community and identified by the Neighbourhood Plan Working Party that the Plan will seek to address are as follows:

- There is a real appreciation for living in Earswick and surrounds;
- Whilst there is a willingness to embrace change and progress, there is a desire that if any development takes place it ensures that the special character of Earswick is retained and wherever possible enhanced; and
- The majority of residents do not want to see any housing development on the draft Green Belt but in the event that some development does occur, they feel it is essential that policies be in place to reflect the wishes of the community.

### 3.0 Our Vision and Objectives

67. Based on the community consultation undertaken as part of the Parish Plan (2012), the two Resident Surveys (2015/16) and the evidence gathered, the Working Party prepared a vision for Earswick which reflects the local community's aspirations for the future of the Parish. The community wants Earswick to continue to thrive as a vibrant and distinctive Parish, to continue to respect and reflect the views of its community, to evolve and expand, where appropriate, whilst retaining its unique and distinctive character and to provide an outstanding quality of life for current and future generations of residents.

68. The proposed vision for Earswick is as follows:

#### **Our Vision:**

Earswick Parish will be a desirable place to live for all residents based on its distinctive, semi-rural character and open space, safe and secure environment and community spirit.

69. A series of Objectives have been established to help realise the Vision for Earswick and to provide a policy framework to guide the development necessary to deliver it.

The Objectives of the Neighbourhood Plan will be to:

- Ensure that the parish continues to be a safe and secure place in which to live;
- Protect our open space and the landscape;
- Seek on-going improvements to public transport facilities, road and pathway conditions;
- Deliver modest housing development (on brownfield sites) that is sensitive to the environment, infrastructure constraints and improves the quality of life for all current and future residents; and
- Maintain and improve local facilities for all residents.

## 4.0 Neighbourhood Plan Policies

70. The following policies has been developed to manage the future development of Earswick Parish in order to achieve the vision and objectives of the Neighbourhood Plan.

71. The policies are defined under five themes; reflective of the topic areas raised during consultation and addressed as part of the research process. The themes are:

- Housing Development
- Landscape and Environment
- Local Facilities
- Transport and Highways
- Safety and security

72. Decision makers and applicants must accept the policies **together** when judging if a proposal would be acceptable.

73. To aid interpretation, for decision makers and applicants, each policy is accompanied by supporting text setting out the context and justification for the policy. All policies have been framed in the context of the National Planning Policy Framework and the emerging Local Plan for the City of York.

74. While every effort has been made to make the main parts of this Plan easy to understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

75. It should also be noted that the Plan does not duplicate national or district (i.e. City of York) planning policies. Its policies will work alongside these, adding local, more detailed, Earswick Parish specific policies that reflect and articulate the needs and aspirations of the community. Where there are national and City of York planning policies that meet the needs and requirements of the Parish, they are not repeated in the Plan.

#### **4.1 Housing Development**

**76. The objective of this policy is to: Deliver modest development that is sensitive to the environment, infrastructure constraints and improves the quality of life of all current and future residents**

77. This will be achieved by ensuring that any new housing development approved within the Parish respects the existing form and function of the various settlements within the village and meets local needs.

**78. The following plans, documents and strategies support this policy:**

- National Planning Policy Framework
- Draft City of York Council Local Plan
- Planning Policy Guidance
- Earswick Parish Plan

#### **Justification and Evidence**

79. Housing development is a top priority and concern of the local community.

80. The City of York Local Plan, when approved, will set out the overall housing target for the City of York between 2017 and 2037 as well as the supply of sites required to meet this need.

81. Legislation requires that a Neighbourhood Plan must be in general conformity with the Local Plan and its contents. This includes ensuring that the Parish makes its full and proper contribution to meeting any City of York wide housing target.

82. Determining how much of this requirement for new dwellings across the City of York this Plan should cater for is complicated by the absence of an approved up to date Local Plan.

83. City of York Council, however, has issued a Local Plan Publication draft, the contents of which are expected to form the basis of the final Plan.

84. The focus of the policies in the draft Local Plan with regard to the Parish is to protect and enhance its character and the openness of the countryside within it.

85. This draft Local Plan does not generally consider Earswick Parish to be a suitable and sustainable location for new housing development.

86. In part this reflects that any significant housing (or other development) would require building on land that is currently in the draft Green Belt, which would be counter to established Green Belt planning policies (which only allows the development in the Green Belt in exceptional circumstances).



87. It also reflects that there are better and more sustainable locations for development, especially within and on the edge of the built up part of York; the need to protect the countryside and that any development in Earswick will inevitably lead to more (and unsustainable) journeys by car.

**88. The emerging draft Local Plan does not recommend a specific new housing requirement (or supporting housing allocation) for the Parish.**

89. Generally, it is considered that any development that takes place in the Parish should be small scale and meet local needs. It should also not have a detrimental impact on the character of the Parish or on the openness of the draft Green Belt.

**90. The view that the Parish is not generally a suitable and sustainable location for new housing building is strongly shared by the Neighbourhood Plan and the local community.**

91. However, from time to time, there will be development opportunities on brownfield sites or infill development for housing and other forms of development. It is important that the Neighbourhood Plan is able to guide such development.

92. A survey of all 347 households in the Parish was carried out in September 2015 by the Parish Council's Neighbourhood Working Party to assess opinion on a wide range of planning and other issues as well as the further development of the village.

93. A total of 219 responses (63% of total households) were received.

94. There was a mixed response regarding housing provision with the majority (61%) indicating they didn't want any future developments compared to others who declared an appetite for generally some smaller scale developments. Those resisting future housing developments voiced concerns about protecting the green belt/open spaces, infrastructure issues and retaining the current Parish characteristics. Others acknowledged the demand for more homes and the importance of having a good quality supply to include sustainable and affordable, housing to cater for all age groups. This response reinforces an almost identical result from the survey carried out in 2012 for the Parish Plan.

95. This result is not perhaps surprising given that the whole of the area around Earswick is currently draft Green Belt, (which acts as a barrier against creating further urban sprawl and coalescence with neighbouring villages) and the proposal contained within a previous iteration of the City of York Council draft Local Plan (2014) to build 2,000 houses within the Parish that would completely swamp the existing dwellings and alter the character of the village beyond recognition.

96. The representatives of the Neighbourhood Plan Working Party met with officials working on the City Council Local Plan and discussed with them the results of the residents' survey.

97. It is recognised that there is a risk that any target adopted by the Plan in advance of the Local Plan might need to be reviewed should the final Local Plan set a higher housing growth target for the Parish than the draft Plan recommends. It is considered that the risk of this is small, but should this be the case the Plan will be immediately reviewed.

98. It was considered putting the development of the Plan on hold until the Local Plan had been approved. It was felt that this was not appropriate. There were a number of reasons for this. The most significant was, based on the current timetable set out by the City of York Council, it could be two years or more before the final Local Plan is agreed, and in the meantime the Parish could be subject to speculative planning applications, whilst the Local Plan was being considered and agreed

99. The Plan recognises, however, that while the draft Local plan does not identify a specific housing requirement for the Parish, there may be opportunities for further small scale, limited housing development in suitable and sustainable locations.

100. Windfall sites are typically small infill or redevelopment/conversion sites that come forward unexpectedly, and which have not been specifically identified for new housing in a planning document such as Local Plan or Neighbourhood Plan. Normally windfall development is for new housing though could comprise other forms of development such as shops, employment or community facilities.

101. These sites often comprise redundant or underutilised buildings, including former farm buildings, or a small gap within an existing frontage of buildings and can range from small sites suitable for only a single dwelling to sites with a capacity for up to five dwellings. In principle, national and local planning policies enable windfall development in the Green Belt.

102. Recent examples of windfall development in the Parish include the re-development of a single dwelling into two dwellings and the conversion of a farm building into houses.

103. Such sites have made a regular contribution towards the housing supply in the Parish at an average of under 1 new dwelling a year.

104. It is recognised that there remain opportunities for such windfall development over the lifetime of the Plan.

105. It is also recognised that many in the community would like the Plan to take a zero growth approach to housing development over the next twenty years. This would mean the Plan would seek to prevent any housing

development, however small. This is considered inappropriate and potentially unlawful.

106. Whilst the brief of the Working Party is to represent the wishes of the residents of Earswick Parish, it is also equally important that we highlight the potential consequences of taking forward the Plan with zero housing growth over the next 20 years.

107. Limited carefully controlled housing development can sometimes bring wider benefits, such as the redevelopment of brownfield sites, securing the on-going use of a building and providing much needed affordable homes. It is also important that the Plan plays its part in meeting City of York and national housing requirements.

108. Furthermore, it is national planning policy that carefully controlled windfall development is not only appropriate (including in principle in the Green Belt) but also desirable. A policy to refuse any development in the Parish would be more than likely considered unreasonable by a Neighbourhood Plan examiner. This would mean that the Plan and the policies within it would not be progressed. Furthermore, in the highly unlikely event that such a policy passes neighbourhood plan examination, if it was used to refuse new housing development, such a decision is likely to face a legal challenge or overturned on appeal if a developer were to appeal against this effective ban on new housing development.

109. It is good practice, and common sense, therefore, to ensure that any plan that is being developed for a period as long as 20 years into the future should be robust enough to cater for any eventuality and meets any legal and other requirements.

110. The Plan cannot, nor does it seek to, prevent this type of development, but seeks to positively guide and influence any such future development proposals. Generally, any windfall development should be small scale and meet a local need. It should also be compatible with, and where possible, enhance the special and distinctive qualities of the Parish, including its built and natural environment.

111. In particular, the supply of any new homes in the Parish must be realised in accordance with the distinctive features, scale and grain of the local area that harmonises with the existing character of their setting and buildings. Housing sites must be carefully considered and will only be acceptable where they reflect these principles and are consistent with the Plan taken as a whole.

**POLICY ENP 1: WINDFALL HOUSING DEVELOPMENT - It is accepted that there may be some windfall developments over the Plan period. Development proposals for small scale (normally for a single dwelling) infill development and the re-use of previously developed (brownfield) land or buildings, which is consistent with the sustainability of the Parish, will be supported where it:**

- a) Reflects the size, character and level of the infrastructure service provision of Earswick.**
- b) Meets a clearly identified need for the Parish;**
- c) Retains existing and wherever possible enhances natural boundaries such as trees, hedges and streams which either contribute to visual amenity or are important for their ecological value.**
- d) Does not reduce garden/green space to an extent where it would significantly adversely affect the character of the area or the amenity of the proposed occupiers of the new development or adjacent properties/uses.**
- e) Does not have a significant adverse effect on neighbouring properties or uses by way of privacy, daylight, noise, visual intrusion, overshadowing or amenity.**
- f) Does not result in an unacceptable direct or cumulative adverse impact on congestion or road and pedestrian safety.**
- g) Has minimised and managed the risk of flooding both on and off site.**
- h) Is in accordance with other relevant policies, including Green Belt.**

112. Delivering a choice of high quality homes is essential to support sustainable, mixed and inclusive communities.

113. This will underpin a well-balanced population that is vital to the on-going viability of the Parish, particularly in light of the community's increasingly ageing population.

114. This is especially important in Earswick Parish as there is strong evidence from the Census and other sources that there is an imbalance in the housing stock with a relative over provision of larger properties (3 or more bedrooms) and a relative under provision of smaller properties (less than 3 bedrooms). At 66.8% the proportion of dwellings with 4 or more bedrooms in the Parish is more than three times the City of York average (22.1%) and three and a half times the England and Wales average (19.0%).

115. In the second survey, two-third of households agreed or strongly agreed with the statement that the Plan should "Ensure any new housing broadens the range of stock available in the Parish; the type and cost of new housing should meet the housing needs of the local area for now and into the future".

116. Any housing development must therefore provide a mixture of housing specifically to meet the needs of the community. A copy of the Report: An Assessment of Housing Needs and Characteristics in Earswick Parish is available from the Parish Council website.

**POLICY ENP 2: HOUSING MIX – New housing development will be required to demonstrate how it relates to the existing need for smaller homes (three bedrooms or less), or the needs identified in an up to date assessment of housing need.**



117. The River Foss runs along the western boundary of the Earswick Parish application area and together with the surrounding area lies within Flood Zone 3 (FZ3) as defined by the Environment Agency. Areas within Flood Zone 3 have been shown to have a greater probability of flooding. The Plan does not consider that development within Flood Zone 3 is desirable or sustainable in the longer term, a policy position that reflects national and local guidance about development in Flood Zone 3. The area affected by the flood zone consists entirely of green open public space. The Neighbourhood Plan, Policy ENP 5, recommends that this area be retained and protected as a Local Green Space (G2) and as such any development proposals for this area should be subject to ENP Policies ENP 3 and ENP 5, which would rule out most forms of development.

Map 2 identifies the extent of Flood Zone 3 within the Earswick Parish boundary.

**POLICY ENP 3: Flood Risk and Climate Change - Development proposals in high flood risk areas should be avoided, wherever possible, and will not be supported other than in exceptional circumstances in accordance with City Council and National planning policies and Environment Agency strategic flood risk assessments. Developers should consider the need for a Flood Risk Assessment (FRA) and the provision of sustainable drainage systems in line with PPG25.**

**Climate change will increase flood risk. Developers will be encouraged to mitigate against this risk and help the environment by reducing emissions and improving air quality by:**

- a) Installation of efficient water and waste management systems in new buildings.**
- b) Use of locally sourced wood fuel for heating.**
- c) Promotion of the use of sustainable materials in construction.**
- d) Encouraging energy efficient measures for new builds.**





## 4.2 Landscape and Environment

118. The overall objective is to protect our open space and landscape.

119. This will be achieved by ensuring that this policy supports existing European and National legislation with regard to nature conservation and to provide an additional layer of protection by ensuring that any potential new development within the village is encouraged to mitigate any possible harmful impact on the existing natural environment.

120. **The following plans, documents and strategies support this policy:**

- European legislation
- National legislation
- National Planning Policy Framework
- Planning Policy Guidance
- Draft City of York Council Local Plan
- Yorkshire and Humber Regional Spatial Strategy

### Justification and Evidence

121. Earswick is a semi-rural parish. Whilst the main village has seen development during the second half of the 20<sup>th</sup> Century, the Parish remains mainly green and rural in nature.

122. Today it is one of the most attractive and least spoilt of the parishes in the north of York.

123. Its 'greenness' reflects not only the large areas of open countryside surrounding the village of Earswick but also the open spaces to be found within the settlement.

124. These open green spaces, well-cultivated gardens, mature trees and hedgerows and green routes all combine to provide a valuable green infrastructure which plays an important role in delivering environmental sustainability, maintaining wildlife and bio-diversity, mitigating flood-risk, reducing the impact of climate-change and improving people's well-being.

125. Consultation shows that the underdeveloped and rural nature of much of the Parish is highly prized and appreciated by residents as well as the wildlife and wildflowers it supports.

126. A key part of the Plan process involved undertaking a detailed assessment of the landscape character of the Parish.

127. The Parish lies within the Vale of York Landscape Character Area, as defined by Natural England. Areas of relatively flat, low-lying land surrounded by higher land to the north, east and west, typify the landscape of this Character Area. The high quality soils to be found across most of the Landscape Character Area mean that arable cultivation is the predominant



land use. Due to its generally low-lying topography, the landscape provides for open views across the surrounding countryside, including towards the city of York. It is an area that is unlikely to be able to accommodate development without an adverse impact on the existing landscape.

128. The rural setting of Earswick Parish is highly valued by local people. It is key to its village feel and green and leafy surroundings, making it an attractive, distinct and enjoyable place to live, work and visit.

129. In planning terms, land outside the main built-up areas is treated as countryside. This includes any small group of buildings or small settlements that may be found there.

130. It is national and city planning policy that development in the countryside should be carefully controlled. One of the core planning principles of the NPPF (paragraph 17, point 5) is to support “the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”.

131. Over 80% of the Parish is designated as draft Green Belt.

132. The Parish lies within the York draft Green Belt. It circles the whole of the built-up part of Earswick and incorporates much of the surrounding countryside.

133. This plays an important role in determining the setting, character, and identity of the village of Earswick itself and also offers access to open countryside for both active and passive recreation. It also assists in urban regeneration, by encouraging the recycling of derelict and other urban land.

134. The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open. National planning policy is clear in its support for the Green Belt. As the National Planning Policy Framework (NPPF) states: “*The Government attaches great importance to Green Belts*”. 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. However within the Green Belt there are additional planning controls over the type of development that can take place, such as minerals extraction, engineering operations and local transport infrastructure. These types of development are excluded from the remit of the Neighbourhood Plan. Once an area has been designated as Green Belt, national planning policy is explicit that its boundaries should only be altered in exceptional circumstances.

135. Despite the fact that the York Green Belt is still, technically, a 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.

136. 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.

137. Paragraphs 83-85 of the NPPF are clear that the identification and modification of Green Belt boundaries are matters for the Local Planning Authority to determine. In this case that authority is the City of York 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.

138. 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.

139. In these circumstances, this Neighbourhood 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.

140. 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.

141. The Working Party would stress that, in coming to a view on the final delineation of Green Belt boundary in the Local Plan, careful and significant consideration should be given to the general boundary identified in this Neighbourhood Plan (which is coterminous with the existing interim Green Belt boundary) and the strong level of technical work and consultation which underpins its identification. The compelling case for the confirmation of the existing draft Green Belt for Earswick (as shown on the Proposals Map) is a top priority for local people as evidenced in the detailed consultation undertaken as part of the Neighbourhood Plan's development.

142. Once the emerging Local Plan has been adopted, the Neighbourhood Plan will be reviewed in order to ensure that the Neighbourhood Plan and Local Plan are consistent on this important matter.

**POLICY ENP 4: GREEN BELT – The general extent of the York Green Belt within Earswick Parish is shown on Map 3 – the Proposals Map.**

**Within the general extent of the Green Belt inappropriate development is by definition harmful to the Green Belt and will not be supported except in very special circumstances.**

**Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.**

**New buildings are regarded as inappropriate development in the Green Belt except in the circumstances identified in paragraph 89 of the National Planning Policy Framework (see Appendix 1) when due consideration will be given to their construction.**

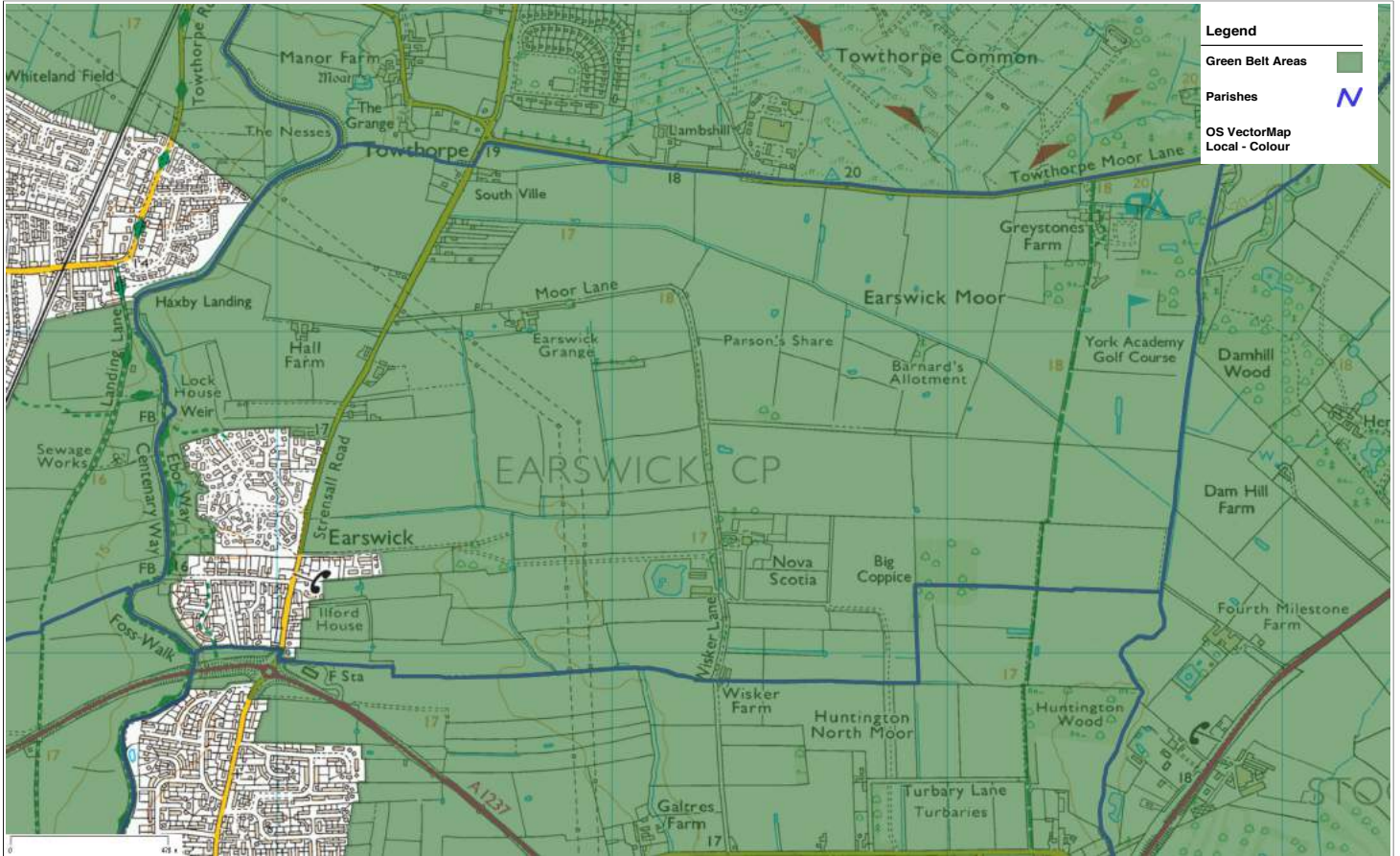
**It is recognised that there are additional planning controls contained within paragraphs 90-92 of the National Planning Policy Framework (see Appendix 1) covering the type of development that can take place within the Green Belt, such as minerals extraction, engineering operations and local transport infrastructure, which are excluded from the remit of the Neighbourhood Plan. Any such developments should still endeavour to preserve the openness of the general extent of the Green Belt and not conflict with the purposes of including land in the Green Belt.**

Map 3 - Existing (and Proposed interim) Draft Green Belt



Existing Draft Green Belt

Earswick CP



Date Created: 24-2-2017 | Map Centre (Easting/Northing): 463258 / 457691 | Scale: 1:15084 | © Crown copyright and database right. All rights reserved (00009999) 2017 © Contains Ordnance Survey Data : Crown copyright and database right 2017

143. The City of York Local Plan describes Green Infrastructure as “a collection of assets which provide multiple functions and services to people, the economy and the environment. These assets are of a great variety and span various spatial scales and include:

- woodland
- watercourses
- highway verges and railway embankments
- parks, playgrounds, allotments and other public open spaces
- farmland and market gardens
- urban trees
- private gardens
- the grounds of hospitals, schools and business parks
- sports pitches and recreational areas”.

144. The Parish retains a number of green spaces that contribute to this character and provides opportunities for informal and formal recreation.

145. A good example is the two relatively “new” estates of Fosslands and The Garden Village that were built in Earswick, during the last 20 years. They were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area.

146. The community wishes to see the most important of these spaces protected for future generations.

147. National planning policy enables a Neighbourhood Plan to designate areas of ‘Local Green Space’ for special protection where, for example, the land is demonstrably special to a local community and is not an extensive tract of land. With Local Green Spaces, there are strong planning controls over the type of development, which can take place within it. As the NPPF states, “By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances”.

To be designated as Local Green Space it must meet specified criteria as set out in the National Planning Policy Framework. This includes:

- where the green space is in reasonably close proximity to the community it serves
- where the green area is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife

148. The many green spaces across the parish were evaluated for Local Green Space designation by the Working Party. After careful consideration seven sites have been identified that are considered of special importance to the community and meet the criteria for designation as set out in national planning policy.

149. These are sites valued for many reasons such as their open access for Sport, Recreation and Amenity. They are areas where residents can come together and where community events are held. Within the areas of Local Green Space, (listed below and shown on Map 4), development is ruled out.

**POLICY ENP 5: LOCAL GREEN SPACES - The spaces listed below and shown in Map 4 are designated as Local Green Spaces. Development proposals that would result in the loss of, or have a significant adverse effect on, an identified Local Green Space will not be supported.**

G1 - Village Green, The Garden Village.

G2 – Earswick Public Open Space - open green space bounded between the River Foss and the built up areas that includes the Sports Field and Tennis Courts.

G3 - Earswick Scented Garden.



G4 - Village Green, Fosslands.

G5 - Land to the front of 6 Northlands, Earswick.

G6 – Centenary Wood.

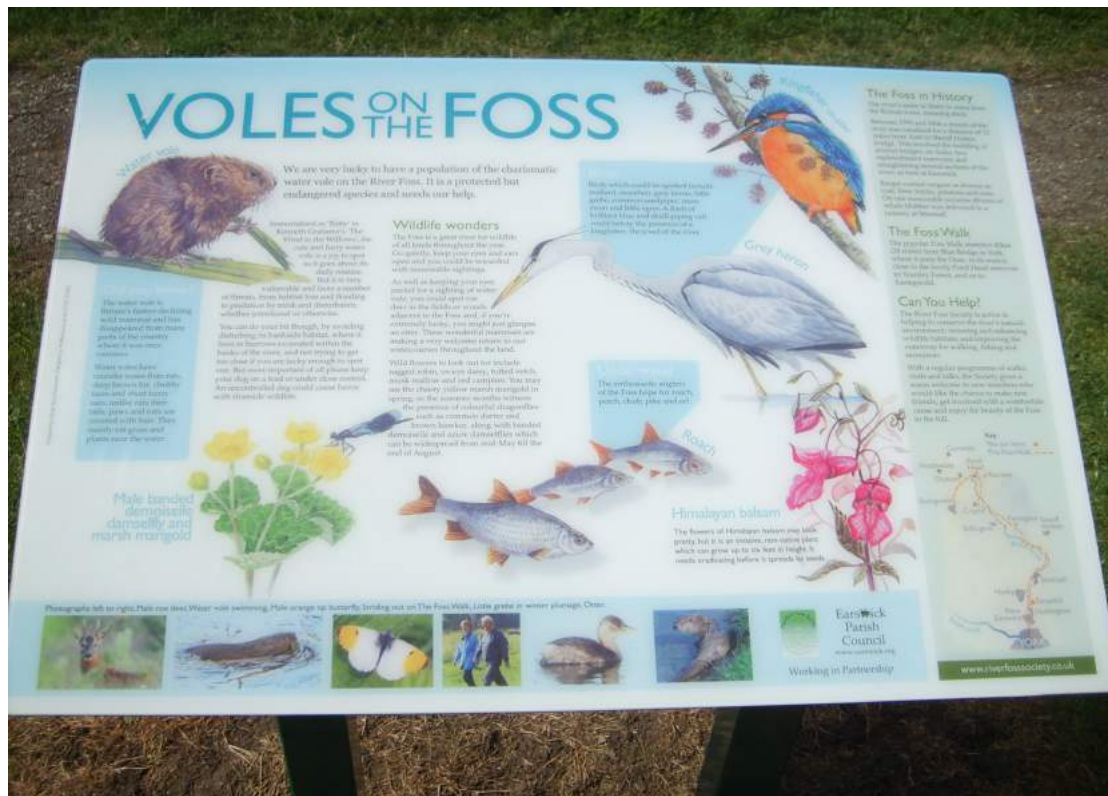
G7 – Flower Meadow





150. The natural environment and the biodiversity that the open countryside supports are important to the village. In addition to its 30 acres of public open space the village also has a number of nature conservation areas located throughout the area that are easily accessible via a series of natural pathways. Local distinctiveness contributes to a sense of place. Community and natural features such as small woodlands, in-field trees, hedgerows, ponds and meadows are significant landscape components, which distinguish the village. So the retention of their character is a key element in achieving sustainable development.

151. These natural features are also a source of a diverse range of significant local plant life and wildlife. This includes species and habitats that have been identified as locally important priority sites for conservation action through



respected reports and studies, including the UK Biodiversity Action Plan (BAP) and the York Biodiversity Action Plan.

152. The Parish's open fields support brown hare and in the damper patches, birds such as snipe and mallard. Hedgerows in the Parish form important corridors for wildlife including badgers, deer and foxes; small birds such as finches, great tits and blue tits; dragonflies and butterflies. Small woodland areas also provide important habitats for many species, including the tawny owl and great spotted woodpecker. Watercourses also provide an important wildlife habitat for otters and water voles whilst the Flower Meadow, a wetland 'nature reserve' contains a great diversity of plant and animal species including the endangered Great Crested Newt.



153. Through the development of the Plan, three sites considered of special nature conservation interest have been identified. Discussions are taking place with the City of York Council about the designation of these sites as Sites of Local Interest as part of the development of the Local Plan. These sites have also been designated as Local Green Spaces (Policy ENP 5).

**POLICY ENP 6: ECOLOGY and BIODIVERSITY – Development proposals should conserve, enhance and incorporate biodiversity in and around them. This is especially important where it relates to the locally important biodiversity priority sites and habitats, ecological networks and features (such as waterways, hedgerows and trees), included in the sites listed below and shown in Map 5.**

EB1 – Centenary Wood

EB2 – Flower Meadow

EB3 - Village Pond

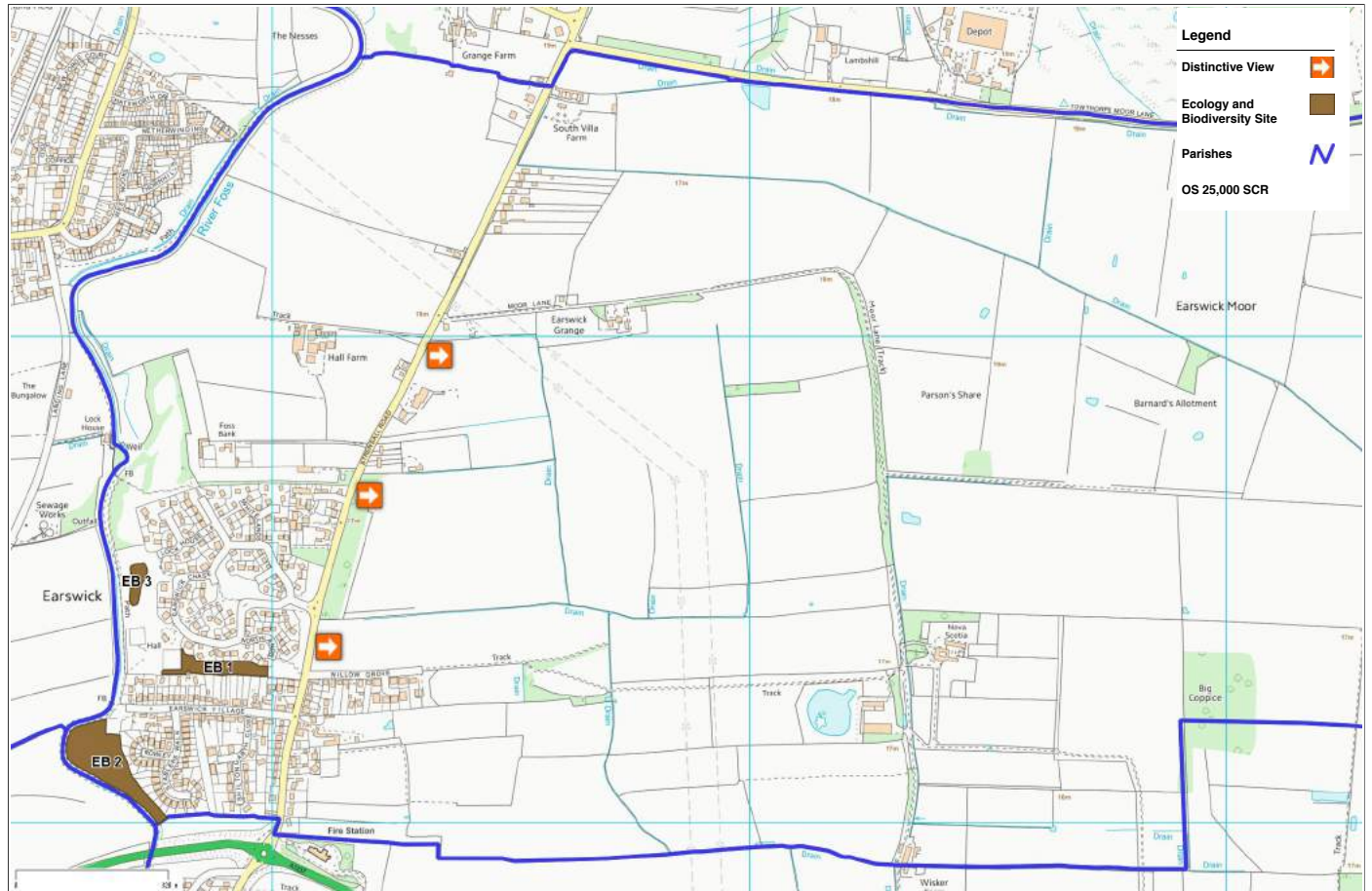


**Map 5: Ecology and Biodiversity Sites and Distinctive View**



**Ecology & Distinctive Views**  
Ecology and Biodiversity Sites and Distinctive Views

Earswick CP



Date Created: 6-3-2017 | Map Centre (Easting/Northing): 462869 / 457767 | Scale: 1:10343 | © Crown copyright and database right. All rights reserved (00009999) 2017 © Contains Ordnance Survey Data : Crown copyright and database right 2017

154. Its relatively open and rural landscape means that attractive long open views from, into and within the Parish can be obtained from almost anywhere. This openness - the ability to see open countryside and the natural horizon – is much prized by Earswick residents.

155. This is particularly the case along the eastern boundary of the village, which offers a broad vista towards the historic Earswick Moor, containing many natural and built features of interest.

156. It is essential these important views should be protected through careful siting, design and the use of appropriate scale in any new development. The emotional and spiritual value of this open land to the people of Earswick should not be underestimated.

157. It should be noted that whilst there are other distinctive views in the parish these are, for the most part, located along the western boundary of the village looking towards the neighbouring village of Haxby and as such couldn't be included in this neighbourhood plan as this lies outside the Parish's application area.

**POLICY ENP 7: DISTINCTIVE VIEWS - Development proposals should respect and wherever possible enhance the distinctive views identified on Map 5 by ensuring that the visual impact of development on these views is carefully and sympathetically controlled.**



View eastwards from Strensall Road, between Willow Grove and Earswick Chase that gives a stunning 180-degree panoramic view of Earswick Moor. Location shown on Map 5.

158. The Parish has a rich variety of trees and hedgerows, which add greatly to its special character and appearance. This includes areas of (deciduous) woodlands mainly to the east, as well as hedgerows, and individual trees that are to be found across the Parish.

159. A significant amount of local work has taken place over recent years to maintain and enhance the features that make Earswick unique. In 2012 the community planted over 700 trees to mark the Queen's Diamond Jubilee. Two years later a further 100 trees were planted to commemorate the 100 year anniversary of the start of the First World War.

160. There has been concern locally about the loss of trees with amenity value within the village. Such trees contribute significantly to the attractiveness of the village and every effort should be made to retain them.

161. In particular, any future new development, as well as incorporating new tree planting and landscaping, schemes, should be designed to safeguard any existing significant trees, including allowing sufficient distance between them and new buildings to avoid later pressure for their removal. Where new trees are to be introduced the focus should be on native species.

**POLICY ENP 8: TREES AND HEDGEROWS – Opportunities to enhance the coverage of trees and hedgerows (especially of species native to the York area) will be supported. Trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage as a result of development. Where possible they should be integrated into the design of development proposals. Development proposals should demonstrate how they have taken account the need to protect existing trees and hedgerows of good value.**

162. Whilst agriculture remains the principal land use in the Parish, the character of the local landscape is also defined by its buildings.

163. There is one building in the Parish that is nationally 'Listed' in recognition of its special architectural and historic interest. This is Rose Cottage, a building of seventeenth-century origin.

164. In addition to this nationally designated heritage asset the consultation has identified other features of local importance that the community wishes to see conserved and appreciated. These are the Village signs as you enter Earswick. They are of pleasant and good design and important to the character and identity of the Parish





Rose Cottage

165. National and City of York planning policies enables a community to offer such assets some level of protection by identifying them as locally important heritage asset.

**POLICY ENP 9: BUILDINGS AND STRUCTURES OF LOCAL HERITAGE INTEREST – The Plan identifies the buildings and structures listed below as Earswick Character Buildings and Structures of local heritage interest.**

**Development proposals will not be supported that harm the historic significance and setting of Earswick Character Buildings and Structures.**

**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 structures as part of a “Local Heritage List” by City of York Council is supported.**

- Earswick Parish Sign(s)



### **4.3 Local Facilities**

166. The overall objective of this policy is to maintain and improve local facilities for all residents.

167. The Policy will ensure that the current level of services enjoyed within the Parish is retained and, where appropriate, new services and facilities can be added in the future.

168. Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed.

**169. The following plans, documents and strategies support this policy:**

- National Planning Policy Framework
- Draft City of York Council Local Plan
- Planning Policy Guidance
- Localism Act

### **Justification and Evidence**

170. With increasing mobility the viability of many rural services has declined significantly over the past fifty years. Many villages close to York have a poor range of retail and community services, as local residents increasingly use the larger retail outlets located within and on the periphery of the city.

171. Earswick is no different and relies mainly on its larger neighbouring villages of Strensall, Huntington and Haxby to provide local services such as health facilities, schools and shops. Three nearby large shopping parks at Clifton Moor, Monks Cross and Vangarde provide access to national retail outlets.

172. Earswick does however have an abundance of green spaces including 30 acres of open space with its children's play area, junior football pitch and exercise equipment, tennis courts and a village hall where a number of community events take place, including a thriving seniors monthly coffee morning.

173. These buildings and green spaces, and the activities and services they support, play a vital role in meeting the health, welfare and social needs of the residents of the Parish and fostering (and acting as the focal point for) community spirit and pride.

174. To improve the attractiveness and sustainability of the Parish it is essential that Earswick retains and provides local services that will sustain the vitality of the community and encourage local spending.

**POLICY ENP 10: PROTECTING IMPORTANT COMMUNITY FACILITIES –**  
Development proposals that result in the loss of an existing community facility will only be allowed in special circumstances. The following facility has been identified as being especially important to the community:

- Earswick Village Hall



#### **4.4 Transport and Highways**

175. The objective of the following policy is to seek on-going improvements to transport facilities, roads and pathway conditions.

176. This will be achieved by improving accessibility for both pedestrians and cyclists to and from the Parish and by ensuring that traffic issues are a major consideration in any new residential development applications while continuing to seek improvements to its roads and pathways.

**177. The following plans, documents and strategies support this policy:**

- National Planning Policy Framework
- Draft City of York Local Plan
- Planning Policy Guidance
- City of York Local Transport Plan

#### **Justification and Evidence**

178. Consultation shows that transport is a top priority for local people.

179. The busy A1237 outer York ring road borders the community along its southern edge, with a turning off this highway that runs through the trunk of the Parish to the larger neighbouring village of Strensall. This is the major road between York and Strensall that also encompasses an army camp. Traffic flow increases during the summer months and at many weekends throughout the year, as coaches, lorries and other motor vehicles pass through the Parish to “short-cut” the extremely busy A64 York to Scarborough road. The main road through the Parish can become particularly congested during periods of peak travel.

180. Public transport provision in the Parish is barely adequate, with the only regular bus service travelling from Strensall to York city centre. During school terms, buses are also used to convey schoolchildren to and from the local High Schools. For most people living in the Parish, however, the car has become the principal mode of transport, even for some of the shortest journeys. Better footpaths, cycle paths and an underpass beneath the ring road connecting the Parish with the neighbouring parish of Huntington are needed and would help to address this issue.

181. Traffic management measures that improve highway and road pedestrian safety will be especially encouraged along roads where road safety issues have been identified locally, particularly from the northern approach to the village where the Ward and Parish Councillors are currently petitioning the relevant authorities to re-designate the speed limit from 60mph to 40mph. The suitability of the location of the existing bus stops will also be addressed.

182. The Ministry of Defence has recently announced plans to close the Strensall Army camp in 2020 with proposals to build around 550 homes on



the redundant site. Whilst the camp is located outside the application area of the Parish on, its northern boundary, the proposal would inevitably lead to a considerable increase in the volume of traffic passing through the village. The Parish Council, together with the Ward Councillors, will work closely with the City of York Council to identify measures to mitigate against any potential increased traffic flows along the Strensall Road through Earswick.

**POLICY ENP 11: ENHANCEMENTS TO TRANSPORT AND HIGHWAYS**

**- The Parish Council will actively seek to work with City of York Council and other bodies to encourage opportunities to achieve an enhancement in the transport and highway network by various actions, including the following:**

- a) Undertaking a review of all traffic issues in the Parish;**
- b) Ensuring that the means by which pedestrians and cyclists can cross the A1237 at Earswick, safely and securely, is considered as part of the reconfiguration of the roundabout;**
- c) Investigating ways to improve public transport;**
- d) Supporting the provision of a dedicated cycle lane through the Parish to Huntington, possibly as part of the ring road improvements;**
- e) Ensuring that any applications for development identify and consider the additional level of traffic that they are likely to generate and mitigate the impacts of this; and**
- f) Ensuring that any applications for development in the Parish consider how they will improve safe movement of pedestrians and cyclists to the services and community facilities within the Parish.**

183. The Parish has a good and well-used network of footpaths. Countryside footpaths around the open space lead to a flower meadow, scented garden, village pond, village green complete with maypole and two recently planted woodland areas. Walks along the River Foss, which flows along the western boundary of the Parish lead to the wider countryside.

184. Consultations show that these footpaths and bridleways are highly prized and cherished by residents, who wish to see them protected and wherever possible managed. Map 6 refers. (Note: at the present time there are no designated cycleways in the Parish).

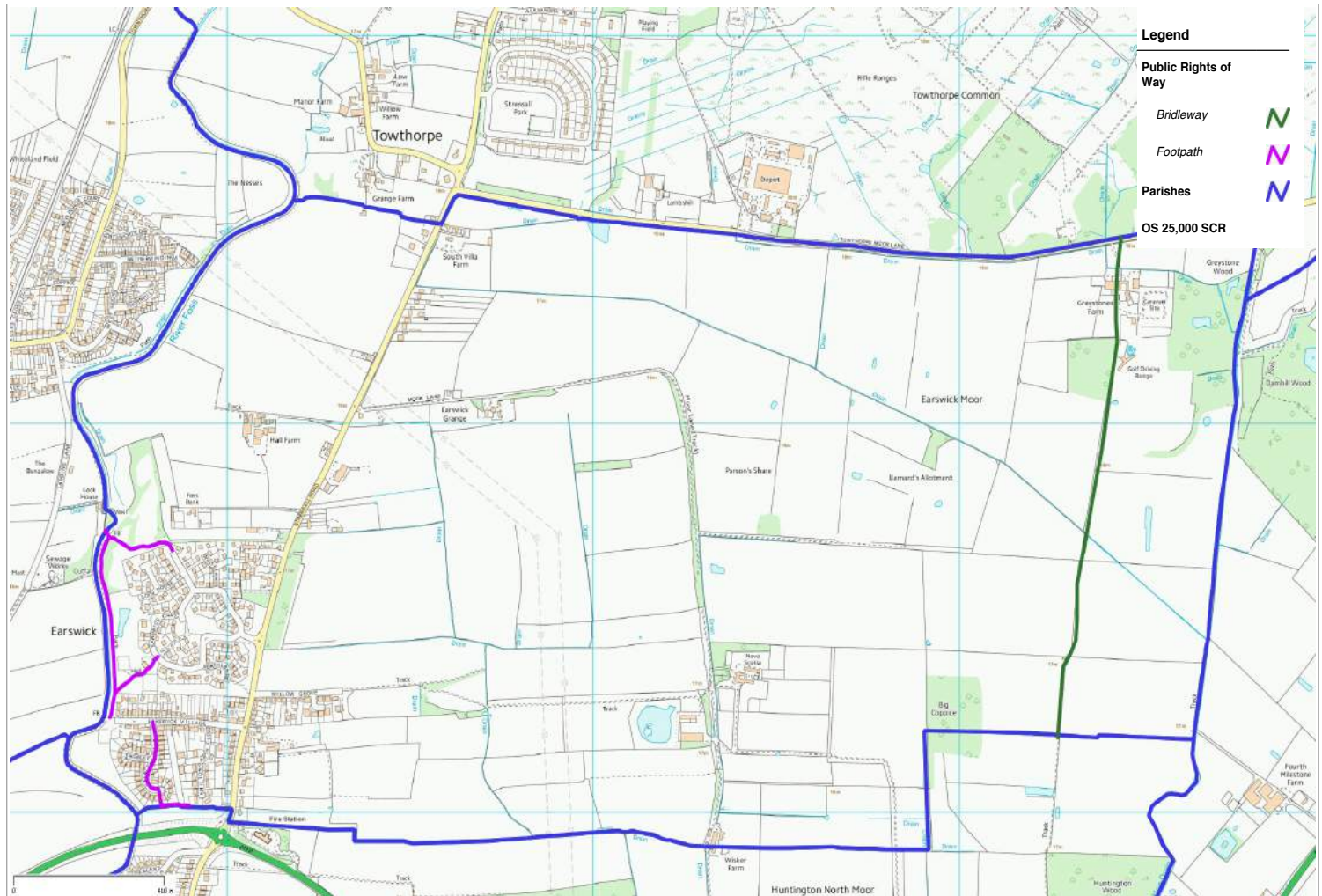
**POLICY ENP 12: PROTECTING FOOTPATHS/BRIDLEWAYS AND CYCLEWAYS: Development proposals should seek to incorporate improvements to the network of footpaths/cycleways or may be required to contribute to such improvements through a planning obligation, where the legal requirements are met.**

### Map 6 – Public Rights of Way



#### Public Rights of Way

Earswick CP



Date Created: 6-3-2017 | Map Centre (Easting/Northing): 463191 / 457926 | Scale: 1:13017 | © Crown copyright and database right. All rights reserved (00009999) 2017 © Contains Ordnance Survey Data : Crown copyright and database right 2017

#### **4.5 Safety and Security**

185. The objective of this policy is to ensure that the Parish continues to be a safe and secure village in which to live.

186. This will be achieved by taking all reasonable measures to maintain the security of the Parish and its residents.

**187. The following plans, documents and strategies support this policy.**

- National Planning Policy Framework
- City of York Local Plan
- Planning Policy Guidance
- City of York Community Safety Plan

#### **Justification and Evidence**

188. Earswick is a very safe place in which to live. It enjoys a relatively low level of crime rate and the Parish already operates a very good Neighbourhood Watch Scheme that covers most areas of the Parish.

189. However, it remains a concern of local people. In the household survey residents placed Security and Crime as one of their top 3 key issues.

190. It is recognised that a neighbourhood plan cannot solve all the issues related to safety and security.

191. It can, however, help to highlight the importance of the local community in addressing it.

192. Furthermore, there is compelling evidence that the design of development proposals can make an important contribution to safety and security, for example through the incorporation of well-designed security features: the creation of spaces that are over looked and the creation of well-lit open spaces.

**POLICY ENP 13: SAFE AND SECURE PARISH - Safety and security should be a high priority in the design of developments proposals in order to create attractive and safe public and private places.**

## 5. Developer Contributions

193. Development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impact, for example, where additional demand is placed on facilities and services that are already at or near capacity.

194. Planning obligations (known as Section 106 agreements) can be used to secure new community infrastructure, and, where necessary, address the impacts of development proposals. Contributions from Section 106 agreements can be pooled (but no more than five contributions) for the provision of one type of infrastructure. Occasionally, development will offer opportunities to enhance existing infrastructure. Where such improvements are made as part of new development proposals, this will be seen as a positive benefit.

195. A new system is also being introduced alongside the use of the existing Section 106 agreement. This is known as the Community Infrastructure Levy (CIL). CIL (like Section 106 agreements) is a tool available to City of York Council to fund and deliver infrastructure. This will require developers to make a payment to the City of York Council based on the size and type of development that is proposed. However CIL cannot be charged on a development proposal that is subject to a Section 106 agreement (to avoid double charging). The proceeds of CIL will then be used to provide the infrastructure necessary to support growth across the City. A proportion of these CIL receipts will automatically be devolved to the relevant Parish Council for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force. At this time City of York Council is still considering whether to replace Section 106 agreements with CIL.

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 projects they wish to secure funding for (either in whole or in part) through the use of planning obligations.

**POLICY ENP 14: DEVELOPER CONTRIBUTIONS - The Parish Council will seek to prioritise the use of financial contributions, whether from Community Infrastructure Levy or negotiated obligations such as Section 106 agreements, for improvements to and enhancement of community facilities; local green spaces; improvements to traffic management; and enhancement of footpaths and cycle ways.**

## **6. Monitoring, Plan Delivery and Implementation**

197. The Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners. It is not a rigid “blue-print” and provides instead a “direction for change” through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect the review period will be crucial.

198. The Plan will be regularly monitored. This will be led by the Parish Council in conjunction with City of York Council, as the local planning authority, 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.

200. In terms of its delivery, there will be three strands of activity that will direct delivery and each is important in shaping the Parish in the months and years ahead. These comprise:

- The statutory planning process will direct and control private developer and investor interest in the Parish in the context of the Neighbourhood Plan and the wider Local Plan and National Planning Policy Framework.
- Investment in, and management of, public services, assets and other measures to support local services and the vitality and viability of the Parish. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the village will be challenging to secure.
- The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and Parish life. It is hoped that this sector may play a stronger role in the future.

201. In terms of the key areas of action the following summarises the Parish Council’s approach to delivery and implementation.

### **Housing Growth:**

202. The Parish Council will work with developers and the Local Authority to deliver incremental growth over the Plan period, where this is applicable.

### **Local Character and Landscape:**

203. The Parish Council will work with residents, owners of land and buildings, and other stakeholders to bring back into economic use brownfield

sites, and vacant properties, especially those which make a positive contribution to the character of the area.

**Local Facilities:**

204. The Parish Council will work with local organisations and the City of York Council to improve facilities and services for local people.

**Transport:**

205. The Parish Council will work to find ways to improve road safety, and address speed and parking issues.

**Safety and Security:**

206. The Parish Council will continue to invest in improved security measures to protect the public open space and the Parish assets.

## **Appendix 1 National Planning Policy Framework – Section 9. Protecting the Green Belt: Paragraphs 89-92**

89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- . buildings for agriculture and forestry
- . provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it
- . the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
- . the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
- . limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan
- . limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development

90. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction
- engineering operations
- local transport infrastructure which can demonstrate a requirement for a Green Belt location
- the re-use of buildings provided that the buildings are of permanent and substantial construction
- development brought forward under a Community Right to Build Order

91. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

92. Community Forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved Community Forest plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals

within Community Forests in the Green Belt should be subject to the normal policies controlling development in Green Belts.