

**Huntington Parish Neighbourhood Plan**  
**Draft Plan Consultation Analysis**

**May 2018**

No	Policy/Section	Respondent	Summary of Comments	Response	Amendment to Plan
1	GENERAL	City of York Council (CYC)	Overall, we consider that this is a good draft plan that is clear and concise to read.	This general support is welcomed.	No Change.
2		Historic England	We do not believe it is necessary to give detailed advice on the draft neighbourhood plan as we consider that it addresses issues in relation to the <u>histroc</u> environment satisfactorily.	This general support is welcomed	No Change.
2		CYC	We appreciate the amount of hard work that the Parish Council has put into this process to produce a locally representative document, detailing the issues which affect Huntington. We also recognise that the absence of an up-to-date adopted York Local Plan and the timing of the emerging Local Plan may have proved problematic for you and we appreciate work undertaken in this respect. We would like to continue to work closely with you to move this Plan forward in tandem with the production of our Local Plan resulting in the creation of two sound plans that fit together and serve the best interests of the people,	These comments are noted and look forward to working with CYC in taking the Plan forward.	No Change.

			environment and economy of Huntington and York as a whole.		
4		Pilcher Homes Ltd	It is clear that a lot of work has gone into this document and it is a credit to those who have worked on it.	This general support is welcomed.	No Change.
5		Galtres Village Development Company	Having regard to the information presented in the Planning Policy section of these representations, and the background information in the Neighbourhood Evidence document, these representations have the following main points on the Draft Neighbourhood Plan (i) The preparation of the plan is premature and should be held in abeyance pending the outcome of the Local Plan Examination (ii) The policies in the draft plan are imprecise and too narrowly focussed (iii) The plan does not consider all the potential alternatives to address the future requirements of the local community.	Noted. The three main points you raised are dealt in detail in more later in the consultation analysis.	No Change (but see later).
6		CYC	We appreciate the references made to the City of York draft Local Plan throughout your plan. We recognise that the Pre-Submission draft of your Neighbourhood Plan was published ahead of the Publication Draft Local Plan and it was therefore not possible to reflect an update position in your plan. The Publication draft Local Plan, which is currently being consulted on (until 4 <sup>th</sup> April) will be the version that will be submitted for Examination by the end of May. Ahead of submission, we would appreciate working with you	The clarification that the Publication Draft Local Plan should be published in June. We would be pleased to work closely with CYC to maximise the alignment between the Plan and the emerging Local Plan	No Change

			on an updated draft Neighbourhood Plan to ensure that it reflects the Council's latest Local Plan position.		
7		Redrow Homes	This response is intended to be an introductory letter from which we can hopefully liaise with the Neighbourhood Plan Steering Group over coming months as the Neighbourhood Plan progresses. On that basis, the comments below are intended as general observations only. Redrow have submitted an outline application including for the residential development of 970 dwellings part of which covers the area identified as a housing allocation (ST8) in the emerging York Local Plan.	This is noted. We would welcome the opportunity to continue to liaise with Redrow as the Plan develops.	No Change.
8		National Grid	National Grid has identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary: • YR Route - 400kV from Osbaldwick substation in York to Norton substation in Stockton on Tees. From the consultation information provided, the above overheads powerline does not interact with any of the proposed development sites.	That you do not have any specific comments on this draft neighbourhood plan is noted.	No Change.
9		Pilcher Homes Ltd	We would like to support as drafted Policies H2, H3, H5, H6, H8, H9, H10, H11, H12, H13, H15, H16, H17, H19, H20 and H21 and the associated maps.	The general support for these policies is noted.	No Change.
10		Redrow Homes and	Timeframe – we note that time period of the plan is 2016-2032. The latest Publication Draft York Local Plan	This is agreed.	That the time frame is amended

		Linden Homes	covers the period 2017 to 2032/33. It is important that the Huntington Parish Neighbourhood Plan period is amended to align with the emerging York Local Plan.		from 2016-2032 to 2016 to 2017 to 2032/2033 to align with the emerging Local Plan.
11		Redrow Homes	We note that the plan period of the Neighbourhood Plan is 2016-2032, which is referred at Section 1.1 to have been purposefully chosen to mirror the timescale of the City of York's emerging Local Plan. The latest Publication Draft York Local Plan, published for consultation in February 2018 covers the period from 2017 to 2032/33. It is important that the Huntington Parish Neighbourhood Plan period is amended to align with the emerging York Local Plan.	This is agreed.	That the time frame is amended from 2016-2032 to 2016 to 2017 to 2032/2033 to align with the emerging Local Plan.
12		Landowners West of ST8 Monks Cross	We note that the plan period of the Neighbourhood Plan is 2016-2032, which is referred at Section 1.1 to have been purposefully chosen to mirror the timescale of the City of York's emerging Local Plan. The latest Publication Draft York Local Plan, published for consultation in February 2018 covers the period from 2017 to 2032/33. It is important that the Huntington Parish Neighbourhood Plan period is amended to align with the emerging York Local Plan.	This is agreed.	That the time frame is amended from 2016-2032 to 2016 to 2017 to 2032/2033 to align with the emerging Local Plan.
13		CYC	We would advise that you produce a single policies map containing all of the details contained on maps 1-8 for the	Agreed.	That a single policies map be prepared.

			submission stage of your Plan. We can assist you with this if you do not have the mapping software available.		CYC support in doing this is welcomed.
14		Redrow Homes and Linden Homes	It is considered important that the plan include a Key Diagram or Policy Proposals Map which illustrates proposed designations and allocations including housing allocations within the Parish and draft Green Belt.	Agreed.	That a single policies map be included.
15		Redrow Homes	It is considered important that the consultation draft Neighbourhood Plan includes a Key Diagram or Policy Proposals Map which illustrates proposed designations and allocations including housing allocations within the Parish and draft Green Belt boundary. This Map should not however include anything that is not included within the emerging York Local Plan thus creating conflict with the Neighbourhood Plan that is not necessary.	Agreed.	That a single policies map be included.
16		Landowners West of ST8 Monks Cross	It is considered important that the consultation draft Neighbourhood Plan includes a Key Diagram or Policy Proposals Map which illustrates proposed designations and allocations including housing allocations within the Parish and draft Green Belt boundary.	Agreed.	That a single policies map be included.
17		CYC	I would suggest that paragraph numbers are added as it improves the legibility of the document.	Agreed.	That paragraph numbers be introduced.
18	Introductory Sections	David Wilson Homes/Ba	The draft highlights that Huntington is an attractive parish with a good range of services and transport links to York	The general support for this section is welcomed.	No Change.

		rrat Homes	City Centre and the other surrounding towns. As a result, it makes it a place where people want to live. We concur with this statement and it is therefore important that the Neighbourhood Plan which will ultimately form part of the Development Plan, facilitates a level of required growth to ensure that the community remains sustainable and the existing level of services and facilities are maintained.		
19		David Wilson Homes/Barrat Homes	To support the overall vision, the draft Plan sets out eleven key principles. While we note that the principles listed are not in any particular order, we are pleased to note that the principles including, support the provision of housing that meets the future needs of the community (amongst others),	The general support for this section is welcomed.	No Change.
20		David Wilson Homes/Barrat Homes	We also note that the plan acknowledges that it is critical for the Neighbourhood Plan to be in conformity with the adopted City of York Local Plan and therefore play its part in meeting any citywide and national housing requirements. Again, this represents positive planning and is therefore supported.	The general support for this section is welcomed.	No Change.
21	GENERAL	CYC	A clearer map could be added as Figure 1 as the parish boundary is not easy to see when printed in black and white. In addition, it would be useful to show the parish boundary on Figure 2 to make it clear which character areas are relevant to this plan.	Agreed.	It is agreed to show a clearer map with regard to Fig 1 and to show the parish

					boundary on Fig 2.
22	GENERAL	Galtres Village Development Company	Our fundamental point is that to proceed with the Neighbourhood Plan in the absence of an adopted Local Plan wasteful of time and resources for both the Parish Council and those with an interest in making representations on the Draft Neighbourhood Plan.	While it is accepted that there is a risk that some policies in the Plan may eventually be superseded by the emerging Local Plan, that does not render them unnecessary at this stage as the Local Plan is some way from adoption. While the draft Local Plan is a material consideration in the determination of planning applications, particularly as the existing Local Plan is significantly out of date, the weight attached to it is limited as it is not yet at an advanced stage of preparation and its policies are subject to change before it is adopted. The timescale for the adoption of the Local Plan cannot be certain, and it is probable that the Neighbourhood Plan will be made before the Local Plan is adopted. Its policies would then carry more weight than those of an emerging Local Plan, including in relation to speculative planning applications. CYC has submitted comments on the policies of the Plan, and many of these relate to the relationship between the Plan and the emerging Local Plan.	No Change.
23	H1 MEETING HOUSING NEED AND THE LAND NORTH	Redrow Homes	We welcome the reference in the Neighbourhood Plan to the suitability of Site ST8 and acknowledge the outcome of the consultation for the NP	We welcome the general support for this Policy and the supporting text and evidence.	No Change.

	OF MONKS CROSS DEVELOPMENTS		<p>identifying the community's major reservations about the suitability of ST8, in particular the housing density of this development. These and other concerns including the sustainability credentials of the site, pressure on existing infrastructure and flood risk from surface water runoff can all be addressed during the statutory determination period of the planning application. We of course accept the position quoted within the NP that the "views of the community are a key factor in determining the scope and detail of the proposed housing allocation on Land at Monks Cross should it go ahead, especially to help ensure that it integrates well both functionally and physically, and best reflects the need and priorities of, the Parish". We acknowledge that the Steering Group "considered the Plan should proceed on the basis 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 Neighbourhood Plan states that "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 NP states "final housing allocations for</p>	<p>With regard to the point it would be better to examine and adopt the Local Plan <u>before</u> the NP is made, while it is accepted that there is a risk that this and other policies in the Plan may eventually be superseded by the emerging Local Plan, that does not render them unnecessary at this stage as the Local Plan is some way from adoption. While the draft Local Plan is a material consideration in the determination of planning applications, particularly as the existing Local Plan is significantly out of date, the weight attached to it is limited as it is not yet at an advanced stage of preparation and its policies are subject to change before it is adopted. The timescale for the adoption of the Local Plan cannot be certain, and it is probable that the Neighbourhood Plan will be made before the Local Plan is adopted. Its policies would then carry more weight than those of an emerging Local Plan, including in relation to speculative planning applications. CYC has submitted comments on the policies of the Plan, and many of these relate to the relationship between the Plan and the emerging Local Plan.</p>	
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			Huntington will be confirmed by the City of York Council during the preparation of this Plan". We agree with this point but feel it would be better to examine and adopt the Local Plan <u>before</u> the NP is made.		
24		Redrow Homes	Reference has been made in the NP to the provision of a new or enhanced medical facility on site ST8. This is not included in the requirements for the site in the Local Plan. This is just one of several examples where conflicts need to be removed from the NP.	It is noted that the provision of a new or enhanced facility is not included in the requirement for the site in the Local Plan. The requirements set out in the NP are intended to be additional to those contained in the Local Plan. The Plan seeks to provide further detail rather than duplicating existing policies. It is agreed that the word of the policy could be 'softened' emphasising that the need to consider the provision of this rather than a requirement	That the wording of the policy dealing with a requirement for a new or enhanced medical facility by amended from its provision being a requirement to it being considered.
25		Galtres Village Development Company	Guidance in paragraph 041 of the NPPG is that policies in Neighbourhood Plans should be clear and unambiguous. Policy H1 of the Neighbourhood Plan does not meet that guidance because it sets out policy on a site that is not allocated in the Plan. Because the policy is also specific to a site that is not allocated, it cannot be applied in the determination of other applications for housing that may come forward in the Plan Area. The policy should therefore be	The Policy seeks to provide additional local criterion should the site be allocated for housing in the Local Plan. It is disputed that a Neighbourhood Plan cannot do this. Further, as the development of the site would require changes to the Green Belt, under present NP rules it is unlikely that the NP could allocate the site should it wish to do so. It should be noted that it was originally envisaged that the NP	That is be reworded so that part of the policy which deals with general housing development across the parish be rewritten so that it

			reworded to provide generic advice and guidance that can be applied to any housing proposal that comes forward in the Plan area.	would be completed after the Local Plan (and associated allocations) had been completed. This, however, now looks unlikely. It is agreed that it would be useful if that part of the policy which deals with general housing development was reworded so that it provides generic advice and guidance that can be applied to any housing proposal that comes forward in the Plan area.	provides generic advice and guidance that can be applied to any housing proposal that comes forward in the Plan area.
26		David Wilson Homes/Barrat Homes	The current draft Plan acknowledges that the council are proposing to allocate land to the North of Monks Cross and goes on to set out a policy with its own development requirements. It doesn't however go on to identify areas of land within which the Parish feel might be appropriate for development. In light of the fact that, once adopted, the Plan will remain in place for the next 15 years, we consider that the Plan fails to be aspirational and therefore contradicts one of its own underlying principles.	It is not considered that there is a compelling case for the Plan to identify any other housing sites above those identified in the draft Plan. The Plan effectively is letting the Local Plan determine any housing allocations in the local area. It is considered that should the site ST8 be allocated for housing in the Local Plan. This will make for more than proportionate provision for housing growth. Further, as the development of the site would require changes to the Green Belt, under present NP rules it is unlikely that the NP could allocate the site should it wish to do so.	No change.
27		David Wilson Homes/Barrat Homes	As you are aware, Barratt and David Wilson Homes have under their control land off New Lane. We have been actively promoting the site through the emerging Local Plan process and this initially led to the Council identifying the	As you will be aware, the site has been the subject of previous discussions and meetings between Barratt and David Wilson Homes and the NP Steering Group and others. It is not	No Change.

			<p>site as being suitable for development and therefore formed a draft allocation in previous iterations of their emerging Local Plan. The site was subsequently removed which means it is proposed to retain its Green Belt designation. We however consider there is a real opportunity for the Neighbourhood Steering Group to work with ourselves, and other key stakeholders, to deliver a site which can provide a significant contribution to the city's overall housing requirement but also cater for the needs to the community over the next 15-20 years. Notwithstanding the contribution that will be made to the overall housing requirement, development of the site will also provide the opportunity to provide a number of other key benefits which the draft Plan fails to acknowledge. We would therefore urge the Neighbourhood Plan Steering Group to reconsider its position with regards to the site off New Lane. The current plan fails to acknowledge the clear and tangible benefits that will be derived from developing the site. We would therefore welcome the opportunity to meet with representatives of the Steering Group to discuss the credentials of the site and the Plan moving forward.</p>	<p>considered that the site is a suitable or sustainable location for housing. We note that it is not the preferred option in the latest version of the CYC Local Plan.</p>	
28		Galtres Village Developm	<p>We have been promoting the allocation of land to the north of the ring road at Monks Cross as a new settlement to</p>	<p>It is not considered that the site is a suitable or sustainable location for housing. We note that it is not</p>	No Change.

		ent Company	meet the housing needs of the City of York. Representations have been made at various stages of the Draft Local Plan to have the site allocated. The proposed masterplan for the site is included as Appendix 1 of this representation. The site has not been put forward for allocation in the Publication Draft of the Local Plan that is out for consultation concurrently with the Draft Neighbourhood Plan. However, GVDC will be making representations on the Draft Local Plan to have the new settlement site allocated and GVDC will appear before the Local Plan Inspector to explain the justification for allocating the site	the preferred option in the latest version of the CYC Local Plan.	
29		Galtres Village Developm ent Company	Notwithstanding our comments made under the heading of prematurity above, should the Parish Council decide to proceed with the preparation of the Neighbourhood Plan, then more detailed work would have to be carried out to consider the role of the Parish in meeting the wider housing needs of the City. In addition, other options that could address the needs and requirement of the Plan Area identified in the Evidence Document must be considered. One such option is the site being promoted by the Galtres Village Development Company. Appendices 1 and 2 of this document set out the evidence and justification for the allocation of the Galtres site submitted to the Pre-Publication Stage of the	It is not considered that the site is a suitable or sustainable location for housing. We note that it is not the preferred option in the latest version of the CYC Local Plan.	No Change.

			Local Plan. A summary of the proposals is provided at Appendix 3. The proposals for Galtres Garden Village directly address the housing and community needs of the Parish identified in the Neighbourhood Plan evidence document. In particular the scheme proposes: <ul style="list-style-type: none"> <li>• A mix of house types and sizes, with particular emphasis on smaller house types for first time buyers and older people looking to downsize.</li> <li>• A minimum of 30% affordable housing targeted at local people</li> <li>• A retirement community of approximately 300 units that will include bungalows, retirement apartments and a care home</li> <li>• A village hub with a school, shops and playing fields</li> <li>• A country park that will be available to the whole community</li> </ul>		
30		Redrow Homes and Linden Homes	We consider that the land immediate south of North Lane, to the east of the existing Huntington Urban edge should be included as part of emerging ST8. We consider it would be logical and sustainable to consider this site, as an extension to Site S8.	It is not considered that the site is a suitable or sustainable location for housing. We note that it is not the preferred option in the latest version of the CYC Local Plan.	No Change.
31		Redrow Homes and Linden Homes	We are aware of an additional site put forward by the Galtres Garden Village Group for 1,575 which lies outside of the outer ring road and separate from Huntington. We consider this would not be a sustainable option, with the scale of the site being out of character with the area. We urge the Neighbourhood Plan to oppose such	Your concerns about the additional site put forward by the Galtres Garden Village are noted.	No Change.

			as large 'Garden Village' remote from, but close to Huntington.		
32		Pilcher Homes	We note Policy H1 supports ST8. We believe that ST8 is a very large site that in its current format integrate well with Huntington. It is promoted by a single national PLC developer with no link to the area. We believe that the site should not be promoted by City of York and Huntington Parish Council ahead of the Huntington North (site 191), which is much smaller site, more sustainable site and which would be much easier to integrate with the existing parish.	It is not considered that the site (191) is a suitable or sustainable location for housing. We note that it is not the preferred option in the latest version of the CYC Local Plan.	No Change.
33		Landowners West of ST8 Monks Cross	A response on behalf of the landowners of the land west of ST8 was submitted to the City of York Local Plan Pre Publication consultation in October 2017 objecting to the deletion of land west of ST8. We consider that it would be appropriate and more logical to re-instate the land west of North Lane within the ST8 boundary, and request the Neighbourhood Plan team take this request into consideration. We consider it is logical to include the parcel of land within the ST8 allocation....retaining the land as Green Belt is unnecessary, as it would serve no Green Belt function. The reinstatement of the land. This increase would: <input type="checkbox"/> Assist in the provision of a Primary School <input type="checkbox"/> Provide for a more open green design with green corridors running through	It is not considered that the site (191) is a suitable or sustainable location for housing. We note that it is not the preferred option in the latest version of the CYC Local Plan.	No Change.

			<p>the development which are currently identified east and west of ST8. □ Assist in delivering more viable community facilities on ST8 by giving this new neighbourhood the critical mass required to support such facilities. □ Assist in providing further affordable homes. □ Deliver wider social and economic benefits that would flow from the additional homes.</p>		
34		Landowners West of ST8 Monks Cross	<p>We are aware of an additional site put forward by the Galtres Garden Village Development Company for 1,575 dwellings (the majority of which lies within the Huntington Parish Boundary) which lies outside of the outer ring road and separate from Huntington. Council officers favourably considered this site as a suitable potential additional site in the context of a higher housing requirement, and it was rejected on the basis of the housing requirement remaining at 867 dwellings per annum. We consider that the Galtres Garden Village would not be a sustainable option, with the scale of the site being out of character with the area. We would urge the Neighbourhood Plan team to oppose such a large 'Garden Village' remote from, but close to Huntington.</p>	<p>Your concerns about the additional site put forward by the Galtres Garden Village are noted.</p>	No Change.
35	H2 HOUSING MIX IN NEW HOUSING DEVELOPMENT PROPOSALS	Redrow Homes	<p>We acknowledge that housing should provide for people of all ages and in particular the reference within the NP to over provision of larger dwellings and a relative under-provision of small</p>	<p>We welcome the acknowledgement that housing should provide for people of all ages and in particular the reference within the NP to over</p>	No change.

			<p>dwellings and the need to significantly increase the number of smaller properties (less than 3 bedrooms) along with the provision for older people's housing. Any future Reserved Matters submission will aim to deliver a mix of affordable housing in line with adopted policies to address the Council's requirements. The proposed housing development will aim to create a balanced community and incorporate a mix of property sizes and types. In addition, we have also taken note of the outcome of the assessment that was undertaken of housing needs and characteristics in the Parish revealing the population profile of Huntington being characterised by an older population. It should however be noted that ST8 is a Strategic Site to meet the wider needs of the District and, as such, the housing mix may not reflect Parish needs.</p>	<p>provision of larger dwellings and a relative under-provision of small dwellings.</p> <p>We also recognise that that ST8 is a Strategic Site to meet the wider needs of the District and, as such, the housing mix may not reflect Parish needs. This is reflected in the specific mention to the City of York in the statement, "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".</p>	
36	H3 AFFORDABLE HOUSING PROVISION AND MIX	Redrow Homes	<p>A future Reserved Matters submission for ST8 will be supported by evidence to demonstrate how our client has taken into account the most up to date published evidence of housing needs overall, having regard to other site and market considerations. In terms of affordable housing, the Neighbourhood Plan identifies that this is not being met in the Parish. However, it is considered that site ST8 could provide a significant boost to the supply of affordable housing of</p>	<p>We note your concerns that Policy H3 is too prescriptive. It is intended to provide local criteria and guidance to help meet a pressing local need. It is agreed that the wording could be made a little less prescriptive, with greater focus on guide than a requirement.</p>	<p>That the wording of H3 is amended to make it a little bit less prescriptive, more of guide than a requirement.</p>

			potentially up to 300 new homes. The delivery of affordable units on site ST8 will be discussed with the Council and an appropriate mix of dwelling types/sizes will be considered as part of a Reserved Matters submission and will seek to address the delivery of smaller dwelling types (for younger people and older people. The final housing mix for the ST8 housing development will be linked to local evidence and will reflect the housing need. Draft Policy H3 of the NP is too prescriptive. We welcome the comment that the site is a suitable location for affordable housing due to its proximity to facilities including schools, shops and public transport.		
37	H4 DESIGN PRINCIPLES	Historic England	We welcome the the recognition of Huntington Conservation Area and include Policy H4 in support of the schedule.	We welcome the recognition of Huntington Conservation Area and inclusion of Policy H4 in the schedule.	No Change.
38	H5 BUILDINGS AND SITES OF LOCAL HERITAGE INTEREST	Historic England	We welcome the inclusion of a schedule of buildings and sites identifying them as local heritage assets and Area and include Policy H5 in support of the schedule.	This general support is welcomed.	No Change.
39		CYC	The section relating to Locally Significant Heritage Assets needs to be amended to reflect that City of York Council is not developing a local heritage list. Currently, there is no intention for the City of York Council to adopt the draft list. The inclusion of Policy H5 which seeks to protect non-designated heritage assets is	The confirmation that City of York Council is not developing a local heritage list.is noted. We can confirm that the building and sites of local heritage interest will be supported by robust evidence.	That the text is amended to reflect City of York Council is not developing a local heritage list.

			welcomed and if it is supported by robust evidence will provide protection for the listed assets through the statutory status of an adopted Neighbourhood Plan		
40	H6 BUSINESS AND EMPLOYMENT	Shepherd Group Properties	Please can you correct a typo on Page 22? This should state 'Portakabin Limited' (rather than PLC).	Agreed.	That the typo on Page 22? Be amended to read 'Portakabin Limited' (rather than PLC).
41	H7 EXISTING COMMUNITY FACILITIES AND BUILDINGS	Redrow Homes	The NP identifies Huntington to be well served by community facilities and as a result of the consultation for the NP, residents are in general pleased with the existing provision of community facilities. The health service is one facility that residents identified needs improving along with the ST8 housing proposals placing additional demand on existing services including recreation, school and medical facilities. The current proposals for ST8 and forming the recently submitted outline planning submission are proposals for new community facilities including a small local shop, primary school, public open space and playing fields. A new country park is also proposed, in line with the emerging York Local Plan. This will comprise new planting, footpaths, ponds and open access areas.	The clarification on the facilities proposed to be included as part of the site ST8, including a New Country Park is noted.	No Change.

42	H8 NEW AND ENHANCED COMMUNITY FACILITIES & BUILDINGS		No comments received.		
43	H9 EXISTING ASSETS OF COMMUNITY VALUE		No comments received.		
	H10 VANGARDE/MONKS CROSS SHOPPING PARK		No comments received.		
44	H11 BROCKFIELD PARK & NORTH MOOR ROAD NEIGHBOURHOOD PARADES	CYC	We welcome the identification of neighbourhood parades in policy H11. The two named parades are both identified in the City of York Council's Retail Study Update and Addendum 2014. This states that they meet the criteria set out by Government which demonstrates that they perform the role of neighbourhood parades. This evidence base could be referred in your supporting text to demonstrate compatibility.	The support for the identification of the two neighbourhood parades is welcomed as is the reference to additional supporting evidence.	That the supporting be amended to make reference to the City of York Council's Retail Study Update and Addendum 2014.
45	H12 OTHER SHOPS		No comments received.		
46	H13 HOT FOOD TAKEAWAYS		No comments received.		
47	H14 GREEN BELT	Pilcher Homes Ltd	Huntington Parish Council aspires to create a neighbourhood plan which will be deemed sound. To do so the draft plan has to comply with the NPPF. We note that the draft map and plan should note of para 85. Neither CYC or	It is not considered that there is a compelling case for the Plan to identify 'safeguarded land'. The Plan effectively is letting the Local Plan determine any housing allocations in the local area,	No change.

			Huntington Parish Council has created safeguarded land in their draft plan. The lack of safeguarded land would mean that no development between the urban edge and inner green belt boundary could come forward without a revision of the neighbourhood plan.	including any 'safeguarded sites' if required. It is considered that the sites being considered for allocation by CYC will make for more than proportionate provision for housing growth.	
48		Pilcher Homes Ltd	It is recommended not to include land where it is not necessary to keep it permanent open. Land north of Avon Drive should be removed from the draft Green Belt boundary and an inner green belt boundary should be formed in line with YORR. Also the land north of North Lane should become safeguarded land and the land south of north lane and east of north lane should be removed from the draft green belt map. This would provide Huntington Parish Council with a Neighbourhood Plan that is positively prepared, justified, effective and consistent with national policy	It is not considered that there is a compelling case for the Plan to identify 'safeguarded land'. The Plan effectively is letting the Local Plan determine any housing allocations in the local area, including any 'safeguarded sites' if required. It is considered that the sites being considered for allocation by CYC will make for more than proportionate provision for housing growth.	No Change.
49		Galtres Village Development Company	Policy H14 Green Belt, should be amended to remove the first sentence of the policy. Land in the Parish is not designated as Green Belt in any adopted Plan. The general extent of the Green Belt is defined by saved Regional Planning Policies pending the definition of detailed Green Belt boundaries in the Local Plan.	The inclusion of a specific Green Belt policy has been the subject of much consideration. Initially, it was unclear whether the rules governing the preparation of neighbourhood plans would allow the inclusion of a Green Belt policy. It was only after the Poppleton NP passed examination where we more certain that the NP could include such a policy. The wording of the Policy is that from the agreed	No Change.

				<p>Poppleton NP which has been the subject of independent examination and referendum, and as suggested to us by CYC. It is not considered that the removal of the first sentence would be appropriate.</p>	
50		Redrow Homes	<p>Having regard to both the identification and modification of the Green Belt boundary we are aware that these are matters for City of York Council to determine along with the Neighbourhood Plan needing to be in conformity with the strategic policies of the Local Plan. Given that the City of York Council Local Plan is still being prepared and is unlikely to be adopted until late 2018 early 2019, we suggest that this Neighbourhood Plan is delayed until such time that the applicable policies are adopted. Map 6 of the NP contains a map of Huntington demarcating both Parish and Green Belt boundaries. We question the accuracy of the map in the context of the land immediately north of Monks Cross and request that this is verified.</p>	<p>While it is accepted that there is a risk that this and other policies in the Plan may eventually be superseded by the emerging Local Plan, that does not render them unnecessary at this stage as the Local Plan is some way from adoption. While the draft Local Plan is a material consideration in the determination of planning applications, particularly as the existing Local Plan is significantly out of date, the weight attached to it is limited as it is not yet at an advanced stage of preparation and its policies are subject to change before it is adopted. The timescale for the adoption of the Local Plan cannot be certain, and it is probable that the Neighbourhood Plan will be made before the Local Plan is adopted. Its policies would then carry more weight than those of an emerging Local Plan, including in relation to speculative planning applications. CYC has submitted comments on the policies of the Plan, and many of these relate to the relationship</p>	<p>No change to the wording. The accuracy of the map in the context of the land immediately north of Monks Cross to be verified.</p>

				<p>between the Plan and the emerging Local Plan.</p> <p>We would be pleased to verify the accuracy of the map in the context of the land immediately north of Monks Cross as suggested.</p>	
51	H15 LOCAL GREEN SPACES		No comments received.		
52	H16 RIVER FOSS		No comments received.		
53	H17 BIODIVERSITY	Redrow Homes	The NP identifies Sites of Importance for Nature Conservation (SINCS) with one of these being North Lane Meadow. There is no plan illustrating such sites and therefore we would suggest these sites are plotted on an appropriate map. We also request that those Sites of Local Interest (Table 3 page 35) are also illustrated on a plan.	It is agreed to include a map showing the Sites of Importance for Nature Conservation	That a map is included showing the Sites of Importance for Nature Conservation.
54	H18 FLOODING & WATER MANAGEMENT		No comments received.		
55	H19 TRANSPORT & TRAFFIC MANAGEMENT	Pilcher Homes Ltd	This should be widened to include 'The widening and dualling of the York Outer Ring Road (YORR) would be strong supported.	Agreed. That policy should be amended to include the widening and dualling of the York Outer Ring Road (YORR) as a transport and traffic management priority.	That the policy is amended to include the widening and dualling of the York Outer Ring Road (YORR) as a transport

					and traffic management priority.
56	H20 CAR PARKING		No comments received.		
57	H21 WALKING AND CYCLING	Redrow Homes	We acknowledge the requirement of Policy H20 that development proposals should seek to incorporate improvements to the network of footpaths and cycle ways into proposals or that a developer contribution may be sought for such improvements via a Planning Obligation. We of course welcome the part of this policy identifying priority is to be given to those developments that create or improve links between the main residential areas and the land North of Monks Cross.	The general support for this policy and more specifically the reference to “that create or improve links between the main residential areas and the land North of Monks Cross” is welcomed.	No Change.
58	H22 DEVELOPER CONTRIBUTIONS	Barratt and David Wilson Homes	While we acknowledge the need for such contributions to be secured, the current draft fails to recognise that alongside the Local Plan, the Council are also progressing plans for it Community Infrastructure Levy (CIL). Once in place, the CIL schedule will define an appropriate levy that must be paid on every square foot of new floor space across the district. The funds derived from the levy will then be used to help fund all the infrastructure requirements listed above. While we acknowledge the need for appropriate levels of contributions to be paid, there needs to recognition that the future mechanism for this will be the CIL	Whether or not the policy should make specific reference to CIL has been the subject of discussions with CYC. It is agreed however that specific reference should be made to CIL.	That the text is amended to make specific reference to CIL.

			charging schedule once in place. Until such time, such contributions will be secured through Section 106 legal agreements.		
59		Redrow Homes and Linden Homes	The application for ST8 has been submitted to the Council and is now in their planning application system. We acknowledge Policy H24 of the NP and the requirement for contributions towards improving open space, sport, recreation facilities as well as improving community infrastructure, traffic management and pedestrian enhancement in the village. These are matters that will be resolved in the determination of the application.	The acknowledgement of Policy H24 and its requirements for Site ST8 and more generally are noted.	No Change.