

# Huntington Parish Neighbourhood Plan

2017 – 2032/33

Submission Draft



<b>1. Introduction</b>	<b>5</b>
<b>2. About Huntington Parish</b>	<b>8</b>
<b>3. The Plan, its Vision and Principles</b>	<b>10</b>
<b>4. Neighbourhood Plan Policies for Huntington Parish</b>	<b>11</b>
4.1 Housing development and meeting housing need	11
4.2 Design and the Built Environment	18
4.3 Business and Employment	25
4.4 Community Facilities and Buildings	26
4.5 Shops and Shopping	30
4.6 Natural Environment and Flood Defence	34
4.7 Transport and Getting Around	43
4.8 Developer Contributions	47
<b>5. Monitoring and Review</b>	<b>48</b>
<b>Maps</b>	
Map 1 Policy Map (Huntington Buildings and Sites of Local Heritage Interest, H5)	49
Map 2 Character areas in the context of the Parish (Policy H4)	50
Map 3 Policy Map (Policy H11, H14, H15 and H17)	51
Map 4 Sites of Importance to Nature Conservation (Policy H17)	52
<b>Figures</b>	
Figure 1: Neighbourhood Plan Area	6
Figure 2: Huntington Character Areas	19
<b>Tables</b>	
Table 1: Overview of defining characteristics of character areas	19
Table 2: Listed Buildings	22
Table 3: Proposed Huntington character buildings and sites of heritage interest	23
Table 4: Important community facilities	27
Table 5: Sites of Local Interest	41

**Policies**

H1 Meeting housing need	14
H2 Housing mix in new housing development proposals	16
H3 Affordable housing provision and mix	18
H4 Design principles	21
H5 Character buildings and sites of local heritage interest	24
H6 Business and Employment	25
H7 Existing community facilities and buildings	28
H8 New and enhanced community facilities and buildings	28
H9 Assets of community value	29
H10 Vanguard/ Monks Cross shopping park	30
H11 Brockfield Park and North Moor Road neighbourhood shopping parades	32
H12 Other shops	32
H13 Hot food takeaways	33
H14 Green Belt	36
H15 Local Green Spaces	37
H16 River Foss	39
H17 Biodiversity	41
H18 Flooding and water management	43
H19 Transport and traffic management	45
H20 Car parking	46
H21 Walking and cycling	46
H22 Developer contributions	47

## 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

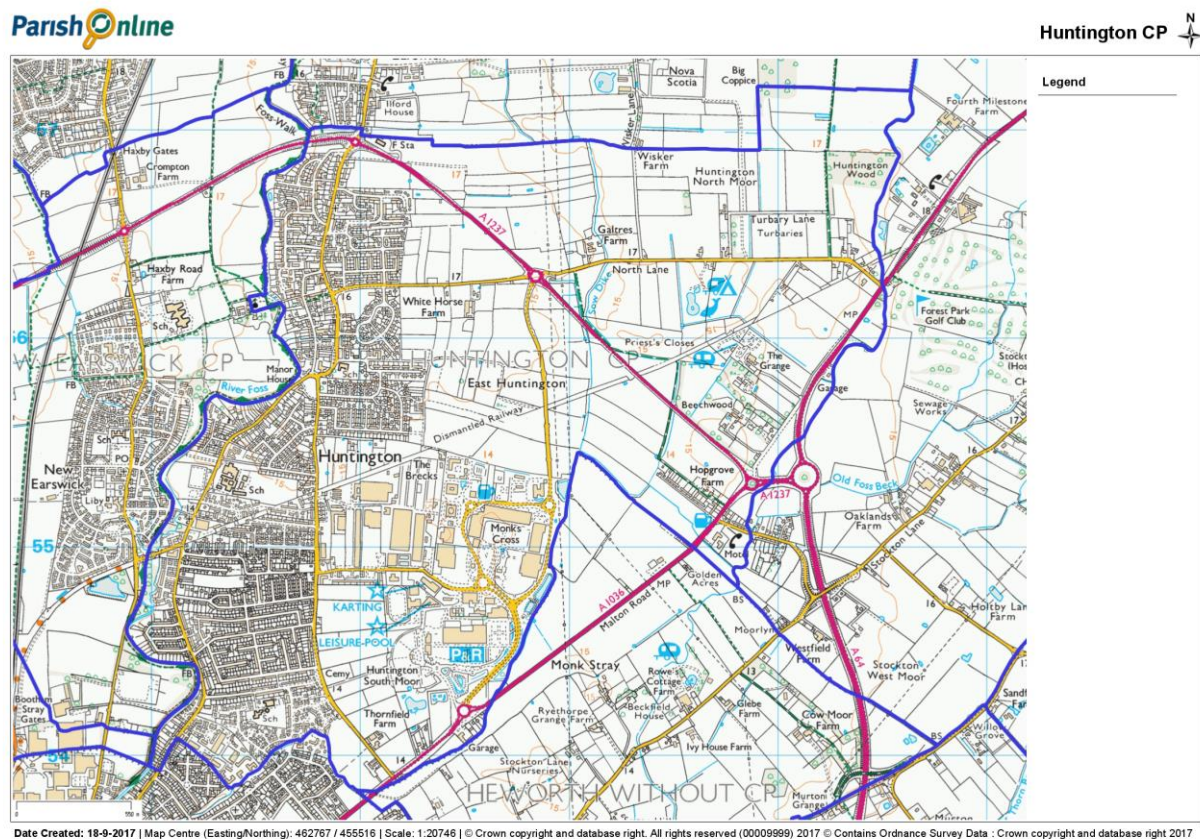
### 1.1 What is a Neighbourhood Plan and why have we decided to produce one

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.



# ANNEX E

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



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<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.

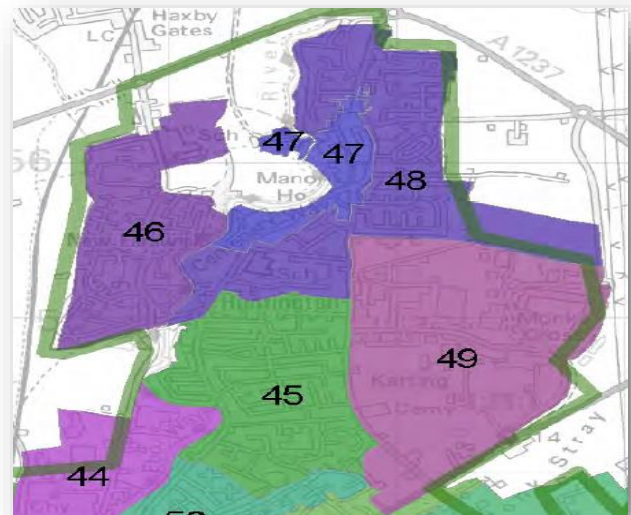


Figure 2 Huntington Character Areas (these areas are also shown in more detail and in the context of the Parish in Map 2)

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.

**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

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## **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



# ANNEX E

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.**

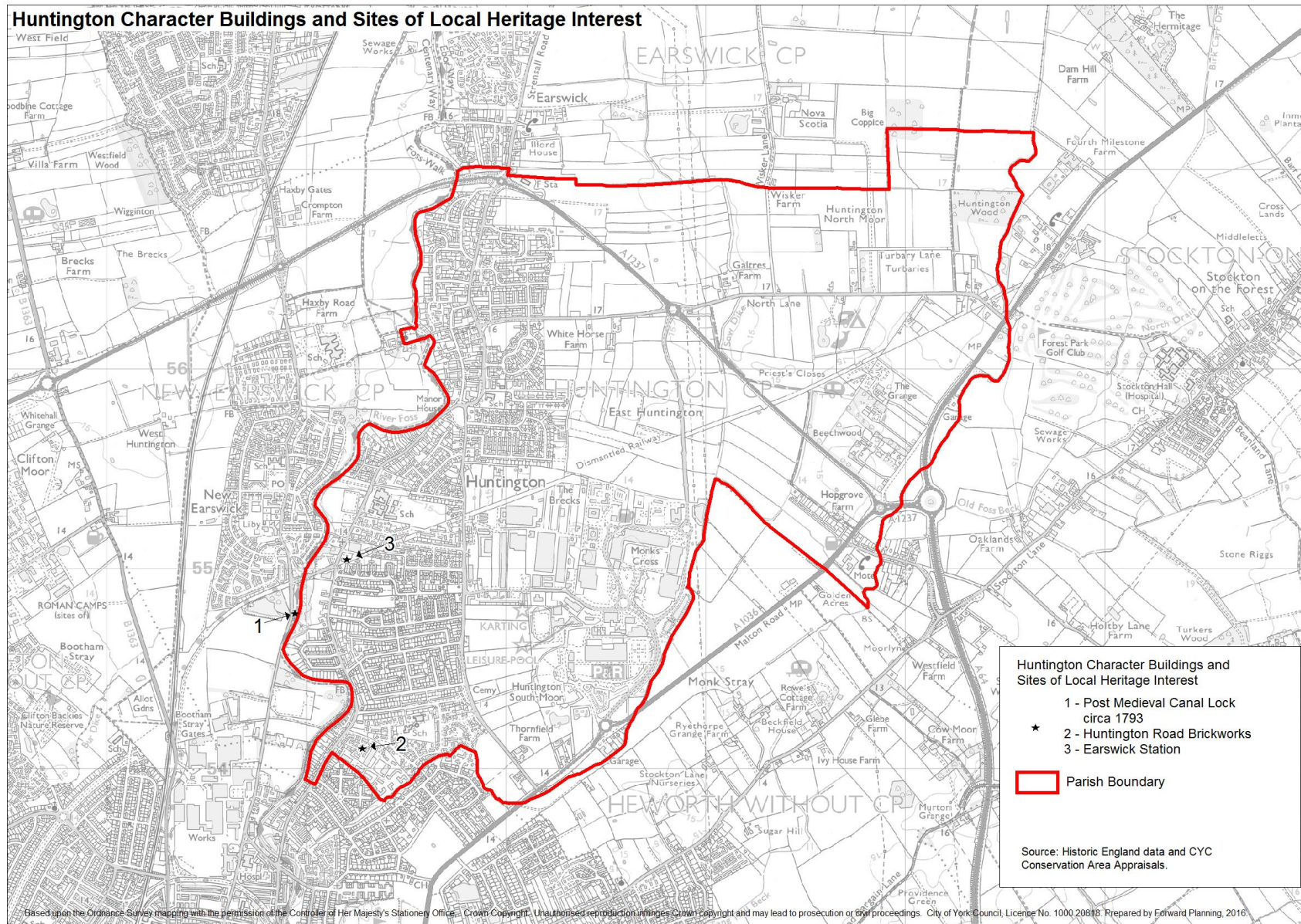
**Developers are encouraged to engage with the Parish Council prior to the preparation of any planning application to confirm these local priorities, ensuring that, where appropriate and viable, the facilities proposed to complement any development proposals reflect these priorities.**

## 5. MONITORING AND REVIEW

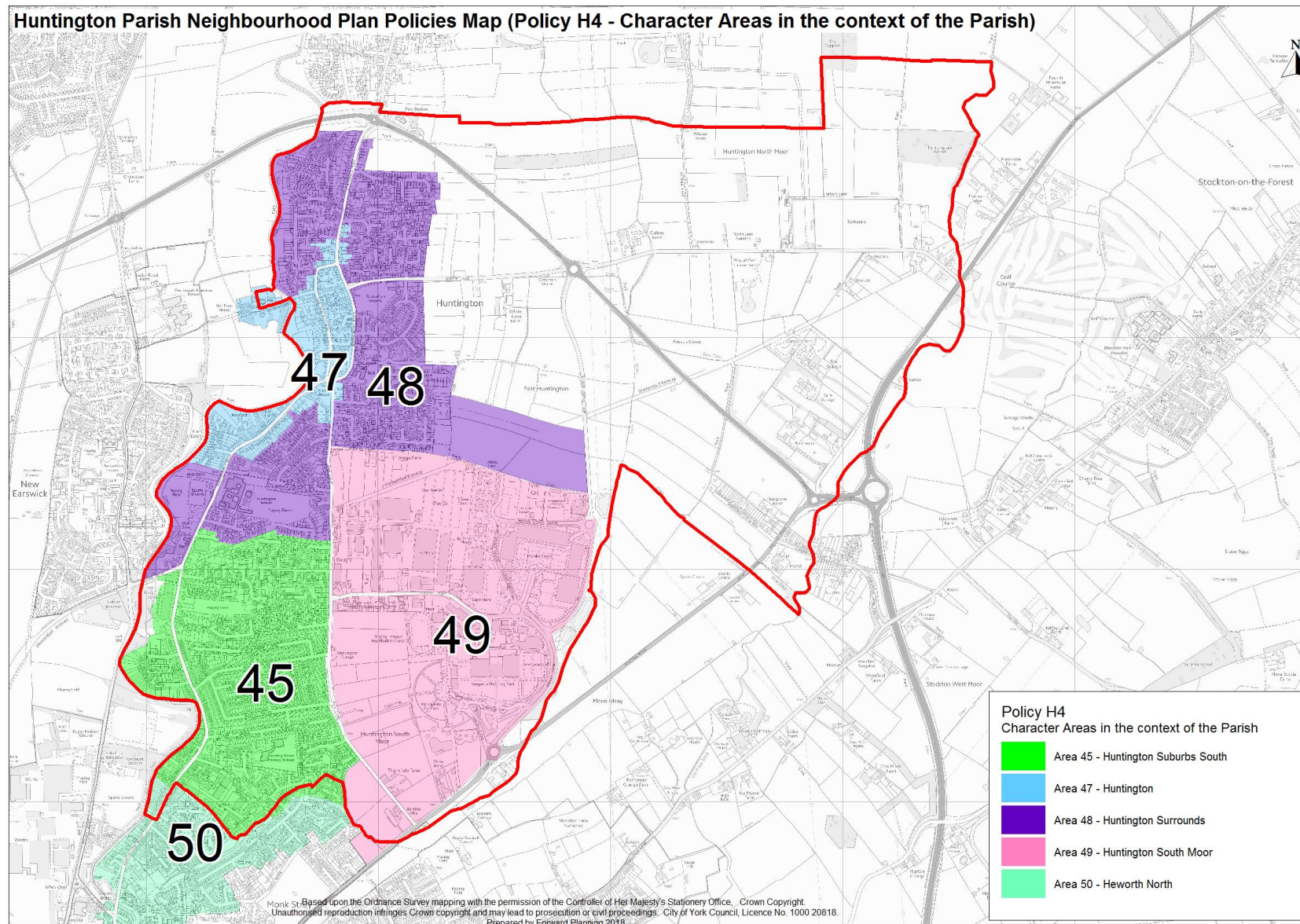
197. It is anticipated that the Neighbourhood Plan will be in place for a period of 16 years. During this time, the circumstances which the Plan seeks to address may change.
198. The Neighbourhood Plan will be monitored by the Parish Council in conjunction with the City of York Council on at least an 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.



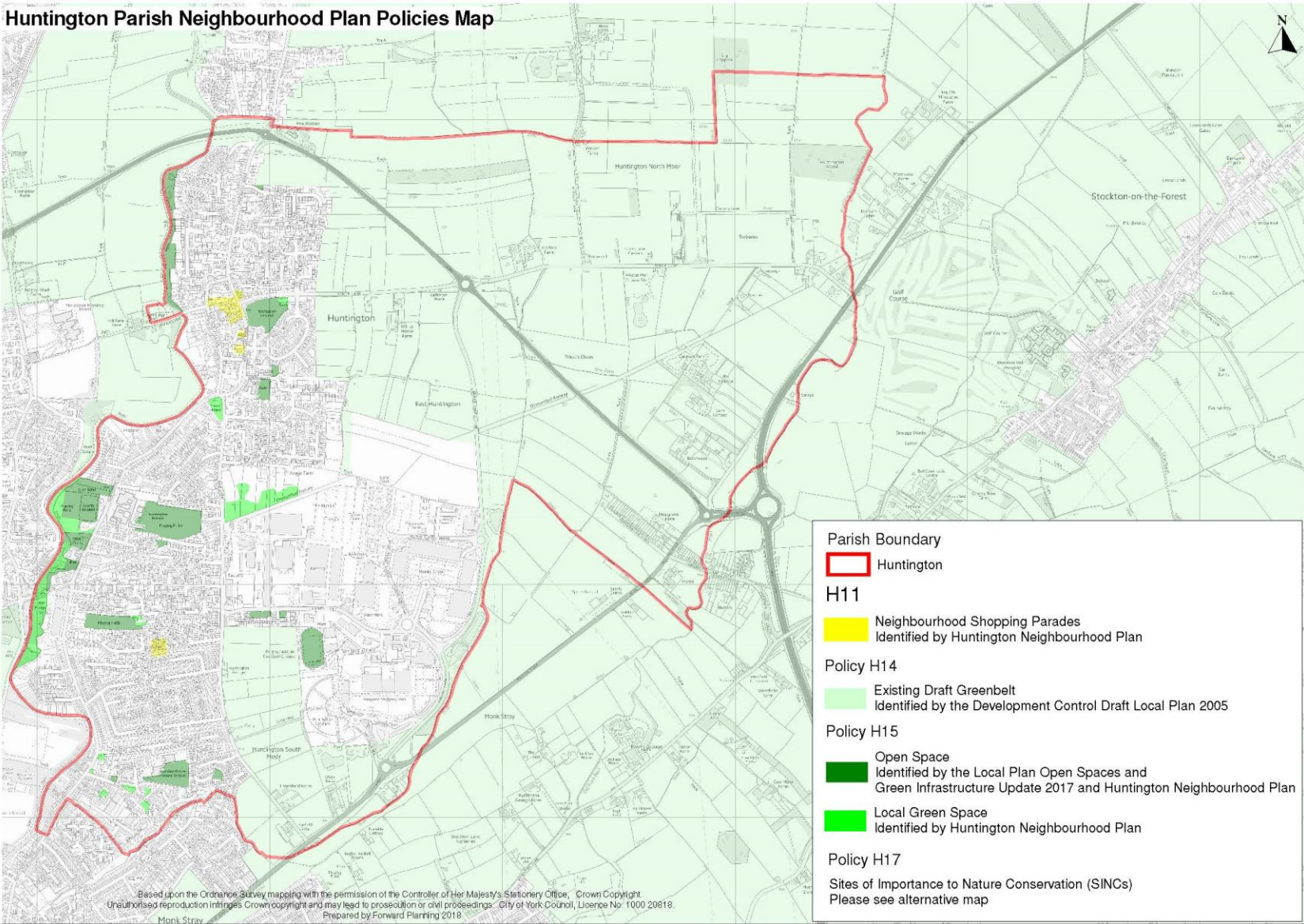
Map 1



Map 2



Map 3



# ANNEX E

Map 4

