



Consultation Statement 2016

Including

Consultation Statement amendments from 2015

Part 4

Consultation Statement

Introduction

This report consists of the methods used to gather information to develop the Neighbourhood Plan for Nether and Upper Poppleton Villages and shows how the consultations informed the policy development, site allocation and the Plan to final submission..

- the 1st pre-submission consultation which took place from 22 January – 15 March 2015 (Consultation 1)- informed changes to the plan,
- Information , comments and suggestions from and Health Inspection of the plan that took place in June 2015,- indicated where policies could be made clearer
- A Scoping Document circulated to the City of York Council, the Environment Agency, Historic England and Natural England,- advised to start much of the process of Neighbourhood planning again
- A Strategic Environmental Assessment commenced September 2015 as an audit check on the process,-clarified how site selection was made and collated
- and a 2nd pre-submission consultation which took place between 11 May -1 July 2016 (Consultation 2) – increased participation and positive response from the community.

Details of the persons and statutory bodies contacted about the proposed Neighbourhood Plan are in appendix 1 for Consultation 1 and Consultation 2.

How communications were made and recorded

- All the statutory consultees received formal notification by email or letter with details of how to make representation and the deadline date **(Consultation 1 and Consultation 2)**
- All respondents were contacted again, **(Consultation 2)**
- All interested parties, groups and businesses were contacted through a wide variety of methods, including letters, emails and visits **(Consultation 1 and Consultation 2)**
- Social media, website and gallery on website for site allocations **(Consultation 1 and Consultation 2)**
- leaflets, **(Consultation 1 and Consultation 2)**
- Parish Council newsletters, **(Consultation 1 and Consultation 2)**
- articles in church magazine, **(Consultation 1 and Consultation 2)**

- community centre magazine (**Consultation 1 and Consultation 2**)
- Public display of minutes of the Parish Council meetings where a summary of all activity by the Neighbourhood Plan committee was displayed. (**Consultations 1, 2 and throughout all the periods between consultation.**)
- Public displays of Site Allocations, photos and explanations (**Consultation 1 and Consultation 2**)
- Public meetings (**Consultation 1 and Consultation 2**)
- Posters (**Consultation 1 and Consultation 2**)
- Telephone calls (**Consultation 1 and Consultation 2**)
- Special meetings with key landowners, businesses, developers and schools including school governors. (**Consultation 1 and Consultation 2**)
- Photographic displays of sites as aerial photographs filmed from a drone. (**Consultation 1 and Consultation 2**)

1 Background

1.1 In June 2014 Nether with Upper Poppleton formally submitted an application to the City of York Council (COYC) for the designation of the two parishes to be a neighbourhood plan area as a first step towards preparing the Poppleton Neighbourhood Plan (PNP).

1.2 The Parishes co-operated and equal representation would be from both parish councils. The application as a designated area underwent the statutory 6 week consultation period which allowed people who live, work and conduct business to comment on the application and the boundary area. Notices were placed strategically on 10 notice boards on Monday 16th June 2014. Interested parties were invited to join the committee. The majority of people were prepared to comment on the process, but did not commit to give their time voluntarily.

1.3 The City of York received only positive support for the application. The Neighbourhood Plan designated area was approved by the City of York Council on Monday 13 October 2014.

1.4 A significant number of meetings and consultations were held with Poppleton residents, business owners and land owners in the area.

2 Compliance with Regulation 15 (Neighbourhood Planning Regulations 2012)

2.1 This document is a combination of first (22 January 2015-15 March 2015) and second consultation (11 May 2016 – 1 July 2016) statements detailing the extensive consultation undertaken with the community of Nether and Upper Poppleton, i.e. those who live and work in the Parishes. It includes the further consultations which took place during the two pre-submission consultations.

Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:

- Details of the persons and bodies who were consulted about the proposed neighbourhood plan development;
- Explanations of how they were consulted;
- Summaries of the main issues and concerns raised by the persons consulted;
- Descriptions of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.¹

2.2 The Consultation Statement also takes account of information received during the consultation on the Scoping Document (November 2015) and Strategic Environmental Assessment (March 2016); all communications received by post and email during the development of the plan; public petition feedback from village sports day events in June 2015 and 2016.

2.3 The following statement was added to all public communications during the 2nd pre-submission consultation.

“Upper and Nether Poppleton Parish Councils are registered under the Data Protection Act 1998. For the purposes of the DPA legislation, your contact details and responses will only be retained for the preparation of the Poppleton Neighbourhood Plan and may be shared with the City of York Council. All responses received will be made publically available with all personal information e.g. names removed before publication.”

3 Consultation On The Neighbourhood Plan

3.1 The Aims of the Nether with Upper Poppleton Neighbourhood Plan 1st Consultation process were:

- To involve as much of the community as possible throughout all consultation stages of the Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Plan process.
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken and feedback noted.

¹ Planning Aid England, Royal Town Planning Institute www://RTPI.org.uk

- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultations techniques including social media, email and website updates of minutes of Parish Council meetings.
- To ensure that results of consultation were fed back to local people and available to read in both hard copy and via the Plan4Poppleton.co.uk website after consultation events.
- To use the City of York Guidance on Community Involvement as advised by the Planning Department document adopted by the Council in December 2007.

2nd pre-submission additional consultation aims

The development of the 2nd pre-submission consultation was as a result of Historic England and CYC comments regarding the requirement of a Strategic Environmental Assess due to the lack of a Local Plan in York.

- To ensure that the appropriate scoping documentation was produced and fully consulted on with the statutory bodies of Historic England, Natural England and the Environmental Agency as well as the City of York Planning Department.
- To ensure that a Strategic Environmental Assessment was produced and an Environmental Report was then fully consulted on with the statutory bodies, the land owners and agents as well as the population within the parishes area via the website www.plan4poppleton.co.uk and via email, and paper copies at strategic local locations.
- To ensure that comments from the first pre-submission consultation were fully discussed and where appropriate policies were amended.
- To ensure that all the Heritage Assets of Poppleton as listed by Historic England were fully integrated into the map work, and information in the plan.
- To aim to be compliant with NPPF process for the production of a Neighbourhood Plan.

Activities to start the Neighbourhood Plan and 1st pre-submission Consultation.

3.2 The Parishes of Nether and Upper Poppleton agreed to progress a Neighbourhood Plan for the whole parished areas of the villages and surrounding greenbelt and business parks. These agreements are held in the minutes of the separate Parish Council meetings. (Reference Nether Poppleton minute 14/132 and Upper Poppleton minute 14.177) and two councillors were nominated from each parish to progress the Neighbourhood Plan with interested parties from the villages, farms and businesses in the parish. The Committee members for Upper Poppleton Councillors were Kathie Brydson and Vivien Crabb and for Nether Poppleton Councillors Peter Powell and Edie Jones (Chair).

The Committee was increased by two further parish council members Roper Langford for Upper Poppleton and Don Simpson for Nether Poppleton Parish Councils. The committee worked to a set of terms and conditions that were originally agreed with the Parish Councils.

3.3 A pilot survey to gauge interest and support for a Neighbourhood Plan was conducted during a sports day event held in May 2014. There was wide support to develop a questionnaire to measure areas of concern with regard to housing and employment specifically and building development, infrastructure, green spaces, school development and community spirit. 133 responses were obtained in a two-hour period.

3.4 A number of meetings took place after the summer holidays and in September, October, November and December 2014

The aims of the consultation were:-

- To involve as much of the community as possible throughout the informal and pre-submission consultation stages of the plan.
- To ensure the Plan was informed by views of local people, local stakeholders and local businesses from the start of the Neighbourhood Planning Process.
- To ensure that consultation events took place at critical points in the process, where issues were discussed.
- To use presentations employing power point, and photographic evidence presented at 5 separate events and venues. Lists of attendees with contact details were taken.
- To distribute questionnaires with key questions that had been consulted on during the summer period; results were analysed and reports posted for all to read in key venues such as the Library and Community Centre.
- To ensure that results of consultation were fed back to local people and were available to read, in hard copy, in the village newsletters and at local events, through flyers and email contact and at a dedicated Neighbourhood Plan website. www.plan4poppleton.co.uk
- To ensure that key stakeholders, such as businesses, schools, land owners and farmers were involved in the policy development of the Neighbourhood Plan using telephone calls and meetings with key personnel.
- To meet and discuss with CYC Planning officials during the development of the draft Local Plan 2014.
- To meet and discuss with British Sugar representatives regarding the development of the Brownfield site which partly lies within Nether Poppleton Parish Council boundary.
- To hold meetings with key stakeholders, such as the Principal of Manor Academy and Chair of Governors, Business Park owners at London Ebor and Farm owners Mr and Mrs Parker and Mr D Fraser and Rapleys acting on behalf of British Foods developers of the Former British Sugar Site, Miller

Homes the potential developers of the former Civil Service site and grade 2 agricultural land.

- To arrange Neighbourhood Plan Committee meetings weekly during this period of preparation for pre-submission consultation. All meetings had an agenda and actions points for the next meeting to ensure progress was maintained.
- To maintain telephone communications with key stakeholders. Records held within the diary record of the Neighbourhood Plan Committee.
- To show aerial photographs of the sites selection process in the Neighbourhood Plan at venues where people collected to discuss progress and receive feedback recorded on attendance and comment sheets e.g. Probus, Football Club, WEA courses in the community centre and sports days.
- To email feedback to those who registered through the questionnaire that they wanted feedback during the process.
- To give regular and comprehensive reports on progress and consultation to each parish council at monthly meetings. Records recorded in the Parish Minutes on the parish council website for Nether and Upper Poppleton separately.
- To consult by email, visits, telephones calls with the City of York Planning Department on issues such as maps, boundaries, stakeholders and statutory bodies for consultation.
- To note and record that the draft Local Plan was rejected by the City of York Councillors in October 2014, therefore the Neighbourhood Plan while considering many of the proposals has had to progress without guidance from an adopted Local Plan.
- To note that the level of consultation that has been undertaken is in keeping with that required by the legislation and full details of all consultations are provided in the Consultation Evidence File together with details of events and attendance at information and discussion sessions.
- To use Twitter accounts to post information and photos relevant to the development of the Neighbourhood Plan throughout the development and pre-consultation period (the account is no longer active).

- To ensure that the Village Design Statement (2003) was available throughout the period on the specially commissioned website at www.plan4poppleton.co.uk.

Additional work in preparation for the 2nd pre-submission consultation.

- To ensure that the plan was subject to the highest level of scrutiny, a Health Check was undertaken in June 2015.
- In response to a request from Historic England and the City of York Council Planning department a Scoping document was produced and consulted upon by the three Statutory Authorities and the City of York Council in autumn 2015.
- A Strategic Environmental Assessment Environmental Report was written by Town Planning consultants recommended by Locality the official sponsors of Neighbourhood Plans through the Department for Environment and Community using the evidence and reports from the Statutory Authorities and City of York Council.
- The 2nd pre-submission consultation commenced on 11 May 2016 and ran till 1 July 2016 a total of 8 weeks.
- To highlight the importance of continuous feedback from residents, the City of York planning department and land owners, News updates were included in the Poppleton Centre newsletter which is distributed at 3 monthly intervals around all the residents of the villages and surrounding area.

4 Understanding the issues from the 1st Consultation

4.1 A number of issues developed during the initial consultation. Of major concern was the preservation of a definite boundary between the urban York area and the villages of Nether and Upper Poppleton and a desire to ensure that development within the parished areas should be in keeping with the villages. The continued absence of a definitive Green Belt was an issue. It was suggested by the City Council Planners that the term 'interim' was used. It was the City of York Planning Department's role to define the Green Belt. Several copies of past attempts were found and compared.(1991, 2003, 2006, 2013 and 2014 withdrawn Local Plan)

4.2 The Neighbourhood Plan Committee designed a number of consultation exercises. These were based on information gathered initially through a pilot questionnaire, which was then refined, corrected, and printed in the refined format following consultation by the committee with residents of both villages.

4.3 A questionnaire was then distributed to 1700 households throughout the community, including some areas immediately adjacent to potential development sites.(e.g. Trenchard Road residents.)

4.4 A separate questionnaire was developed with a view to gauging the impact of housing development on local businesses and the issues that could relate to transport, road infrastructure and business expansion. It also took account of numbers of current employees, potential expansion, issues related to parking, vandalism, litter and other local issues e.g. access to the site via the ring road, delays to deliveries etc.

4.5 About 100 questionnaires were hand delivered to businesses on the three business parks of Northminster, York Business Park and London Ebor Business Park and a stamped addressed envelope for replies was provided. 55 replies were received.

4.6 An informal evening meeting to allow consultation with business leaders, owners and managers was also held in October 2014.

4.7 At all times the planning department of the City of York Council was consulted on the progress being made with the Neighbourhood Plan as it was running ahead of the development of the Local Plan for the City of York.

4.9 City of York Ward Councillors were kept informed of various issues and were supportive of the development of a Neighbourhood Plan, by attending parish council meetings and meetings between the Neighbourhood Plan Committee and the City of York Council.

Developments leading to the 2nd pre-submission consultation

4.7 A further sites plan consultation took place at the Village Sports Day in May 2015 using aerial photos and descriptions, maps and other visual aids. 170 signatures were collected indicating support for the policies being proposed.

4.10 The Committee had a meeting with the Local Member of Parliament, Mr Julian Sturdy to agree to initiate discussions with the City of York Planning Department with regard to the development support for Neighbourhood Plans.

4.11 At this point it was made clear that without a SEA the Neighbourhood Plan would not be allowed to progress. In effect the Neighbourhood Plan started again with a better audit trail. The Health Check had indicated that there were a number of issues that were the responsibility of CYC to resolve, namely Green Belt designation.

4.12 It was therefore agreed by the committee to engage the professional assistance of AECOM to progress from the Scoping Documentation, and consultation with the Statutory Bodies and the City Planners to a full Strategic Environmental Assessment which now forms the complete 2nd pre-submission consultation.

4.13 All sites were subjected to a site selection process and further consultation. The process and methodology employed was supported and assisted by the CYC SHMA, identical scoring methods and strategic objectives.

4.14 The lack of a Local Plan and no definitive Green Belt boundary being approved by the City of York Council has complicated the process and development of the Neighbourhood Plan. It has been important to keep the villagers, businesses and land owners aware of the essential difference between the Local Plan which is a city wide plan and the Neighbourhood Plan which relates to the Parished areas of Nether and Upper Poppleton, particularly the villages and business parks.

4.15 The development of the Neighbourhood Plan has been complex. Issues have evolved as new plans for the York Business Parks have taken land that was previously described as SINC (of Special Interest for Nature Conservation) .They were re-designated for business development.

4.16 In other developments that occurred during the 2nd pre-submission consultation, land that the neighbourhood plan showed as continuing and supporting employment use has been re-allocated for housing despite notification from the City of York Planning Department that it is designated Green Belt.

4.17 The maps have been supplied under licence by the City of York Council and have helped to show in part the vision of the City for the villages of Nether and Upper Poppleton.

4.18 The Neighbourhood Plan is still running ahead of the City of York Local Plan. During the 2nd pre-submission consultation, the Planning and Environment Management of the City of York Council indicated that a Preferred Sites Consultation was being issued (July 2016) although the draft Local Plan was not expected to be released until February 2017. The committee has continually been in contact with the City Planning Department which has supported the development of the Neighbourhood Plan by supplying relevant maps and previous policies related to specific topics.

1st pre-submission consultation process

5 How information was collected, analysed and used to inform policies.

5.1 2000 questionnaires were printed and distributed by all parish councillors throughout the villages (600 responses). 100 businesses received either by post or hand delivered a separate and business focussed questionnaire (70 responses). All landowners and prospective developers were contacted by letter, telephone and email.

5.2 The Questionnaires were analysed and a report published on the findings and on how they would inform the development of a series of policies for the Neighbourhood Plan. Report was published on the website www.plan4poppleton.co.uk.

5.3 The team which originally worked on the **Village Design Statement** (VDS) provided an electronic copy for the website because it had been agreed at meetings and by discussion with groups that the **VDS** still had weight and purpose because it reinforced planning issues within the village area, as well as business development.

5.4 The Business Questionnaire report was distributed amongst key stakeholders at Northminster Business Park, London Ebor Business Park, York Business Park and Oakwood, (a farm diversification scheme in the village). Hard copies of the report were left at the cafes on the business parks, or handed to the site managers of London Ebor and Northminster Business Park.

5.5 Local Landowners were consulted by telephone and at meetings.

5.6 Reports on all the data collected and collated were placed on the website www.plan4poppleton.co.uk. There was a further opportunity for feedback to the committee through the website.

2nd pre submission consultation developments

5.7 All the information on key issues relating to Local Plan objectives collected from the report was used in the Scoping document produced by the Neighbourhood Plan Committee supported by funding from Locality and advice and guidance from AECOM, a consultant recommended by Community Support.

5.8 All the notification procedures above were then included in a second pre-submission consultation which ran from 11 May until 1 July 2016.

5.9 All businesses received notification of the 2nd pre-submission consultation through hand-delivered formal notification. This included website details and policies information.

5.10 All residents were informed of the 2nd pre-submission consultation either by email, community letters, website updates or newsletter information.

5.11 A list of all contacts made with dates of responses is in Appendix A. Two data bases were provided by CYC planners and contact details made available.

5.12 The Scoping document, the Strategic Environmental Assessment and re-written draft Neighbourhood Plan were available for consultation on the website www.plan4poppleton.co.uk from 11 May 2016.

6 Consultation Notice

1st and 2nd pre-submission consultation notices distribution.

6.1 As part of the 6-week Statutory Pre-submission Consultation, notices were displayed on 12 Village notice boards and hard copies of the pre-submission plan were placed in strategic locations where villagers could read the documentation. *Strategic Environmental Assessment, Non-Technical Environmental Assessment and amended Scoping Document were placed in the Dentists' and Doctors' Surgeries, the Lemon Tree café, the Community Centre cafe and the Village Library.* Letters were hand delivered to the Principals, Governors and Parent Teacher Associations at Ousebank School and Manor Academy. Email notices and copies of the plan were sent to the secretaries of Tennis Club, Bowls Club, History Society, Probus, Arts Society, Methodist Church, and Anglican Churches. There was a newsletter drop to all houses in Upper Poppleton, and leaflets distributed to houses in Nether Poppleton. All the Businesses (250) received a hand delivered notification of the pre-submission consultation and the address www.plan4poppleton.co.uk website details.

Amendments and adjustments to the plan at the 2nd pre-submission consultation as a result of 1st pre-submission consultation had been included.

Notification of the Scoping documents, Strategic Environmental Assessment /Environmental Report as important documents were also distributed to the above in electronic form and hard copy letters.

6.2 Notification of the next stages was clearly indicated.

- Pre-submission Consultation phase to include amendments as required prior to Formal Consultation
- City of York 6 week Formal Consultation direct with residents of the Parish and other stake holders and interested parties
- Examiner reviews of the Plan and responses to determine whether the Plan meets all the required standards.
- Examiner approval
- Examiner returns Plan to the village for a formal referendum.

- Plan receives a majority within the referendum and then it passes into planning law.

6.3 The Pre-submission consultation plan and response forms were also made available on line on the www.plan4poppleton website. As part of the Pre-Submission Consultation all interested parties and statutory consultees were identified and directly mailed or emailed details of the Plan through the website between 22 –27 January 2015 until 15 March 2015 and the 2nd pre-submission consultation from 11 May until 1 July 2016

Section 7 Alterations and amendments made to the plan during the 2nd pre-submission consultation (11 May -1 July 2016)

Aims

Comments and changes

Promote development of brownfield sites as a priority over any greenfield site or grade 1 or grade 2 ACL grade 3a agricultural land	Natural England suggested the addition of grade 3a land with the relevant publication details as a footnote.
---	--

Policies were renumber and grouped to make a more coherent system.

Policy number	Original Policy statement	Comments made and adjustments
Policy PNP1	Any development, within the INTERIM AND ESTABLISHED Green Belt, which harms the open character and setting of either York or the villages of Nether and Upper Poppleton, other than that covered by permitted development rights as defined by paragraph 87-89 on the NPPF, will not be permitted Policy now reads- Any development, within the general extent of the Green Belt, which harms the open character and setting of either York or the villages of Nether and Upper Poppleton, other than that covered by permitted development rights as defined by paragraph 87-89, will not be permitted	Comments made about incongruity between policy 1 and original policy 10A. Now adjusted to incorporate and original PNP 10A removed. Noted that CYC alone can set the Green Belt boundary, however it was suggested that as the Draft Local Plan is not yet in place the word interim could be used (CYC suggestion) During consultation this was repeatedly brought up by villagers as incorrect as there can be no interim Green Belt hence Interim has been removed and wording now reads <i>Any development, within the general extent of the Green Belt, etc.</i>
Policy PNP 2a	The Green Infrastructure within and surrounding the Poppletons (G1) will be protected and enhanced and will be expanded as the opportunity arises	This corresponds with the CYC Green Infrastructure position.
Policy PNP 2B	No development which harms, directly or indirectly, the integrity of this infrastructure should be permitted. Green Infrastructure in Poppleton particularly refers to: green corridors and green wedges, villages greens, riverbank, wild life areas, roadside swathes, paddocks, allotments, sports field areas ,walking and equestrian routes	Details of what Green Infrastructure means specifically related to the response of the villagers of Poppleton. Map G1 provided by CYC names applied appropriately. Natural England wanted to include the Ings which are not in the Parishes but close by
Policy PNP 3	Any development and land use within the conservation areas must ensure the open character and heritage assets of the villages as set out in the Conservation Areas CYC numbers 16 and 17.	Added to content of plan information provided by Historic England (HE) including the footnote of where to access the information. Heritage Assets list added to the NP

Consultation Statement with appendices October 2016

Policy PNP 4	All new developments within the settlement limits of the villages will be considered in relation to the guidelines in the Village Design Statement (VDS) as far as they are material to the proposal.	“Within” added as requested by the British Sugar Site development, as it was not felt that they would or could comply with the restrictions of the Village Design Statement (1st consultation)
Policy PNP 5	Improved and extended cycle and pedestrian access to and from the village in relation to Manor Academy, local villages and the City will be supported.	Considerable detail of how cycle path development is in progress was supplied by a respondent and as far as possible this has now been included with footnotes on where the information may be seen in full
Policy PNP 6	Housing proposals will be supported where they meet any of the following criteria	Policy details in different sections for clarity in the future.
Policy PNP 6A	<p>1 The site is allocated on the land allocations plan for residential use as follows:</p> <p>H1 The former British Sugar Site (ST1) (City of York reference)(1100 houses of which 300 approx. are in the Neighbourhood Plan area.</p> <p>H2 Long Ridge Lane (2 dwellings)</p> <p>H3 Blairgowrie Site (replacement dwelling and outbuildings)</p> <p>H4 Former Civil Service sports fields excluding adjoining agricultural land.</p> <p>2 The proposal is the subdivision of an existing dwelling and in compliance with other planning policies including all parking to be on site.</p> <p>3 The proposal is for the conversion of an existing building that is of some heritage value worthy of retention and is in sound structural condition. The building should be genuinely redundant and it can be demonstrated its loss will not generate demand for a replacement building in the future</p> <p>4 Any development within the village must be within the village settlement limit as shown within the VDS</p>	<p>During the 2nd pre-submission consultation the City of York Local Plan Preferred Sites paper was published. Despite repeated efforts of the committee to talk to the management at Wyevale Garden Centre only the shop manager responded. He agreed to forward our communication. No reply was received. In the LPPS this land has now come forward for housing development. There appears to be no support for this from the questionnaire evidence so has been left out of the housing allocation for the present.</p> <p>A total of 250 houses have been built in the past 15 years in the Poppleton villages. The schools, doctors and other services are at capacity and the road network is congested. No other changes were made to this section the former Civil Service playing field and agricultural land now accepted for planning 261 houses..</p>

Consultation Statement with appendices October 2016

Policy PNP 6B	The redevelopment of the buildings on the Blairgowrie site will only be permitted where it replaces the existing building on the same scale and to the same extent. It should maintain and enhance the character of the mature planting, landscaping and the conservation area generally	No longer in the Local Plan Preferred Sites but a private owner could bring this forward hence the protection should stand. This is a valuable corridor to the open agricultural land and in the conservation area and adjacent to one of the village greens common land
Policy PNP 6 C	Any proposal for subdivision of an existing site creating back-land over-development will only be permitted when it does not contravene the Neighbourhood Plan para 7.4 definition of over-development.	This is more prescriptive in response to residents who own land and want to protect their purchase from unwanted development.
Policy PNP 6 D	Housing on the Former British Sugar Site (ST1 CYC and H1PNP) is supported with mixed housing types, amenities and facilities for the community and the main entrance off the Boroughbridge Road.	There will be a secondary entrance onto Millfield Lane which will impact the school hence there needs to be further consultation between CYC and British Foods as this development unfolds over the next 20 years.
Policy PNP 7A	Where new business development takes place on Business Parks there must be sufficient parking for employees and customers within the site boundaries	This is becoming imperative as currently cars are parked on safety islands, cycle paths and obstruction to the road infrastructure is exacerbated by new developments and lack of public transport to the business parks..
Policy PNP 7B	Employment uses at E2 will be permitted but limited to redevelopment on the footprint and height of the current building in order to preserve the open character of the Green Belt.	This has changed during the Local Plan Preferred Options Site from employment to housing. It is not clear if it will go forward for housing. The area is liable to heavy flooding. Flooding is an issue for York and its environs. There is no transport by bus to either primary or secondary schools. It is divided from the village by a major A59 road.
Policy PNP 8A	Site Ed 1 on the land allocations plan will be safeguarded for future school playing field, allotments and woodland expansion.	Agreed with CYC for the Open Space land to be purchased by Manor Academy for playing field development and public use potentially.
Policy PNP 8B	A buffer zone on the grade 2 agricultural land to the east of the school will be safeguarded, landscaped and planted to ensure that adequate separation and	Agreed for a buffer with the developer. Width to be discussed as development occurs and screening height to be agreed.

	privacy is maintained between the school, the agricultural field, and any future housing development that might occur.	Agreement reached on the protection of the hedges, trees. Agricultural land to be used although this was originally opposed as it would compromise the green belt..
Policy PNP 9A	The land adjacent to the Poppleton Tigers Junior Soccer Pitches shown as R1 on the land allocation plan will be reserved for recreational space to provide a sports venue for the village.	Approved no changes require to the original policies
Policy PNP 9 B	Land adjacent to the Community Centre should be developed as a play area for children of all ages (R2)	Approved No changes required to the original policies
Policy PNP 10 A	No permanent structure will be permitted on Green Belt and 'interim' greenbelt land other than that covered by permitted development rights as defined by paragraphs 87-89 of the NPPF so that the open and historic character of the villages is maintained	Altered to ensure that it is congruent with PNP 1. Now removed from the final plan and Policies renumbered accordingly.
Policy PNP10 B	Woodland areas will be protected and managed to maintain the habitat for wild life to sustain biodiversity in conformity with NPPF 109-125. Forestry work on trees covered by TPOs in Poppleton shall only be carried out following planning applications and approvals by CYC Ecology Department. Policy now reads Woodland areas will be protected and managed to maintain the habitat for wild life to sustain biodiversity in conformity with NPPF 109-125. Forestry work on trees covered by tpos in Poppleton shall only be carried out following planning applications and approvals by CYC Ecology Department. Where a tree or trees have been removed due to disease or for safety reasons, a new tree should be planted within the site close to the location.	Woodlands include the area known as Warren Lea. There are a number of older specimens of trees which provide a habitat for barn owls etc that need to be protected from demolition but are not protected by TPOs. Tree replacement is a key issue otherwise majestic mature trees will be lost from the village. Additional statement: Where a tree or trees have been removed due to disease or for safety reason, a new tree should be planted within the site close to the location.
Policy PNP 10 C	All hedgerows within the villages and Neighbourhood Plan boundary play a vital part in assisting breeding areas for wildlife and will be protected. "Countryside Hedges" as defined under Hedgerow Regulations 1997 and any deemed to be "important hedgerows" will require planning consent for their removal as approved by CYC Ecology Department.	Consultation with CYC Ecology Department
Policy PNP 11	Any development or new build,(with particular reference to large scale housing developments such as the former British Sugar Site) should comply with or	Suggested addition by CYC

Consultation Statement with appendices October 2016

	exceed the Building Regulations with regard to energy conservation and use of renewable energy technology and should consider the following: harvesting of rain water and storm run-off, grey water recycling, porous surface provision wherever appropriate, solar photovoltaics for energy capture and high standard insulation of floors, walls and roofs to reduce energy consumption.	
Policy PNP 12	The Neighbourhood Plan would seek to ensure that any exploration or excavation for mineral extraction carried out would be followed by permanent re-instatement and restoration of the Green Belt. Indigenous tree planting and landscaping to the area should help to re-establish wild life habitats.	Suggested addition by CYC

7.1 All previous village respondents to the 1st pre-submission consultation (58) were contacted again during the 2nd pre-submission consultation. This was to ensure that in addition to all the other methods of consultation suggested by the City of York Council in publication “Statement of Community Involvement”, previous comments and suggested amendments to the clarity of the Neighbourhood Plan were included. Some respondents commented on all areas of the plan, i.e. Aims, Vision, Land Allocation and Policies 1-12 whereas others made comments on specific areas of the plan. Some residents responded that they were happy for their comments to be included again as little had changed in their individual comments as they were still valid to the Neighbourhood Plan.;

7.2 The above original policies were renumbered in the final draft now being submitted and the wording altered slightly to be less ambiguous and conforming more with the correct planning language. Specific areas considered and alterations made are in the table lay out **section 8**. A tabular method allows for clear indication of actions, alterations and amendments and was used in preference over a commentary.

7.3 The land allocations map also clarified the allocations of the land with greater accuracy. This includes a correction on the classification of some land from grade 1 to grade 2 which is still highly productive agricultural land and an inclusion of 3a on the recommendation of Natural England.

7.4 The consultations in Appendix A were noted and significant negotiations for example between Millers Homes, the developers on the former civil service sports ground site, Manor Academy and the city of York resulted in land being made available for future playing field expansion outside the present curtilage which would release land for school expansion on the present site, however the issue then became privacy, and the need for a buffer zone adjacent to the school for privacy and amenity value. This is reflected in the correspondence and final version of the policy together with minutes from meetings and letters of support from the school and a map produced by Millers Homes indicating the adjustment.

**8 TABLE 8
COMMENTS AND AMENDMENTS MADE AFTER 1ST PRE-SUBMISSION CONSULTATION.
Amendments and Alterations after consultation**

Policy Area	Summary of Key Issues What respondents told us	Summary of how the issues have been addressed How we have adapted or altered the Plan as a result.
Strategic Context P4P Neighbourhood plan pre-submission consultation p 5	York has not yet produced and adopted a Local Plan.	Amended the P4P Neighbourhood Plan to include statement supplied by City of York Council Planning Department to indicate the position of the unadopted Local Plan and justification for housing numbers. Housing numbers questioned by P4P NP baseline figures and data that was used.
Green Belt. Policies 1,2,3,4,12 and 13.	<ul style="list-style-type: none"> • Protection of the Green Belt • Understanding the purpose of the green belt. • Important characteristics of the green belt. • Quality landscape of green belt. • Difference between green belt and green wedges • Controlling the green infrastructure within the villages and protecting the historic paddock areas within the villages. • Continued protection of allotment areas within the village 	Re-ordered the policies to clarify the sequence of thinking and production of policies. Noted the City of York Core Strategy Submission set out in CS1 which indicates the purpose of the green belt: To prevent urban sprawl. To protect valuable agricultural land. To maintain the historic character of the City and villages. To maintain the openness of the area. To ensure that the majority of the land is kept open. Clearer protection of the paddocks has been developed as policy 12. Policies were regrouped in the 2 nd pre-submission consultation to keep Green Belt Green Infrastructure together.
Transport Policy 5	<ul style="list-style-type: none"> • Cycling in York is a good way to get around the city 	Clarified the map detail To improve the vision for cyclists at the junction between Millfield Lane and Longridge Lane.

	<ul style="list-style-type: none"> • The benefits of allowing children the freedom to cycle in a safe environment • To increase safety elements of cycling • To separate cyclists from vehicular traffic. 	<p>To ensure that the width of the path between the Academy and the city and village is wide enough to cope with heavy usage at peak times. To indicate the extent of the provision of a shared path for cyclist and pedestrians clearly on the map.</p>
<p>Housing Policy 6 and 8</p>	<ul style="list-style-type: none"> • There is limited area within the village boundary for housing development. • The Character of the housing should be developed in line with the Village Design Statement which was approved in 2003 based on the evidence of housing developed over a significant period of time. • To maintain the character of the settlement using the VDS as the litmus test for housing development. • To provide for sites to be developed to support social housing • To provide for sites to be developed for housing for elderly who might want to downsize thus freeing up larger family properties with large gardens. 	<p>Indicate the type of housing missing in the area. To ensure that only a footprint development would be permitted in the Blairgowrie site. To suggest land which is currently under used on the business park is developed in line with provision already there i.e. a care home could have sheltered housing situated adjacent to this provision. To provide low cost housing on brownfield sites at the Former British Sugar Site To ensure that schemes have the right provision of amenities, doctors, schools shops and transport to allow communities to develop with a sense of ownership. Support for changing land use by the City Council in the York Business Park Area. At present through lack of business attracted to the area, much of it looks unkempt. Heritage and VDS were linked together in later version.</p>
<p>Policy 10 Education Ed1</p>	<ul style="list-style-type: none"> • A buffer zone adjacent to Manor Academy needs to be protected to allow for school expansion and to ensure that privacy within the building is secure 	<p>The map has been adjusted to should how discussion during the pre-submission consultation provided an alternative to the plan buffer zone. Through discussion with potential developers and Manor Academy, land (Ed1) between the school and the ring road has been purchased by the school for playing field expansion. This will now free up sites within the school boundary for future school expansion.</p>

	<ul style="list-style-type: none"> • Issues related to protection of visual intrusion to the academy classrooms. • Issues related to any development taking place on the agricultural land. • The city has combined two pieces of land - one a set of former playing fields where the only development was a small clubhouse and three tennis courts. The second is grade 2 agricultural land. Together they provide a clear boundary between York and the outskirts of Poppleton villages. • The plan would seek to preserve the impression of a break between the city and the villages. 	<p>However, a buffer zone is still required between the school and any potential housing on Grade 2 agricultural land but the Neighbourhood Plan would still want to preserve the greenbelt agricultural land.</p> <p>The purchase of the triangle of land(Ed1) will also provide allotments for local people Allotments will also be used by the Academy for SEN pupils to gain a practical skill. Buffer zone next to the school on the grade 2 agricultural land was reduced in size with the loss of agricultural land if developed.</p>
<p>Recreational provision Policy 11</p>	<ul style="list-style-type: none"> • Land Adjacent to the Poppleton Tigers Soccer field for cricket facilities • Strong support for this development. • Since the plan when through the pre-submission consultation a committee has been set up to try to access funding. • Provision of further recreational areas for children to have an adventure playground area adjacent to the senior Soccer pitch which is adjacent to the community centre 	<p>Issues of funding for the cricket field have been addressed. Interested parties have started discussions. Notification has been given to the tenant farmer that if the plan is adopted the field will be developed for recreational use.</p> <p>An area of land has been identified by the Parish Council and a group of Poppleton Mums and Dads (POPMUMS and POPDADS)). This has now been incorporated into the recreational provision within the Neighbourhood Plan. Funding is being sought elsewhere to develop this idea further.</p>

Other issues highlighted through the 1st consultation processes		
Roadside parking at pinch points in the village.	<ul style="list-style-type: none"> • There was a suggestion that the coal yard currently used by Network rail for limited storage could be turned into a car park to ease the traffic congestion. 	<p>This area of land is used as storage for equipment by Network Rail. The land belongs to them. A maximum of 8 cars could use this area but only if parallel parking is possible.</p> <p>There is restricted access for agricultural use only to the rear of the properties on Station Road.</p>
Control of parking on York Business Park	<ul style="list-style-type: none"> • There is inadequate parking for cars for business use. • There are at least 100 cars parking regularly on the road and cycle path at York Business Park causing bottlenecks at peak times. It was suggested that some of the vacant land that has been allocated for building could be opened up for parking. 	<p>The owners of the land were not open to this suggestion.</p> <p>Any further development on York Business Park must ensure that parking for clients and employees is within the curtilage of the land purchased for the business.</p>
Short – cut/rat-running	<ul style="list-style-type: none"> • It was noted from the consultation that, despite reassurance from the City, people making a short cut through the village to avoid the congestion at the Park and Ride would be a temporary issue. However, the site has been open for nearly a year and the traffic problem has not reduced.. It is felt that with all the housing at the Former British Sugar site this will increase the problem. It was suggested that a rising bollard is placed on the new road into the Former British Sugar site to deter this activity. Discussions are ongoing with 	<p>When development is planned that affects the traffic around the village and adjacent road schemes is pointed out to the developers and the City of York Planning and Traffic department that squeezing the traffic in one area has a knock on effect elsewhere. There is a strong need for proper development of a traffic plan. This is required before any further development of housing in this area.</p> <p>Exit from the business park at peak times involve journeys of less than 100m taking 45 minutes.</p>

	Rapleys the developer and owner of the land and the City of York Council Planning Department	
Maps	<ul style="list-style-type: none"> It was recommended by the Planning Department that using the same key and legend process as the unadopted Local Plan would clarify the areas where policies were being illustrated 	<p>A new map was commissioned. Separate maps were used for the conservation areas. A series of photos was used to illustrate boundaries which are clearly visible from the air and on the ground particularly where the paddocks were involved.</p>
Safe pedestrian access to the village along Hodgson Lane	<ul style="list-style-type: none"> There was suggestion that the narrowness of Hodgson Lane put pedestrians at risk. This safety issue has been compounded as the traffic on this road has increased since the opening of the Park and Ride Scheme 	<p>The farmer has gradually eroded the bank at the side of the road to increase his field size. This had meant that there is no safe haven for pedestrians or cyclist now on this section of road. The farmer was not open to the suggestion that a footpath be introduced.</p>
Boundaries	<ul style="list-style-type: none"> There are 4 parish or city boundaries that meet indicated on the parish boundary map. As housing has been developed at West View close the existing boundary line passes through the curtilage of these new houses resulting in the front door being in one parish while the back door is in another parish council area. 	<p>Consultation with the residents is essential to resolve the boundary issues. These house plans were approved during the initial boundary area being confirmed with the City of York Council in October and the completion of the pre-submission consultation.</p>

TABLE 8 CONTINUED

Key issues that required alterations or attention from 2nd pre-submission consultation. Policies were regrouped to keep issues together. Further adjustment to wording for clarity.

Policy Area	Summary of Key Issues that have arisen from the 2 nd pre-submission consultation.	Summary of how the issues have been addressed
Strategic Context P4P 2nd pre-submission consultation	<p>York has not yet produced an adopted Local Plan. During the 2nd pre-submission consultation a preferred sites paper was published for consultation. Green belt area around York is still not defined so remains as per the situation RSS not rescinded. CYC to resolve Green Belt boundary situation in consultation.</p>	<p>Housing numbers were suggested by CYC as 841 per annum till 2032 with a further 5 year period included as the original start date of the Local Plan as 2012 has already passed. The new number is a significant reduction on the formerly proposed 1140 per annum.. CYC Green Belt statement from the Local Plan Preferred Sites Paper has been included in the Neighbourhood Plan in the absence of any further statement.</p>
Maps	<ul style="list-style-type: none"> • Maps have been provided by the City of York Council under licence. The names and boundaries are as agreed with land owners and the City of York Council 	<p>Comments on the name of two sections have been made by relevant land owners. These have now been amended thanks to CYC.</p>
Green Belt.	<ul style="list-style-type: none"> • Protection of the Green Belt • The last neck of green belt that separates York from the Parish Boundaries of Upper and Nether Poppleton are vital to ensure that coalescence does not occur. • Understanding the purpose of the green belt. • Important characteristics of the green belt. • Quality landscape of green belt. • Difference between green belt and green wedges • Controlling the green infrastructure within the villages and protecting the historic paddock areas within the villages. • Continued protection of allotment areas within the village 	<p>The Green Belt is for the City of York to define. Policies seek to repeat CYC commitment to a defined permanent Green Belt, however as there is no adopted Local Plan the word Interim Green Belt designation was suggested by the City of York Council Planners during the discussion of the development of the Neighbourhood Plan. A number of comments have come from other town planners suggesting that the NP is ultra vires in regard to the definition of the Green Belt. The Committee has requested a statement from the City of York so that the NP may be in conformity with the Emerging Local Plan. This is in the consultation responses. This section of the plan was to consolidate and to clearly identify Green Corridors and Green Wedges to comply with the CYC definitions. The word Interim was removed from the policy.</p>

	<ul style="list-style-type: none"> • Green belt is the preferred green belt as described through the consultation process and falls in line with the 2005 approved green belt although it was never adopted by the City of York Council. • Noted that Natural England commented that Clifton Ings and Rawcliffe Meadow were not shown on the map 	<p>Comment from Natural England was addressed in two ways, the wider area not included in Poppleton Parish contains the Clifton Ings and Rawcliffe Meadow and are now displayed on the map reference.</p>
Transport	<ul style="list-style-type: none"> • Cycling in York is a good way to get around the city • The benefits of allowing children the freedom to cycle in a safe environment • To increase safety elements of cycling • To separate cyclists from vehicular traffic. • It has significant health value • To reduce pollution and increase air quality. 	<p>Detail map of the transport infrastructure around the village provided by the City of York Council under licence. To improve the vision for cyclists at the junction between Millfield Lane and Longridge Lane. To ensure that the width of the path between Manor Academy and the city and village is wide enough to cope with heavy usage at peak times. To indicate the extent of the provision of a shared path for cyclist and pedestrians clearly on the map. Shared space is not felt to be appropriate throughout the village as there is a large number of elderly residents who were concerned about safety if the scheme was to be extended throughout the village. To include comments received regarding the update on cycle path provision between the City of York and the surrounding villages.</p>
Housing	<ul style="list-style-type: none"> • The priority is for the development of housing on brownfield sites first. • Housing numbers released by the City of York Council during the pre-submission consultation indicated that 841 houses per annum will be required. • A preferred sites consultation took place during the summer of 2016. • Some issues regarding safeguarded land as a result the term was abandoned by CYC • Other land owners put forward extensive land options for development. 	<p>Indicate the type of housing missing in the area. While it is considered important for large family houses there is also a desperate need for affordable smaller housing for downsizing and bungalows for an ageing population. To ensure that only a footprint development would be permitted in the Blairgowrie site as it is a focal point for the village and a pinch point for traffic. To suggest land which is currently under used on the Business Park is developed in line with provision already there e.g.. a care home could have sheltered housing situated adjacent to this provision.</p>

	<ul style="list-style-type: none"> • The NP committee met with developers to discuss the potential impact on services, schools and infrastructure. • There is no provision within the Preferred Sites consultation of the Local Plan for infrastructure improvement. • There is limited area within the village settlement limit for housing development. • The Character of the housing within the village should be developed in line with the Village Design Statement which was approved in 2003 based on the evidence of housing developed over a significant period of time. • To ensure that the conservation areas maintain the historic character and setting of the 16C and 17C buildings. • To maintain the character of the settlement using the VDS as the litmus test for housing development. • To provide for sites to be developed to support social housing • To provide for sites to be developed for housing for elderly who might want to downsize thus freeing up larger family properties with large gardens. • Natural England requested that Green Infrastructure and habitat enhancement should feature in housing or another policy 	<p>To provide affordable housing on brownfield sites at the Former British Sugar Site</p> <p>To ensure that on the FBSS there is provision for bungalows to provide a wider age range than purely family houses.</p> <p>To ensure that schemes have the right provision of amenities, doctors, schools, shops and transport facilities to allow communities to develop with a sense of ownership.</p> <p>Support for changing land use by the City Council in the York Business Park Area.</p> <p>To ensure that there is a whole city approach to employment provision. There are noted changes currently in types of employment with most companies employing 10 or less employees</p> <p>Many employees now work from home so the provision of more offices could be a moot point in the future.</p> <p>The over-supply of office accommodation in York and out of town employment sites eg Clifton and Monks Cross, has resulted in many being converted into flats and other types of housing.</p> <p>An additional policy and refinement of policy 10 to ensure that habitat protection and enhancement is a key feature of the plan.</p>
<p>Education Ed1</p>	<ul style="list-style-type: none"> • A buffer zone adjacent to Manor Academy needs to be protected to allow for school expansion within its boundaries and to ensure that privacy within the building is secure • Issues related to protection of visual intrusion into the academy classrooms. • Issues related to any development taking place on the agricultural land. 	<p>The location map has been adjusted to show how discussion during the pre-submission consultation provided an alternative to the plan buffer zone.</p> <p>Through discussion with potential developers and Manor Academy, land (Ed1) between the school and the ring road has been purchased by the school for playing field expansion.</p> <p>This will now free up sites within the school boundary for future school expansion.</p>

	<ul style="list-style-type: none"> • The city has combined two pieces of land - one a set of former playing fields where the only development was a small clubhouse and three tennis courts. The second is grade 2 agricultural land. Together they provide a clear boundary between York and the outskirts of Poppleton villages. • The plan would seek to preserve the impression of a break between the city and the villages. 	<p>However, a buffer zone is still required between the school and any potential housing on the Grade 2 agricultural land but the Neighbourhood Plan would still want to preserve the greenbelt agricultural land.</p> <p>The purchase of the triangle of land (Ed1) will also provide an area of allotments to be used by the Academy for SEN pupils to gain a practical skill and for local people.</p> <p>Buffer zone next to the school on the grade 2 agricultural land was reduced in size with the loss of agricultural land if developed.</p> <p>Miller the potential developer has been in discussion with the Neighbourhood Plan Committee and the Principal and chair of governors and has submitted a proposal which is now included in the PNP. A reduction in the housing numbers from 291 to 260 and a commitment to keep the mature trees, hedgerow and limit access onto Millfield Lane means that the NP can now support this development.</p>
<p>Recreational open space provision</p>	<ul style="list-style-type: none"> • Land Adjacent to the Poppleton Tigers Soccer field for sports facilities • Strong support for this development. • Since the plan went through the pre-submission consultation a committee has been set up to try to access funding. • Provision of further recreational areas for children to have an adventure playground area adjacent to the senior Soccer pitch which is adjacent to the community centre 	<p>Issues of funding for the sports field have been addressed. Interested parties have started discussions.</p> <p>Notification has been given to the tenant farmer that if the plan is adopted the field will be developed for recreational use.</p> <p>The land is currently owned by CYC.</p> <p>An area of land has been identified by the Parish Council and a group of Poppleton Mums and Dads (POPMUMS and POPDADS) as recreational open space. This has now been incorporated into the recreational provision within the Neighbourhood Plan.</p> <p>Funding is being sought elsewhere to develop this idea further.</p> <p>The playground area would provide for children up to the age of 14 within a safe area of the sports fields at the Community Centre clearly illustrated on the map on the Site allocations plan.</p> <p>The area is adjacent to open countryside and woodlands</p>
<p>Other issues highlighted through the 2nd consultation process</p>		

<p>Roadside parking at pinch points in the village.</p>	<ul style="list-style-type: none"> • There was a suggestion that the coal yard currently used by Network Rail for limited storage could be turned into a car park to ease the traffic congestion. 	<p>This area of land is used as storage for equipment by Network Rail. A maximum of 8 cars could use this area but only if parallel parking is possible. There is restricted access for agricultural use only to the rear of the properties on Station Road. It has not therefore been adopted into the plan. The land owner is Network Rail and they continue to use the land for maintenance.</p>
<p>Control of parking on York Business Park</p>	<ul style="list-style-type: none"> • There is inadequate parking for cars for business use. • There are at least 100 cars parking regularly on the road and cycle path at York Business Park causing bottlenecks at peak times. It was suggested that some of the vacant land that has been allocated for building could be opened up for parking. 	<p>The use of vacant undeveloped areas for parking was not acceptable to the owners of the land. Any further development on York Business Park must ensure that parking for clients and employees is within the curtilage of the land purchased for the business. The Parish Council has suggested yellow lines to enforce appropriate parking restrictions. Awaiting a vote and decision from the COYC.</p>
<p>Short cut/rat-running</p>	<ul style="list-style-type: none"> • It was noted from the consultation that, despite reassurance from the City, people making a short cut through the village to avoid the congestion at the Park and Ride would be a temporary issue. However, the site has been open for nearly a year and the traffic problem has not reduced.. It is felt that with all the housing at the Former British Sugar site this will increase the problem. It was suggested that a rising bollard is placed on the new road into the Former British Sugar site to deter this activity. Discussions are ongoing with Rapleys the developer on behalf of British Foods owner of the land and the City of York Council Planning Department 	<p>When development is planned that affects the traffic around the villages and adjacent road schemes is proposed it is pointed out to the developers and the City of York Planning and Traffic department that squeezing the traffic in one area has a knock on effect elsewhere. There is a strong need for the proper development of a traffic impact assessment plan. This is required before any further development of land including the Former British Sugar site, the Former Civil Service Sports ground, York Business Park and Northminster Business Park Exit from the York Business Park at peak time involve journeys of less than 100m taking 45 minutes or longer. The traffic speeds have increased to such an extent that it is difficult to exit from Millfield Land and York Business Park onto the York Outer Ring Road (A 1237) away from peak times A set of traffic controls, including a box junction would help this road issue. A full traffic impact assessment for this area of York is required to accompany the emerging Local Plan.</p>

Photographic evidence	<ul style="list-style-type: none"> It was recommended by the City of York Council planners that the extensive set of aerial photographs, which helped to identify the land potential for housing and employment is marked on the website. 	<p>Photographic evidence was also used to illustrate the impact of the Village Design Statement on village infill on brownfield sites.</p> <p>On the Gallery section of the website all the sites considered are noted and identified.</p>
Safe pedestrian access to the village along Hodgson Lane	<ul style="list-style-type: none"> There was a suggestion for safe pedestrian access that the narrowness of Hodgson Lane which has increased in traffic use greatly since the opening of the Park and Ride Scheme be widened 	<p>The land has gradually eroded at the side of the road to increase the field size. This had meant that there is no safe haven for pedestrians or cyclists now on this section of road. The landowner was not open to the suggestion that a footpath be introduced.</p>
Boundaries	<ul style="list-style-type: none"> There are 4 parish or city boundaries that meet indicated on the parish boundary map. As housing has been developed at West View Close the existing boundary line passes through the curtilage of these new houses resulting in the front door being in one parish while the back door is in another parish council area. 	<p>Consultation with the residents is essential to resolve the boundary issues. These house plans were approved during the initial boundary area being confirmed with the City of York Council.</p>
Green ambience and Tree preservation	<ul style="list-style-type: none"> All trees within the conservation areas have tree preservation orders on them. The developers of the Former British Sugar Site have been consulted by the City of York to look carefully at the tree planting that exists on the site. There are a number of large trees which provide a screen to the roads. Careful retention of trees will enhance the amenity ambience of the area and provide a habitat for birds, insects and other wild life found in the area. Trees and hedgerows on the Former Civil Service site should be retained 	<p>The developers Rapleys (on behalf of British Foods) are aware that the Neighbourhood Plan would seek to preserve the appearance of green rural landscape and would consider leaving trees on Millfield Lane to help to create a softer landscape.</p> <p>The Neighbourhood Plan is hopeful that such measures will be insisted upon by the planning committee of the City of York. Over 80% of the land does not lie within the Neighbourhood Plan area.</p> <p>Discussion with the developer Miller Homes(former Civil Service field) regarding the hedges and trees on the site have been positive with a desire to retain the hedgerow adjacent to the A59 to assist in noise reduction and rural ambience.</p> <p>Replacement tree planting is considered important and has now been added to Policy 10 A with reasons in the dialogue.</p>
A1237 Ring Road	<ul style="list-style-type: none"> Traffic congestion at all times during the day is a major issue on the ring road 	<p>These comments will be passed on to the City of York Council. The Neighbourhood Plan cannot influence major roadworks.</p>

	<ul style="list-style-type: none">• New roundabouts are too big so that the traffic does not allow time for filtering into position• The traffic islands are a disgrace with many having high vegetation	
--	---	--

Appendix information

Appendix A Consultation 22 January – 15 March 2015)

List of organisation contacted during 1st pre-submission consultation.

Statutory Consultee

City of York Council

Natural England

English Heritage Yorkshire

National Grid

Northern Power Grid

Northern Gas Networks

Yorkshire Water

Network Rail

Highways Agency

Environmental Agency

Yorkshire Wildlife Trust

North Yorkshire County Council

Miller Homes

Rapleys

Primary Care Trust

Gale Farm Surgery and Old Forge Surgery

National Farmers' Union North East Branch

Royal Institute of British Architects – John Ives

York Civic Trust – Darrell Buttery

York Georgian Society – Alison Sinclair

Yorkshire Archaeological Society – Bill Fawcett
Yorkshire Local Council Association – Peter Powell

Local and District Councils

Hessay
Rufforth with Knapton
Nun Monkton
Rawcliffe
Skelton
Copmanthorpe
Moor Monkton
Overton
Hambleton District Council
Harrogate District Council
North Yorkshire County Council

City Councillors and Members of Parliament

Cllr Ian Gillies
Cllr Chris Steward
Cllr Tracey Simpson-Laing 1st consultation only
Cllr David Horton 1st consultation only.
Cllr Paul Healey
Julian Study MP for Outer York
Hugh Bailey MP for Inner York 1st consultation only
Former Lord Mayor of the City of York and Chairman of York Design Awards - Janet Hopton.

Local Press

Victoria Prest at the Press

Interest Groups

Poppleton Workers Educational Association (WEA)
Poppleton Women's Institute (WI)

Poppleton Probus
Poppleton Community Centre
Poppleton Community Trust.
Poppleton Library
Poppleton Tennis Club
Poppleton Bowls Club
Poppleton Tigers
Poppleton Junior Tigers
Pop Mums and Pop Dads

Churches

Methodist Church
Anglican Church
York Diocese

Schools

Manor Academy Principal
Manor Academy Vice Principal
Manor Academy Chair of Governors
Manor Governors via the Clerk to the Governors
Manor Parents via Parent Teacher Association.
Ousebank Primary School
Poppleton under fives

Business Park owners

Northminster Business Park
London Ebor Business Park
Miller Homes
Planning Prospects developers of British Sugar
Wyevale Nurseries
Luigi's restaurant

Significant Land owners

Mr D Fraser

Mr A Fraser

Mr and Mrs Parker

Mr R Kay

Appendix B

Lists of all Statutory Bodies, with email addresses note of date sent and respondent read notification. CONTACTED DURING 2ND PRE-SUBMISSION CONSULTATION. 11 May – 1 July 2016

STATUTORY LIST OF CONSULTEE

Organisation	Name	Email	Date sent	Date of response	Comments
NYCC	Nick Atkinson	Planning.control@northyorks.gov.uk	11.05.16		No comments submitted
NYCC	Vicky Perkins	Planning.control@northyorks.gov.uk	11.05.16		No comment submitted
CYC	Rebecca Harrison. Martin Grainger	Rebecca.harrison@york.gov.uk	11.05.16	01.07.16	Full comments Appendix B
Hambleton DC	Clair Booth	Planning.policy@northyorks.gov.uk	11.05.16		No comment
Harrogate DC		ldf@harrogate.gov.uk	11.05.16		
HambletonDC	Graham Banks	Graham.banks@hambleton.gov.uk	11.05.16		No comment
Overton	Shabash Jeffery	shabashjeffery@york.uk.net	11.05.16		No Comment
Moor Monkton		Editor@moormonktonmercury.co.uk	11.05.16		No comment
Copmanthorpe	David Carr	Gtcarr11@gmail.com	11.05.16		No comment
Skelton	Stacey Kane	Stacey/kane@virgin.net	11.05.16		No Comment
Rawcliffe	Clerk	clerk@rawcliffeparishcouncil.gov.uk	11.05.16		No Comment
Nun Monkton	James Mackman	jmackman@gmail.com	11.05.16		Presented to parish council no comment
Rufforth with Knapton	Anne Powell	anne.peter@ntlworld.com	11.05.16		Presented to parish council no comment
Hessay	James Mackman	jmackman@gmail.com	11.05.16		Passed to parish council no comment
			11.05.16		
Statutory bodies			11.05.16		
Natural England		Merlin.ash@naturalengland.org.uk	11.05.16	30.06.16	Full Comment in detail in Appendix B
Environmental Agency		Nick.pedder@environment-agency.gov.uk	11.05.16	02.06.16	Ref 150128sw 11 Ref 12015/131116 Full comment in detail in Appendix B
Historic England	Craig Broadwith	Craig.broadwith@historicengland.org.uk	11.05.16	30.06.16	Full comment in Appendix B
Network Rail	Jill Stephenson	Jill.Stephenson@networkrail.co.uk	11.05.16		No comment
Highways Agency		hainfo@highways.gsi.gov.uk	11.05.16		No Comment

Consultation Statement with appendices October 2016

Homes and community agency	Jean Wolford	Jean.wolford@hcs.gsi.gov.uk	11.05.16		No Comment
Electricity		Plantprotection@nationalgric.com	11.05.16		No comment
Electricity		wayleaveadmin@northernpowergrid.com	11.05.16		No Comment
Sewerage		Technical.sewerage@yorkshirewater.co.uk	11.05.16		No Comment
Yorkshire Water	Stephenie Walden	Stephanie.Walden@yorkshirewater.co.uk	11.05.16		Generic statement No comment
Water undertaker		Technical.sewerage@yorkshirewater.co.uk	11.05.16		No comment
			11.05.16		
			11.05.16		
			11.05.16		
Primary Care Trust	Helen Dalton/ Rachel Potts	Helen.Dalton@nhs.net	11.05.16		No comment
Old Forge Surgery Upper Poppleton	Dr Bell-Syers	Delivered to practise by hand	11.05.16		Repeated visits to surgery No comment
National Grid	Leslie Morris	Leslie.morris@ukngrid.com	11.05.16		No comment
United Utilities	Dave Sherratt	David.Sherratt:@uuplc.co.uk	11.05.16		No Comment
Coal Authority		thecoalauthority@coal.gov.uk	11.05.16		Comment included in Appendix B
Yorkshire Water	Fiona	WBU.service.centre@yorkshirewater.co.uk	11.05.16		No comment
City Councillors			11.05.16		Comments
Cllr I Gillies	Ian Gillies	cllr.igillies@york.gov.uk	11.05.16		No comment but supportive of NP
Cllr C Steward	Chris Steward	cllr.csteward@york.gov.uk	11.05.16		Supportive of Neighbourhood Plan verbal
Local MPs			11.05.16		
Julian Sturdy		Julian.Sturdy.mp@parliament.uk	11.05.16		Generic response support of protection of the Green Belt
Press newspaper			11.05.16		
Victoria Prest		Victoria.prest@press.org	11.05.16		No Comment
			11.05.16		
Interested groups			11.05.16		
WEA	Barbara Ballard	Direct contact within the village	11.05.16		Full response as village resident and WEA organiser
WI	Olwen Lowes	nolowes@btopenworld.com	11.05.16		No Comment personal comment in file
Probus	Roper Langford	roperl@ntlworld.com	11.05.16		Attendance sheet signed by many members at consultation event. 70 Members

Consultation Statement with appendices October 2016

Poppleton Community Trust	Allan Jones	Direct contact within the village	11.05.16		No Comment but printed article on NP in Centrepiece 2000 circulation
PCT	Beth Kirkham	From website	11.05.16		Circulated information to full centre Database 400 people
Poppleton Library	Carol	Direct contact	11.05.16		Verbal Feedback
Tennis Club	Stephen Fenton	Stephenfenton1@btinternet.com	11.05.16		Circulated to tennis club membership 250 people copy in appendix B
Poppleton Tiger	John Boyle	Poppleton.football@aol.com	11.05.16		Supportive, circulated to database 60 members
Poppleton Junior	John Boyle	Poppleton.football@aol.com	11.05.16		Supportive verbal Circulated to 400 members
Bowls	Sue Crome	Direct contact	11.05.16		Circulated to 50 members
Popmums	Mrs Barry	lrconsultancy.co.uk	11.05.16		Circulated three times to 150 members
Sport England	Julie Hannan	Julie.hannan@sportengland.org	11.05.16		No comment
Sport England	Judith Rasmussen	Judith.Rasmussen@sportengland.org	11.05.16		No comment
Churches			11.05.16		
Methodist Church	John Middleton	Direct contact and newsletter from church	11.05.16		In Parish Newsletter 300 membership
St Everilda's and All Saints	Margaret Evans	mmgevs@googlemail.com	11.05.16		Circulated to Parish Database 250 members
York Diocese	Bev Edwards	office@yorkciocese.org	11.05.16		Response. No land belonging to Diocese, no comment further
			11.05.16		
Schools			11.05.16		
Manor Academy	Principal Brian Crosby	Direct contact Paper copies of plan delivered	11.05.16		Meeting supportive of buffer zone between school and proposed buildings. Circulated email to 95 staff.800 parent through PTA
Chair of Governors	Fiona Long		11.05.16		Meeting with 23 governors, electronic copy to all governors. Comments on City website relating to buffer zone
Clerk to Governors	Mariola Gardner	Mariola.gardner@yorks.gov.uk	11.05.16		Circulated to all governors via official papers
Poppleton Ousebank	Estella O'Hara	Through the school website	11.05.16		No Comment
Poppleton Under 5	Mandy	Through direct contact	11.05.16		No Comment
			11.05.16		
Land owners builders, nfu			11.05.16		
NFU	Maggie Lambert	Through website address	11.05.16		Generic response recorded in Table 8
Rapleys	Neil Jones	nj@rapleys.co.uk	11.05.16		Detailed response in table 8

Consultation Statement with appendices October 2016

Planning Prospects	Jason Tait	Website address	11.05.16		Detailed response in Table 8
Miller Homes	Jason Tait		11.05.16		Meeting with Jason Tait and Manor Academy
Mr R Kay		By letter	11.05.16		No Comment
Mrs Parks		By telephone	11.05.16		Verbal feedback
Mr D Fraser		By letter	11.05.16	26.06.16	Detailed response in Table 8
London Ebor	Paul Spence	By meeting and email	11.05.16		Detailed response in table 8
University of York St John's	Judith Park	jparks@yorks.ac.uk	11.05.16		No comment
Wyevale Garden Centre	Daniel Appleyard	Poppleton@wevealegardencentres.co.uk The ownership changed hands during the pre-submission consultation period from Poppleton Garden Centre to Wyevale Garden centre.	11.05.16		Further contact has been made and a letter of support for the policy is coming from head office. Contact made 2 June 2015, 8 Nov 2015, 11 May 2016. No comment was received LP received a housing allocation offer.
Adkin Rural and Commercial	Ms S True	Sarah.true@adkin.co.uk	11.05.16		No Comment
Bramhall		Mail@brable.com	11.05.16		No Comment
Mr Gary Barker		Garry.barker@dreamdevelopment.co.uk	11.05.16		No comment
Cundalls	Mr P B Elwes	Peter.elweiss@cundalls	11.05.16		No comments
Johnson Brooks	Mark Johnson	pete@cobalt-ltd.co.uk mark@johnsonmowat.co.uk	11.05.16	30.06.16	Appendix B
Northminster Business Park	Alistair Gill	alistair@northminster.co.uk	11.05.16		No comment
Barry Otley			11.05.16	16.06.16	Noted in table 8
Christopher Young	No 5 Chambers	On behalf of Miller Homes	11.05.16	1.07.16	Comment noted in table 8 Appendix B
Mr Mrs Jefferson	Rollits Upper Poppleton	On behalf of Mr Mrs Jefferson	11.05.16	29.06.16	Comments noted in table 8 Appendix B
Mr Mrs Walker	Walker Nicholas architects	On behalf of Mr Mrs Walker Gallagher Planning	11.05.16	16.06.16	Comments noted in table 8 Appendix B
Janet Hopton		Former Mayor of York	11.05.16	16.06.16	Comments noted in Table 8 Appendix B

Appendix Feed back letters and response forms

- 1 Natural England**
- 2 Coal Board**
- 3 Environment Agency**
- 4 City of York Planning Department**
- 5 Miller – house developers on Former Civil Service Site**
- 6 Barry Otley – Cycle path development**
- 7 Peter Hallam – worked on the VDS**
- 8 Manor Academy**
- 9 Highways Agency**
- 10 Dr P Fletcher**
- 11 AMEC for National Grid**
- 12 Mr Mrs Scott**
- 13 Historic England.**
- 14 Mr Mrs Walker**
- 15 Comments received by local residents at an Open meeting.**

Email support was also received from

Richard Carr

Jason Tain (Rapley developers of the Former British Sugar Site)

Richard Scott

Jenni Hambridge

Killian Gallagher (on behalf of Mr and Mrs Walker)

Libby Clarkson

Barbara Ballard WEA

Frazer 767 (Extensive land owner farmer)

Austin Chambers

Fiona Reilly

Chris Goodman

Brian Clarkson

R Thomas

Nigel Creyke

Peter Roderick

Tish Bolton

Catherine Barry (Pop Mum a social network for mums In Poppleton

Ds smith 18800

Elizabeth Cracknell

Tony Evans

Linda Capel

Simon Jones

Robert Sawdon



Hornbeam House Crew e Business Park Electra Way
Crew e Cheshire CW1 6GJ

T 0300 060 3900
30 June 2016

Our ref: 185472

Dear Mr James Mackman

Planning consultation: Poppleton Neighbourhood Plan 2016

Thank you for your consultation on the above dated 09 May 2016 which was received by Natural England on 10 May 2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish where they consider our interests would be affected by the proposals made.

[Poppleton Neighbourhood Plan Pre-submission plan may 2016](#)

Aims

Natural England broadly welcomes the aim to Promote development of brownfield sites as a priority over any greenfield site or grade 1 or grade 2 agricultural Land but advise that you consider prioritising all Best and Most Versatile agricultural land by including ALC grade 3a land as well as grades 1 and 2. For more information please see our publication TIN049: Agricultural Land Classification: protecting the best and most versatile agricultural land available from our website at:

<http://publications.naturalengland.org.uk/publication/35012>

Map G1

Natural England notes that Map G1 on p18 omits Clifton Ings and Rawcliffe Meadows Site of Special Scientific Interest (SSSI) which is a nationally designated site for its biodiversity importance. For mapping data please see MAGIC where a dataset of SSSIs can be viewed and downloaded:

http://magic.defra.gov.uk/Dataset_Download_Summary.htm

Similarly the map titled 'Designated Nature Conservation Sites in Poppleton Neighbourhood Plan Area' on p40 does not include Clifton Ings and Rawcliffe Meadows SSSI.

Section 9 Housing Development

Natural England advises that the you consider encouraging the delivery of green infrastructure and habitat enhancements through the housing allocations. This could be done through criteria in Policies PNP 6 A-D or through a new policy in Section 14.

We note that the Sustainability Appraisal of strategic housing site ST1 in the 2013 rejected draft City of York Local Plan consultation assessed the allocation as likely to have a significant negative effect (--) with regards to its impact on biodiversity. With regards to the mitigation of the negative impacts the development of ST1 on biodiversity Annex C Appendix I of the Local Plan Sustainability Appraisal states that:

“The site will be required to include on-site provision of open space and provide an opportunity for connecting with adjacent green infrastructure. In order to ensure that the value of the land in terms of biodiversity is improved, different types of space should be provided to enable connectivity between existing and new green infrastructure. Similarly, the site should provide spaces for people to access and enjoy the natural environment.

In order to demonstrate this, masterplanning should include a green infrastructure/landscape strategy to ensure these benefits are maximised. Overall, this site could be incorporated into the Green Infrastructure scheme on site enabling a long-term positive outcome towards this objective.”

(City of York Draft Local Plan 2013 Sustainability Appraisal Annex C Appendix I Appraisal of Strategic Sites and Alternatives, p8)

As the Neighbourhood Plan may come forward ahead of the Local Plan we advise that such mitigation is incorporated into the Neighbourhood Plan in order to mitigate for the negative impact of developing ST1 on biodiversity.

Section 14 Environment

Natural England broadly welcome the positive emphasis on protecting the natural environment in section 14 but would like to see the plan include a policy which explicitly protects nationally and locally designated sites, priority habitats and species and protected species both within the plan area and outside of the plan area where they may be effected by proposals within the plan area.

For further information, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

Strategic Environmental Assessment

Natural England are broadly content with the assessment however in order to ensure compliance with the legislation we advise that you address the following concern.

Natural England note that although impacts on Clifton Ings and Rawcliffe Meadows SSSI are taken into account in the assessment there is no reference to the SSSI in the Amended Scoping Report. We would expect to see consideration of nationally design ated sites in the Baseline Summary and in figure

3.1. For mapping data please see MAGIC where a dataset of SSSIs can be viewed and downloaded:

http://magic.defra.gov.uk/Dataset_Download_Summary.htm

For more information on the notified features of the SSSI, condition and threats to achieving favourable condition please see our Designated Sites website at:

https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000770&SiteName=clifton_ings&countyCode=&responsiblePerson=

For any queries relating to the specific advice in this letter please contact Merlin Ash at merlin.ash@naturalengland.org.uk or on 02080 266382. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Merlin Ash
Yorkshire and Northern Lincolnshire Area Team
Natural England

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, **National Parks (England)**, **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be [found here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. [NCA information](#) can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiv>

[ersity/protectandmanage/habsandspeciesimportance.aspx](#)

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more

information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

-
- ⁹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>
- ¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>
- ¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>
- ¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>
- ¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Map G1 was altered to show Clifton Ings and Rawcliffe Ings although they are not within the parishes of Nether and Upper Poppleton.

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

COALBOARD RESPONSE

200 Lichfield Lane

Berry Hill

Mansfield

Nottinghamshire

NG18 4RG

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

Tel: 01623 637 119 (Planning Enquiries)

Poppleton Neighbourhood Plan 2nd pre-submission Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above. For the Attention of: Mr J Mackman York City Council

[By Email: info@plan4poppleton.co.uk] 06 June 2016 Dear Mr J Mackman

Rachael A. Bust

Chief Planner / Principal Manager

Planning and Local Authority Liaison Yours sincerely

B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI Protecting the public and the environment in mining areas

ENVIRONMENTAL AGENCY RESPONSE

Dear Mr Jones,

Thank you for sending through your amended neighbourhood plan, together with its SEA scoping document.

Given that all of the development proposed through the plan remains to be directed towards the areas at lowest flood risk, and that this is consistent with the aims of national planning policy, I can confirm that we have no further comments to make on this consultation.

If you have any further questions, please do not hesitate to contact me.

Nick

Nick Pedder

Planning Adviser - Sustainable Places

<tel:+4402030256658>

nick.pedder@environment-agency.gov.uk

CITY COUNCIL RESPONSE

Dear Mrs Jones,

Poppleton Neighbourhood Plan Pre-Submission Consultation Draft

Thank you for the opportunity to comment on the pre-submission Poppleton Neighbourhood Plan.

We appreciate the amount of hard work and dedication that the Parish Councils have put into this process to produce a locally representative document, detailing the issues which affect Poppleton.

We also recognise that the absence of an up-to-date adopted York Local Plan and the timing of the emerging Local Plan has proved problematic for you and we appreciate work undertaken in this respect.

We would also like to inform you that the Local Plan Preferred Sites consultation document was published for Member discussion at the Local Plan Working Group on 27th June 2016 and Executive 30th June 2016 wherein it was approved for citywide public consultation. We appreciate that this has happened during the pre-submission consultation period of the Poppleton Neighbourhood Plan and consequently, couldn't be taken into account by yourselves. We have, however, reflected it in our comments. It will be useful to discuss this further and we will endeavour to help you with any implications.

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, environment and economy of Poppleton and York as a whole.

This letter highlights those issues that we feel are fundamental to the success of the Neighbourhood Plan. We would like to work in partnership with you to address these issues ahead of the Plan's submission. Two schedules identifying further comments/ recommended amendments for the main document and the SEA are enclosed with this letter.

Green Belt

We appreciate that this is a complicated issue, which has been raised on a number of occasions in the context of the emerging York Local Plan and the emerging Poppleton Neighbourhood Plan. We would like to clarify the following points through further discussion with you.

We need to ensure that the terminology used when referring to the Green Belt in the context of the 2005 draft Local Plan, Regional Spatial Strategy, emerging Local Plan and emerging Neighbourhood Plan is clear and consistent across the Neighbourhood Plan and associated documents such as the SEA.

In addition, we believe that it is important to ensure that the terms/definitions of Green Infrastructure and Green Belt in the Plan are clear and consistent with terminology used elsewhere.

Whilst the general extent of the draft Green Belt was identified in the former RSS and is retained as applicable policy for York, these RSS policies require that the detailed inner and outer boundaries are defined in the Local Plan. Therefore the Local Plan will set the detailed York Green Belt boundaries for the first time. It is the purpose of the Local Plan process therefore to ensure that the Green Belt endures by allocating sufficient suitable sites for development, which meet York's growth requirements over the next 20 years and establish the principles acceptable for any development.

We are aware that the Neighbourhood Plan interim Green Belt boundary / settlement limit in several locations around the village is different to that published by in the emerging Local Plan. Please be aware that the consultation on the Preferred Sites document (2014) is relevant to this process. It would therefore be beneficial for us to discuss this with you further to consider the best way of addressing any issues as you move forward to the next stage.

Sites

We recognise that some of the sites and/or their proposed uses vary between the draft Neighbourhood Plan, the aborted draft Publication Local Plan (2014) and the Preferred Sites

Consultation document (2016). It would be useful to have further discussion regarding how they are shown/treated in both the Neighbourhood and emerging Local Plan.

Site Name	Draft Local Plan Allocation (2016)	Poppleton Neighbourhood Plan reference
British Sugar	Ref: ST1 <ul style="list-style-type: none"> 805 houses (2016) 1140 houses (2014) 	Ref: ST1 (Partial allocation with the boundary) <ul style="list-style-type: none"> 150 houses
Civil Service Sports Ground	Ref: ST2 <ul style="list-style-type: none"> 292 Houses (2016 & 2014) 	Ref: ED1 / Policy PNP8B <ul style="list-style-type: none"> Buffer zone to potential development. (Noted that potential development not accepted in the NP)
Poppleton Garden Centre	Ref: H57 <ul style="list-style-type: none"> 93 houses (2016) 11200 sqm employment space (Formerly E16 in 2014) 	Ref: E2 <ul style="list-style-type: none"> Employment use on footprint of existing buildings
Northminster Business Park	Ref: ST19	-
York Business Park	Ref: E12	-
Blairgowrie House	Not allocated – no willing landowner (formerly H36)	Ref: H36
Long Ridge Lane	Not allocated – no willing landowner (formerly H45)	Ref: H45

Strategic Environmental Assessment

We welcome the production of an SEA and Non-Technical Summary to inform the development and understand the implications of the Poppleton Neighbourhood Plan. We consider that this document contains the relevant information as set out by the SEA Regulations. We would however like to work with you on the following points, which we feel need addressing in the draft SEA:

- Any reference to the Green Belt reflects discussions set out above to ensure clarity and consistency;
- Inclusion of sites in the site assessment that have been allocated for employment use. Further explanation is also required as to why the sites allocated in the plan have been chosen above the other alternatives considered in the SEA scoring (Appendix E).
- Amendments to the site assessment set out in Appendix D to be clear as to the further criteria the Parish considered in determining potential suitable site alternatives or testing.

Please also see the schedule attached to this letter for further comments on the SEA. We appreciate the significant amount of work and progress made by the Parish Council and we would welcome the opportunity to work with you to address the comments made in this response and any other responses received as part of the pre-submission consultation. We would like to invite you to a meeting to help us move forward together to produce a sound, deliverable Plan

Consultation Statement with appendices October 2016

for Poppleton. Please contact Rebecca Harrison to arrange a suitable date at your earliest convenience.

Regards,

A handwritten signature in black ink that reads "M.P. Grainger". The signature is written in a cursive style with a long horizontal stroke at the end.

Martin Grainger
Head of Planning and Environmental Management

Meeting held at CYC planning to discuss next steps on 17 August 2016 end of consultation 1 July 2016. Adjusted maps sent through 18 July 2016

**PLANNING PROSPECTS RESPONSE (MILLER HOMES)
THE MATTER OF**

POPPLETON NEIGHBOURHOOD DEVELOPMENT PLAN

**OPINION
Miller Homes**

Introduction

In this matter I am instructed by Planning Prospects on behalf of Miller Homes (hereinafter “the Client”) in respect of the emerging Poppleton Neighbourhood Development Plan (“PNDP”). The plan is entitled the “Plan4Poppleton”.

The Client has been promoting a site for housing development on the edge of York. The site is known as land at Boroughbridge Road, Poppleton, York (hereinafter “the Site”).

The Site is a proposed housing allocation in the emerging City of York Local Plan. The City of York Council has failed to progress a development plan for a very long time. There is a pressing need for a development plan to be adopted.

The emerging PNDP is being progressed by the Neighbourhood Planning Group (hereinafter “NPG”) on behalf of the Nether with Upper Poppleton Parish Council. The emerging PDND is presently in draft form as a Pre-Submission document. It is the subject of Pre-Submission consultation which ends today.

Amongst other things, the emerging PNDP seeks to allocated sites for development and to set an inner boundary for the Green Belt around York.

The emerging PNDP seeks to define the inner boundary of the York Green Belt. Paragraph 4.1.1 the emerging PNP reads

“The Inner Green Belt boundary for the City of York lies in part within Nether and Upper Poppleton and it is appropriate that the Neighbourhood Plan sets out where it lies within the neighbourhood area. It is shown on the allocations plan.”

Emerging PNDP Green Belt Policy PNP1 states:“Any development, within the INTERIM AND ESTABLISHED Green Belt, which harms the open character and setting of either York or the villages of Nether and Upper Poppleton, will not be permitted.”

The Client has raised concerns about the content of the emerging PNDP. I have been asked to advise on the extent to which a neighbourhood plan can seek to define a Green Belt boundary.

ADVICE

In the absence of a development plan for York, very unusually, the Green Belt around York is contained in policies of the Regional Strategy for Yorkshire and the Humber (hereinafter RSYH). This document was issued in 2008. Whilst most of the RSYH has been abolished, alongside all other Regional Strategies, the policies protecting the Green Belt around York have been saved.

The inner boundaries of the Green Belt around York have not yet been clearly defined. Policy YH9 of the RSYH makes clear that there is a need to define the inner boundaries of the Green Belt around York in order to establish long term development limits.

The designation and/or deletion of Green Belt is a strategic issue. It is most appropriately done through a Green Belt Review, as part of the Local Plan process. This is because a holistic approach needs to be taken to the allocation and deletion of Green Belts, designation or changes to which will be made in light of wider strategic needs for land, most especially for housing and economic development.

The NPPF is clear about this being a task for the local planning authority:

[“83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set](#)

***the framework for Green Belt and settlement policy.”** (my emphasis)*

***“84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development.”** (my emphasis)*

“85. When defining boundaries, local planning authorities should...”
(my emphasis).

Neighbourhood development plans are subject to legislative provisions. These are known as the basic conditions. These are set out in Part 8(2) of Schedule 4B of the Town and Country Planning Act 1990, having been introduced into the Principal Act through the Localism Act 2011.

Basic condition 8(2)(a) requires that the PNDP must have:

“regard to national policies and advice contained in guidance issued by the Secretary of State”

Plainly, the defining of the inner Green Belt boundary around York is a matter for the City of York Council. The PNDP will need to have regard to the national policy set out in the passages of the NPPF identified above. In other words, the PNDP needs to be prepared having regard to the fact that the definition of the Green Belt boundaries is a matter for the local planning authority.

In addition, basic condition 8(2)(e) requires the PNDP must be:

“in general conformity with the strategic policies contained in the development plan for the area.”

The PNDP will need to be in general conformity with the City of York Local Plan. Since it is the local planning authority which needs to define the Green

Belt boundary, any attempt to define a Green Belt boundary which is inconsistent with that of the Local Plan would be unlawful.

As noted above, Green Belt boundaries are normally defined with reference to accommodating housing and economic needs. Such needs are clearly defined as strategic issues in the NPPF:

*“156. Local planning authorities should set out the **strategic priorities** for the area in the Local Plan. This should include strategic policies to deliver:*

The homes and jobs needed in the area;” (Government’s emphasis)

Neighbourhood development plans should not look to address strategic issues. They should in fact support the content of local plans and the strategic needs therein. NPPF/16 is explicit in providing that:

“16. The application of the presumption will have implications for how communities engaged in neighbourhood planning. Critically, it will mean that neighbourhoods should:

develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;

plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.” (my emphasis)

The need for neighbourhood development plans to support local plans and be to also be in general conformity with local plans is re-iterated and confirmed in NPPF/184:

“184.The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhood should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.”

NPPG/185 makes clear that neighbourhood plans can be used to shape and direct sustainable development **“Outside these strategic elements.”**

Green Belt is a strategic element of plan making. It is also a strategic policy. From a legal and policy perspective, neighbourhood development plans should not seek to engaged in the defining of green belt boundaries or setting Green Belt policy. It would be unlawful for the PNDP to do so

I trust I have dealt with all the matters raised by my instructing consultant, but needless to say if any other matters arise, I would be happy to consider those, upon the telephone if necessary.

1st July 2017

CHRISTOPHER YOUNG

No5 Chambers

Birmingham - Bristol - Leicester - London www.no5.com

Meeting held with Miller homes 27 July and 3 October to agree on numbers and use of agricultural land. Also further development of entrance to site and school requirements

Response to Poppleton’s Neighbourhood Plan May 2016

BARRY OTLEY – CYCLE AND FOOTPATHS REPRESENTATIVE

Date 27th May

Dear Edie

Here is my response to the PNP May 2106 www.plan4poppleton.co.uk.

P15 - Land Allocation plan - Site Selection Plan Appendix A.

This plan does not show the Cycle/Footpath from the P&R going up Northfield lane towards Moor Lane -- see P29 Transport Plan that does.

P18 – 4.3 Green Infrastructure & P40

Designated Nature Conservation Sites Plan correction, [see other Woodland site descriptions](#) & my comment below

Please Rename Wheatland’s Woodland **(It is not Wheatland’s Reserve)**

(It was planted by my wife & me in 1999. There is a now an increasing low herbaceous vegetation cover due to tree cover in the woodland

Also I incur increasing costs for weekly, monthly management, this is all funded by us and the woodland has not had Parish Council funding.

P29 Transport Corridor Plan - makes reference to cycle routes on Northfield lane to P&R, Millfield lane and Beckfield lane *but due to boundary limitation does not show connectivity to Moor Lane and Knapton under pass. See below*
Edie your response to me == I would refer you to page 30 para 8.10 Quote - Any further cycle path development which linked Poppleton to neighbouring villages e.g Hessay or Rufforth would be supported.

On P30 - Section 8 - Please can a Para be inserted to explain. The focus to be on Better Health & Well Being & Sustainable Transport - Due to an elderly population the need to exercise and to encourage children to cycle to school in Upper Poppleton.
Also due to problems in Main Street, Upper Poppleton with cars parking on road, children are at high risk when daily going to school. An off the road path is under discussion within the Parish
(a) An off road school route from Primary school or for adults to the Railway Station and P&R is under discussion
(b) Also we should **promote** Circular Short & Longer leisure & greener access routes *York Greenways* www.yorkgreenways.org for education, better health & well being that is being planned - Millfield lane to Beckfield lane to Knapton then through underpass to Rufforth or down to P&R into Upper Poppleton, see Route Plan & Master Plan attached. **Page 27 As I understand Moor Lane is in Rufforth and is not in a Green Infrastructure Corridor. Please link with Rufforth P.C ??**

Page 1

Cont P2 **Response to Poppleton's Neighbourhood Plan May 2016**

P33

A bold statement to say 'When Blairgowrie Development is to go ahead sufficient parking for customers and staff for Doctors Surgery and Co-operate stores and shops is planned for'

P40 section 10

There is no mention of what is planned for the Village Green next P&R. After the COYC contract expires it could soon become poorly managed, a bad advert for Poppleton & become a waste site??

P44 – Section 14 Para 14.1 **it is not worded correctly** – see below

Current PNP Statement - Currently -there is a woodland (**DELETE conservation and wildlife protection area**) for public use situated parallel to the A1237 and Northfield Lane which is well used by the local community. This statement is wrong

I wish to inform all, Wheatland's Woodland has only permitted public access through our farmland to the woodland. It is not a public right of way

I am elderly and maintain and manage the woodland at increasing costs and make access available to the general public for their reasonable enjoyment. Therefore the above statement cannot be correct

The Woodland is used mainly for dog walkers who mainly visit by car

It is not used much by Poppleton people.

P45. Para 14.9 Reword - Wheatland's Woodland **it is not Wheatland's Reserve**

Climate Change

P48 Para 15.3 To note a - There is a planned Tremendous York tree planting programme for local land near Becks and Dykes flowing into Rivers Ouse and Derwent, The Foss and Osbaldwick Beck to 'Slow the Flow'. Working with York Flood Risk plan, partners COYC, EA, St Nicks, Greenways and others

P48 - To include a statement on 'York One Planet Living' contact COYC

Sustainability Officer (jacqueline.warren@york.gov.uk)

Regards

Consultation Statement with appendices October 2016

Barry Otley

Mble 07870 585832

barryotley@btinternet.com

PETER HALLAM – INVOLVED IN WRITING THE VDS

Dear Edie,

Thanks, I will review and comment but in the interim would like to have the following recorded as part of the consultation process for consideration by the committee and would appreciate feedback please.

I have been and remain concerned, having actively contributed to the VDS (which I hope was a useful exercise and was of some value) a number of years ago and living on Chantry Green, that the Blairgowrie area to the back of Chantry Green still seems to be referred to as a 'site' with a suggestion from the map this area should be allocated for development. This is in the Conservation Area, it is adjacent to a number of Listed Buildings, I understand it is subject to a blanket TPO and has been identified previously as an important wildlife corridor linking the village greens to the countryside. I think I also recall it was identified, a number of years ago, as important 'green open space' in a past draft Local Plan.

Surely, as a community, we should be managing and protecting this area at all costs as it is key to the character of the village both historically and aesthetically and if development is suggested and allowed, without very strict controls in place, then anything could happen!

1. There has been some discussion in the past that this area could be protected by creating a village community area, an extension say to Chantry Green with woodland walks, nature trails etc., this would be fitting and would protect it from inappropriate, seemingly uncontrolled and poorly thought out development, which we have witnessed elsewhere in and adjacent to the village.

2. I also recall discussing with Janet several years ago the opportunity perhaps, in accepting some sort of development, if it is really needed, of allocating the area to say a low density and quality well designed low rise accommodation for elderly villagers with perhaps an element of care provision. This could be designed to respect the important surroundings and existing buildings, fit in between important trees, the landscape in general and being located where it is would be very convenient for key village facilities such as the doctors surgery, shops, pub, bus and train station.

Is there any opportunity in considering the above 2no. suggestions of forming a sub-committee perhaps at this important/critical stage and establishing what the village really think about the best use for this area?

If I have missed something in the draft documentation that is advising protection in a similar way as I am suggesting, then I apologise.

I would appreciate some feedback to my comments/observations

Thanks

Peter

MANOR ACADEMY PTA

Hi Edie,

Sorry I've only just got to this. I've sent it round the Manor PTA email list.

I hope you're well and look forward to seeing you at the next meeting.

Cheers,

Rob.

On 10 May 2016 at 19:40, <edie.jones@ntlworld.com> wrote:

Dear Rob

I WOULD BE MOST OBLIGED IF YOU COULD CIRCULATE THIS EMAIL AND PLAN THROUGH THE PARENTS ASSOCIATION AND MANOR ACADEMY. BRIAN HAS ALREADY HAD A COPY.

As Poppleton Neighbourhood Plan Committee we are delighted to inform you that the Plan 4 Poppleton Neighbourhood Plan is available for comment during the 2nd pre-submission consultation which will run from 11 May to 1 July 2016. Your comments will be used to get the final submission ready for the City of York Council to present to the council representatives and then for inspection.

Only the plan has been sent through as all the other supporting documentation is available on the website at www.plan4poppleton.co.uk.

HIGHWAYS AGENCY RESPONSE

Dear Mr.Mackman

Many thanks for the most recent consultation regarding the Poppleton Neighbourhood Plan, which I have received in my officer via Mr Edie Jones.

Whilst I have no formal representation to make on behalf of Highways England at this point in time, I remain more than happy to be involved in the consultation process and for future consultations could I ask that these be sent to myself directly.

In the interim, my kindest ongoing regards and best wishes for the continuing success of the plan.

Simon Jones, Asset Development Manager

Highways England | Lateral | 8 City Walk | Leeds | LS11 9AT

Tel: +44 (0) 300 4702472 | **Mobile:** + 44 (0) 7710 958399

Web: <http://www.highways.gov.uk>

GTN: 0300 470 2472

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32

IAF | <https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.

Feedback

E-mail from pfletcher91@btinternet.com: Feedback

18/5/2016 19:48

pfletcher91@btinternet.com

To info@plan4poppleton.co.uk

Aims of the Neighbourhood Plan- do you agree with them?: Yes. The box of objectives on page 8 is exactly right.

Not much to add from my response to the previous version of the plan. A lot of hard and useful work has obviously been done to produce this version.

Vision Statement –Your comments: Key aspect given strong emphasis is the maintenance of a green band between the villages and York to preserve the village character.

Land allocation Plan – are you clear on the areas we are considering for policy development?: Yes - although I assume the Long Ridge Lane site is the one for 2 dwellings indicated on the previous draft plan.

Poppleton Neighbourhood Plan (PNP) 1 Green belt land character and setting: Agreed - very important

PNP 2A The Green Infrastructure protection: Agreed

PNP 2B The Green Infrastructure protection: Agreed

PNP 3 Conservation Areas: Not always clear about the Blairgowrie site - it is scheduled for development, but the plan correctly points out the current traffic congestion the area of the Green.

PNP 4 Village Design Statement (VDS): Agreed.

PNP 5 Traffic Policy: The Millfield Lane/Long Ridge lane junction is difficult for traffic, never mind pedestrians and cyclists.

PNP 6A Housing Policy Sites: See comment on Long Ridge Lane under land allocation plan (above)

PNP 6B Blairgowrie Site: Comment made above

PNP 6C overdevelopment: The "West Poppleton" development does not appear to feature strongly as in previous plans ... that has enormous implications for infrastructure.

PNP 6D British Sugar Site: There are several comments on the implications for development on this site of schools, roads, paths/cycleways, transport etc. . It is a brownfield site and therefore should be a priority for housing development, but it needs its own infrastructure planned and resourced in advance if it is not to become a gigantic housing estate. Conditions on a potential developer need to be clear, precise and monitored.

PNP 7A Business and Employment Business Parks: Agreed

PNP 8A Educational Sites E1 for potential school playing field expansion: Essential land is reserved for this purpose in advance.

PNP10B Open and Historic Character of village: Vitla that this is preserved and, if opportunity arises, enhanced.

PNP10C Woodlands and trees: and PNP10D: the parish councils have shown what can be done to enhance the environment by the Millennium Green project and the work near Riverside Gardens - commendable. Initiatives like this help to develop the character and nature of the villages.

Name: Dr Peter Fletcher

Email Address: pfletcher91@btinternet.com

Post Code: YO26 6LXf



Parish Clerk
Poppleton Parish Council
39 Calder Avenue
Nether Poppleton
York
YO26 6RG

Robert Deanwood
Consultant Town Planner

Tel: 01926 439078
n.grid@amecfw.com

Sent by email to:
info@plan4poppleton.co.uk

26 May 2016

Dear Sir / Madam

Poppleton Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.

National Grid has identified the following high voltage overhead powerline as falling within the Neighbourhood area boundary:

- XCP Route – 275kV from Poppleton substation in York to Monk Fryston substation in Selby.

National Grid has identified the following substation as falling within the Neighbourhood area boundary:

- Poppleton 275kv Substation

From the consultation information provided, the above National Grid Assets do not interact with any of the proposed development sites.

Gables House Kenilworth
Road Leamington Spa
Warwickshire CV32 6JX
United Kingdom
Tel +44 (0) 1926 439 000
amecfw.com

Amec Foster Wheeler Environment &
Infrastructure UK Limited Registered
office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



Gas Distribution – Low / Medium Pressure

Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The first point of contact for all works within the vicinity of gas distribution assets is Plant Protection (plantprotection@nationalgrid.com).

Information regarding the transmission and distribution network can be found at:
www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Robert Deanwood
Consultant Town Planner

n.grid@amecfw.com

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

[

Robert Deanwood
Consultant Town Planner

cc. Spencer Jefferies, National

Consultation Statement with appendices October 2016

Neighbourhood Planning
City and Environmental
Services
City of York Council
West Offices
Station Rise
York YO1 6GA

Mr Mrs Scott and Fiona Jefferson
Corriedale
The Fold
Hessay

Copy to Nether Poppleton Parish Council and Upper Poppleton Parish Council

29 June 2016

Sent by Recorded Delivery and Email: neighbourhoodplanning@york.gov.uk

Dear Sirs

Upper and Nether Poppleton Neighbourhood Plan

We are the owners of the plot of land behind Tree Tops, off Boroughbridge Road, Upper Poppleton.

We have planning permission for a new house and have associated permitted development rights, with no TPOs in place. This enables us to make the most of our garden and was the major reason we bought the land. We have already removed a number of trees that were diseased and/or dangerous and we have done this in a sympathetic way, in conjunction with an arboriculturalist and in consultation with our immediate neighbours. With 3 boys we would like to continue to have the option to site trampolines and build a summerhouse and shed and also to have the option to remove further trees to create more open playing space.

The Neighbourhood Plan Committee, in their letter of objection to our planning application said the following "The trees have TPO 's (sic) on them and (the) area (is) part of the ancient woodland development that was put in place 100 years ago." CYC Planning confirmed there were no TPOs. I'm very confident none of the trees are part of ancient woodland, the owners of Tree Tops said they remember their father planting the trees. So I'm worried that PNP10 seeks to overturn our permitted development rights and impose TPOs, meaning we are restricted in creating the garden and play environment our children are looking forward to.

The legal view supports this and a Submission from Rollits is enclosed.

Signed on behalf of Scott Jefferson and Fiona Jefferson

...GUY?...uP..... WICKS.1()6



Historic England

YORKSHIRE

Poppleton Neighbourhood Plan ,
Mr. James Mackman ,

39 Calder Avenue,
Nether Poppleton
YORK,
YO26 6RG

Our ref: PL00023323
Your ref:

Telephone 01904 601 879
Mobile 0755 719 0988

30 June 2016

Dear Mr.Markman,

Upper & Nether Poppleton Neighbourhood Plan
Second Pre -submission Draft Consultation

Thank you for consulting Historic England in connection with the Upper & Nether Poppleton Neighbour Second Pre-submission Draft Consultation .

We have had extensive correspondence regarding the Neighbourhood Plan, and in connection with need for a Strategic Environmental Assessment (SEA.) In respect of the latter, we consistently advised that an SEA would be needed, and note that an SEA accompanies the current draft Neighbourhood Plan.

We note that the current draft of the Neighbourhood Plan, which we commented upon on 14 March 2015, has been amended, following consultations with the local community, the City of York Council, Statutory Agencies and on the advice of consultants . We note in particular

that specific policies in relation to Conservation Areas (PNP 3) and to the Village Design Statement (PNP 4) have been added or amended, both to positive effect.

We would comment however that para. 5.4 makes reference only to agricultural buildings of heritage value. We would suggest that, in order to afford them some protection, for the avoidance of doubt or dispute, that all buildings of heritage value, which do not benefit from any other protective designation (i.e. being Listed), within the neighbourhood plan boundary should be specifically identified on a map and schedule in an Appendix to the Neighbourhood Plan. We would refer to Historic England's guidance on the preparation of lists of locally important buildings, which can be found at this link :

<https://historicengland.org.uk/listing/what-is-designation/local/local-designations/>

We would also suggest that para. 5.4 be amended as follows:

“The village has a number of historic buildings which contribute positively to the character of the village. In order to protect the historic character and open nature of the village and green belt it is important that their heritage value is conserved appropriately and in accordance with the Village Design Statement.”

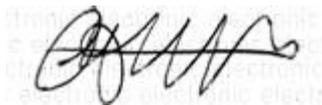
We concur with the assessment within Aecom's SEA (pg. 35-36) that “the policies which are relevant to the historic environment and landscape will lead to positive effects...”; we also note that the SEA goes on to state that “Numerous other policies are geared towards supporting the historic environment and landscape/ townscape objective”.

On the basis of our reading of the Neighbourhood Plan and supporting documentation, Historic England welcomes its content, and aside from the above, we do not wish to comment further on the document.

In conclusion, we welcome the contents of the amended Neighbourhood Plan and supporting documentation, and look forward to the formal consultation on the Neighbourhood Plan in due course.

We hope our comments above are helpful. Please do not hesitate to contact us if we can be of further assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'CB', is positioned above the text. The signature is written over a faint, repeating watermark of the words 'Historic England'.

Craig Broadwith
Historic Places Adviser

E-mail: Craig.Broadwith@HistoricEngland.org.uk

Consultation Statement with appendices October 2016

LONDON

10 Smiths Yard
Summerley Street
London
SW18 4HR
020 7060 6599

YORK

42 Oxford Street
Holgate
York
YO24 4AW
01904 659900

WALKERS ARCHITECT

The Chairman

Poppleton Neighbourhood Plan Committee
c/o 32 Midway Avenue

Nether Poppleton
York

YO26 6NT

By post and email to info@plan4poppleton.co.uk

16.06.16

Dear Sir/Madam

As you are aware we are the residents and owners of 95a Station Road, Upper Poppleton. We have iterated to the Poppleton Neighbourhood Plan Committee in the past our substantial concerns about the content of the Poppleton Neighbourhood Plan and the process that has been adopted in the document's preparation.

We feel that we have been generally supportive of the desire to create a Neighbourhood Plan for the area in which we live.

However, we feel that our previously expressed concerns have not been given due consideration by the group preparing the document. Accordingly we have retained the services of a Chartered Town Planner who is experienced in the preparation of Neighbourhood Plans and have asked him to review the document and the methodology used in its preparation.

His formal report will be issued to you and the City of York Council's planning department in advance of the consultation deadline. His initial feedback is clear and unambiguous. It is his view that:

- The Plan4Poppleton Group has acted ultra vires with respect to Green Belt
- An improper approach to SEA has been adopted
- An approach contrary to national policy has been utilised by the Group with respect to Green Belt

His report will expand on these points and will provide policy support for all contentions.

We intend to make further representations to the City of York Council at the appropriate time and, if necessary, will convey our thoughts to the independent examiner in due course.

Yours faithfully

Martin and Kae Walker

cc Mr J Mackman, Clerk to the Parish Councils - 39 Calder Avenue, Nether Poppleton, York, YO26, 6RG



Forward Planning
Planning & Environmental
Management
City of York Council
West Offices
Station Rise, York
YO1 6GA

(01904) 552255
neighbourhoodplanning@york.gov.uk

Dear Mrs Jones,

Poppleton Neighbourhood Plan

I am writing following our recent meeting in which I indicated that I would offer advice on the Council's current position relating to neighbourhood plans and the York Green belt. From the meeting it is my understanding that the Poppleton Neighbourhood Plan intends to define the boundaries of the Green Belt, as they relate to the area in question, on an interim basis, i.e. up to the date when the Local Plan is adopted. I will specifically address this point of principle, rather than the suitability of certain boundaries or the inclusion or exclusion of land.

As articulated at the meeting it is our view that as a matter of principle neighbourhood plans cannot define GB boundaries, it is however within the scope of a neighbourhood plan to set an interim green belt boundary pending the Local Plan.

Within this context the inspector for a neighbourhood plan would have to assess whether the neighbourhood plan is in line with the appropriate strategic policies i.e. the saved policies of the otherwise revoked Yorkshire and Humber Plan Regional Spatial Strategy (2008) (the RSS).

The Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013 came into force on 22nd February 2013. The revocation order of the Regional Strategy for Yorkshire and Humber states:

(2) The Regional Strategy for Yorkshire and Humber is revoked except for—

(a) the policies of the RSS set out in the Schedule to this Order (“the RSS York Green Belt policies”); and

(b) the Key Diagram of the RSS insofar as it illustrates the RSS York Green Belt policies and the general extent of the Green Belt around the City of York.’

The schedule referred to includes (in part) the following policy references:

POLICY YH9: Green belts

The detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the special character and setting of the historic city.

POLICY Y1: York sub area policy

Plans, strategies, investment decisions and programmes for the York sub area should..

In the City of York LDF, define the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and the inner boundary in line with policy YH9....

Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

We can provide you with a complete copy of the order if you wish. In addition for the avoidance of doubt it should be noted that until a Local Plan for York is adopted, development management decisions relating to proposals falling within the general extent of the Green Belt have and will be made on the basis that the land in question should be treated as Green Belt.

Within the context described if a neighbourhood plan sets an interim boundary before the City of York Local Plan is adopted, the neighbourhood plan would effectively give way once the City of York Local Plan comes forward because its the role of this document to set the green belt boundary. In addition it should be noted that the City of York Local Plan would not be reviewing the green belt but would be establishing it for the first time as any neighbourhood plan would only fix an interim green belt.

It should be stressed that in coming to a view on the final delineation of Green Belt boundaries in the City of York Local Plan careful consideration will be given to the interim boundaries within any neighbourhood plan. This recognises the amount of technical work and consultation underpinning the neighbourhood planning process.

I hope the information above helps, but happy to discuss further when we next meet.

Yours sincerely,



Martin Grainger
Head of Planning and Environmental Management

SECOND PRE-SUBMISSION FEEDBACK FORM ON NEIGHBOURHOOD PLAN POLICIES 2016

Many of you completed a feedback form last year to help us develop the Neighbourhood Plan. We have noted your comments and we have made changes to some policies so we are consulting with everyone again. The Neighbourhood Plan Committee has been asked by the City of York Council to complete a Strategic Environmental Assessment together with a Neighbourhood Plan.

These documents and policies on www.plan4poppleton.co.uk will form the Neighbourhood Plan for Nether and Upper Poppleton for the next 20 years when the City of York Council has approved them. It is important BEFORE we submit the Plan that we give everyone in the villages another opportunity to "HAVE YOUR SAY." All residents of Upper and Nether Poppleton may respond in one of the following way.

- complete the form on line at the website www.plan4poppleton.co.uk and return it via the email site
- EMAIL to www.info@plan4poppleton.co.uk
- At the Library there are paper copies of the Environmental Report and the Plan Feedback forms with space for comment which may be completed and returned to the collection point in the library.
- Complete the form electronically as a download and return completed forms to the Library collection point.

Complete the form and send it to the Parish Council Clerk, James Mackman, 35 Calder Avenue, Nether Poppleton, York YO26 6RG. Closing date for responses **1 July 2016**

Data Protection Statement

Upper and Nether Poppleton Parish Councils are registered under the Data Protection Act (DPA)1998. For the purposes of the DPS legislation, your contact details and responses will only be retained for the preparation of the Poppleton Neighbourhood Plan and may be shared with the City of York Council, All responses received will be made publically available (all personal information such as names, address, e-mail addresses and telephone numbers will be removed before publications)

Feedback form

Please feel free to use additional space for comments.

Aims of the Neighbourhood Plan- do you agree with them?
Yes
Vision Statement –Your comments.
Statement is clear and well written
Land allocation Plan – are you clear on the areas we are considering for policy development?
Yes
Please turn over

<p>Poppleton Neighbourhood Plan (PNP) 1 Green belt land character and setting</p> <p>Fully support</p>
<p>PNP 2A The Green Infrastructure protection</p> <p>Fully support</p>
<p>PNP 2B The Green Infrastructure protection</p> <p>Fully support</p>
<p>PNP 3 Conservation Areas</p> <p>Fully support</p>
<p>PNP 4 Village Design Statement (VDS)</p> <p>Agree</p>
<p>PNP 5 Traffic Policy</p> <p>Agree</p>
<p>PNP 6A Housing Policy Sites</p> <p>Agree. Would like to see some agreement for the provision of parking – (e.g. a requirement for a minimum average of 1.5 parking spaces per property)</p> <p>PNP 6B Blairgowrie Site</p> <p>Agree</p> <p>PNP 6C overdevelopment</p> <p>Agree</p> <p>PNP 6D British Sugar Site</p> <p>Would prefer to see some agreement for a (small) section of the housing to have vehicular access to Millfield Lane – reducing the traffic that joins the ring road by the A59 roundabout.</p> <p>Wheatlands: Note in section 9.15 reference is made to the consideration for development this land “should not be considered until the impact of the completed brownfield site development (ST1) has been measured and monitored”. There should be greater reference to the fact that this is greenbelt and this should not be allowed to be considered for development (as is given to the land opposite in section 9.12)</p>
<p>PNP 7A Business and Employment Business Parks</p> <p>Agree</p> <p>PNP 7B Poppleton Garden Centre employment use</p> <p>Agree</p>
<p>PNP 8A Educational Sites E1 for potential school playing field expansion</p> <p>Agree</p> <p>PNP 8B Protection and privacy zone</p>

Consultation Statement with appendices October 2016

Agree
PNP 9 A Community Facilities for recreational space expansion Agree – suggest some long term stipulation to prevent conversion to housing or similar in the future.
PNP 9 B Play area expansion. Agree
PNP10A Environmental Policies garden protection Agree
PNP10B Open and Historic Character of village Agree
PNP10C Woodlands and trees Agree
PNP10D Hedgerows and wildlife areas Agree

Feedback Form email to info@plan4poppleton.co.uk

OR Place in the box in the library

Name...Chris Goodman on behalf of the Trenchard Road Working Group.....

Email Address...Trenchard4@hotmail.co.uk.....

Post Code...YO26 6BG..... Thank you for your comments

This group of residents are in the adjacent parish and have been consulted throughout the NP planning process

SECOND PRE-SUBMISSION FEEDBACK FORM ON NEIGHBOURHOOD PLAN POLICIES 2016

Many of you completed a feedback form last year to help us develop the Neighbourhood Plan. We have noted your comments and we have made changes to some policies so we are consulting with everyone again. The Neighbourhood Plan Committee has been asked by the City of York Council to complete a Strategic Environmental Assessment together with a Neighbourhood Plan.

These documents and policies on www.plan4poppleton.co.uk will form the Neighbourhood Plan for Nether and Upper Poppleton for the next 20 years when the City of York Council has approved them. It is important BEFORE we submit the Plan that we give everyone in the villages another opportunity to "HAVE YOUR SAY."

All residents of Upper and Nether Poppleton may respond in one of the following way.

- complete the form on line at the website www.plan4poppleton.co.uk and return it via the email site
- EMAIL to www.info@plan4poppleton.co.uk
- At the Library there are paper copies of the Environmental Report and the Plan Feedback forms with space for comment which may be completed and returned to the collection point in the library.
- Complete the form electronically as a download and return completed forms to the Library collection point.

Complete the form and send it to the Parish Council Clerk, James Mackman, 39 Calder Avenue, Nether Poppleton, York YO26 6RG. Closing date for responses **1 July 2016**

Data Protection Statement

Upper and Nether Poppleton Parish Councils are registered under the Data Protection Act (DPA)1998. For the purposes of the DPS legislation, your contact details and responses will only be retained for the preparation of the Poppleton Neighbourhood Plan and may be shared with the City of York Council, All responses received will be made publically available (all personal information such as names, address, e-mail addresses and telephone numbers will be removed before publications)

Please feel free to use additional space for comments.

Aims of the Neighbourhood Plan- do you agree with them?

Yes.

Vision Statement –Your comments.

Should the word be continual rather than continuous (rat run)?

General and additional points as not sure where to put them on the Feedback form.

1. In view of the very recent latest version of the draft Local Plan, please consider whether to update some of the text: where I have highlighted it, where facts have changed, also where further time has elapsed since the Neighbourhood Plan was first consulted on. Examples: Introduction section 1.2: you refer to after general election May 2015; in Strategy section 2.1.; the housing numbers. It is also important to check the latest proposals when available shortly.
2. I was unaware that the settlement boundary was changed In view of the very recent latest version of the draft York in 2013/14. You refer somewhere to the discrepancy between the village settlement line and the GB line as a result and that the boundaries should be the same. Is this now sorted?
3. I have assumed that in some places the two Poppletons are being referred to a one village e.g. under AIMS. "historic city, setting and identity of Nether and Upper Poppleton village core (singular).
4. Could the Plan include a reference to **Views**, and the importance o retaining them. There is a wonderful one along Minster Way through the York Business Park, from the A1237 to the far end. There is another from St. Everilda`s Church path across to the Minster.

Land allocation Plan – are you clear on the areas we are considering for policy development?

Yes
Please turn over
<p>Poppleton Neighbourhood Plan (PNP) 1 Green belt land character and setting</p> <p>4.1.2. Include not only “the section of land on both sides of A59 extending west of York” but also “and on either side of the A1237.”</p> <p>4.2.5 Country lanes, not county lanes?</p>
<p>PNP 2A and PNP 2B The Green Infrastructure protection</p> <p>Page 18, map G1. Maybe this is shown on another map in the NP but it is important to show the continuous link between Chantry Green and the main Green. The wide grass verges on both sides of the road are part of the Green , and also the area between the surgery and Methodist Manse, up to the gate to the field with the barn alongside Blairgowrie. All agreed in an earlier draft local plan, and in approved 4th Set of Changes which is currently used.</p> <p>4.3.2: Millennium Field: should be Millennium Green. Correction: it is recently developed wetland rather than restored. It is managed by a charitable trust. Omit reporting to PC, add with financial help from both parish councils.</p> <p>Tithe Barn Sensory Garden. Corrections: managed by a charitable trust. Omit “reporting to both parish councils” as the TB does not. Omit “ recently redesigned to mirror”from its inception it has mirrored.....</p> <p>Add: Pond and Wildlife area, managed by a committee reporting to and funded by NPPC</p> <p>PNP 2B The Green Infrastructure protection</p> <p>Should be village (singular) greens?</p>
<p>PNP 3 Conservation Areas</p> <p>A very important open area, but thereby also vulnerable, is that behind the farm buildings of Model Farm, the garden of Green View, the field with the barn adjacent the Manse. This area, along with the Blairgowrie property (garden, woodland) contribute enormously to the setting of this historic part of Upper Poppleton. From the map on page 27, this appears to have been emphasised. However, could there be some additional text specifically on the importance of this area to the Conservation Area, historic core and village setting. This would give some control over anything which might be proposed in future.</p>
<p>PNP 4 Village Design Statement (VDS)</p> <p>Agree.</p>
<p>PNP 5 Traffic Policy</p> <p>Page 29. Map. It does not show the footpath from the car park at St. Everilda`s Church up to and beyond the railway bridge. The Jubilee Path. There seems to be a track marked across the Ancient Monument area running towards the railway, but it is not indicated as a footpath, nor what it is exactly.</p> <p>8.3. Could update timing of P & R and roundabout improvements (in the past year, in the last year).</p> <p>8.4. Strengthen, by mentioning the Millfield Lane Business park is opposite the school, produces traffic, some very heavy (Millfield Haulage plus another firm there), another strong reason for having no access from Sugar Beet development onto Millfield Lane.</p>
<p>PNP 6A Housing Policy Sites</p> <p>Re latest draft Local Plan proposal, I saw a reference that Blairgowrie no longer included as owner had refused permission for development. If correct, we should omit here.</p> <p>Third point: should be conversion of, not on.</p> <p>PNP 6B Blairgowrie Site</p> <p>If omitted from latest proposals in York Local Plan, still advisable to include Neighbourhood Plan`s policies regarding the site in case it should come forward for development at sometime. Does “to same extent” mean the existing footprint or what? The policy makes it clear that it would be for a replacement dwelling only.</p> <p>PNP 6C overdevelopment</p> <p>Is the first over necessary in “creating back-land over-development”, would not development suffice?</p>

9.4. Add **and** after compromised and before which.

PNP 6D British Sugar Site

Suggest add to “amenities and facilities for community”, **outdoor sports facilities** to ensure these are included. There are not sufficient in Poppleton to provide for this site (nor for the old Civil Service/ 9.8. Said in report on site that only a minor egress should be permitted but still advisable to elaborate in this N P why there should not be a main access/egress onto Millfield Lane, and your understanding of what is meant by a minor egress.

9.10. Update? In latest draft Local Plan, a housing figure is given, fewer than previously.

9.11. Civil Service/Agricultural Land site: add only access/egress for pedestrians and cyclists should come via Millfield Lane, not cars, for all the same reasons as for the Sugar Beet site.

9.15. Should come out more strongly against development at Wheatlands: state clearly, development should not be permitted. So omit not until and all wording after that. In the latest proposals for the draft Local Plan, Wheatlands is not included. The Neighbourhood Plan should make it clear, for the reasons given, it is not an acceptable site should it ever be proposed in future.

9.16. Why not include a policy on agricultural land? Is it not possible in a Neighbourhood Plan?

PNP 7A Business and Employment Business Parks

10.2 Northminster; is there room for expansion within the curtilage?

10.8 York Business Park. Agree, could expand for housing, in particular area you mention adjacent rest home and existing housing. Would need to look carefully at access/egress for this.

Describing Poppleton Park as an affordable housing development is incorrect: there is an area which is but only a small proportion.

Mention should be made to the retained site for a railway halt (between the back of the housing at the far end, and Wills & Ellis car workshop). Sustainable travel both for the employment and housing (existing and any new). Worth giving this some thought and a mention in this Plan.

Any new housing on the business park needs to be considered in conjunction with the Sugar Beet housing as if the latter has a rail halt, unlikely business park would, and vice versa.

Whichever had the rail halt, the other could use, if a pedestrian/cycle bridge over the Harrogate railway to link both sites.

The reference to on site shops already: Garage/Co-op is the only one I thought. Over the years we have taken great care not to permit retail on the business park (Lidl or Aldi applied once) as would be a threat to viability of our village shops. Again, need to relate this to the Sugar Beet site where there is likely to be some retail facility, so if a pedestrian/cycle link over the railway, any new (or existing) housing on the business park could have access to that.

Correction: there are two 10.8.

10.7: Where is the site which has lost its retention as a nature reserve? Is it the area next to the play area off Minster Way? The play area must be retained as it was part of the open space provision for Poppleton Park (not for the businesses) hence the kick-about facility on it.

PNP 7B Poppleton Garden Centre employment use

Add, along with height and footprint, that a very high standard of design (building and landscaping) will be required for any replacement building (s). A significant site at the entrance to both Upper Poppleton and the approach to York. (I am not sure the current car wash and clothing recycling store on the car park will help in trying to limit any replacement of the garden centre to its current footprint.) Does “open and green format” mean the current spacious setting and trees?. Format does not seem the best word.

10.13. Strengthen: important to retain horticultural connection for any business here, a reminder of Poppleton’s past.

PNP 9 A Community Facilities for recreational space expansion

Clarify by adding “reserved for recreation **open** space”. Sports venue sounds like a building. The provision for a small pavilion for the new cricket field, if required, should be small with the minimum of facilities, with the Junior Football pavilion being the main pavilion, providing the social requirements for both sites.

PNP 9 B Play area expansion.

Suggest state actual ages which the term children covers.

13. Heritage

Please would you add here a reference to the Local List. This will be enshrined in the York Local Plan in due course. It includes the structures, spaces, buildings, features, which are not listed nationally, internationally, but are important to local communities for their local historical significance, association with well-known local people etc. Poppleton VDS was an early ~VDS and the practice of including Local Lists in the VDA came after Poppleton’s was done. Very important to do this now.

PNP10A Environmental Policies garden protection

14.3, 14.7, also image on p 47: Millennium **Green** not Field.

Add to Policy 10 A, for clarity: “must continue to be protected **as GB with GB development restrictions.**”

14.11 Suggest add : it is important to check with local planning department what is permitted /if what you are intending is permitted, if extending into /or have part of your garden in GB. Alternative would be to detail even more on what is not permitted.

PNP10B Open and Historic Character of village

Does the English Heritage statement referred to cover Local Lists?

A concern that this could allow small commercial caravan sites. Advisable to have something on caravan sites/parks in the GB included in the Neighbourhood Plan. The small Millfield Lane Caravan Club site, which I was informed did not require permission, later grew into a larger site. If correct, this makes the GB around Poppleton vulnerable, even if staying with five vans only. Maybe there is some other policy protecting against this, for example policy on extended gardens into the GB. Please make sure Poppleton is protected.

PNP10C Woodlands and trees

PNP10D Hedgerows and wildlife areas

Mineral Extraction & Waste.

16.3: Put in a policy re reinstating landscaping should any extraction take place.

16.4. First sentence: is it form, forms, or from?

16.5. Last sentence seems to be incomplete – clarify.

Feedback Form email to info@plan4poppleton.co.uk

OR Place in the box in the library

Name

Janet Hopton.....

Email Address...janetsealyhopton@googlemail.com.....

Post Code...Y026 6LB..... Thank you for your comments

This comment has been included verbatim as the writer is a former Mayor of York and was instrumental in ensuring that the Conservation Areas in both parishes were closely examined for preservation and posterity.

Comments and feedback from 2nd pre-submission consultation open day conducted on 30 May 2016 at sports day event.

Names

Name	Post Code	Support or not	Comments
Helen Farren	YO26 6DF	support	Development needs to be limited as infrastructure will not support 1000's of houses/ leave buffer zone to village
Tom Whitworth	YO26 6DD	support	Must keep green field sites
Sue and Ropger Hall	YO26 6HL	yes	Preserve as much of Blairgowrie as possible as three and wild life area with fewer than 20 houses.
Kim and Liam Spence	YO26 6PX	yes	No comment
K Edwards	YO26 6JD	support	Great display and very informative
P Laughton	YO26 6LX	Yes	Preserve Blairgowrie as much as possible but no too many houses. Also not too much use of brownfield sites.
PG McKay	YO26 6HA	yes	Maintain green belt designations and redevelop brown field sites (Plenty in York.
Lucy Ives	YO26 6DA	support	Greenbelt preservation and continued separation of village from York.
Reger Backhouse	YO26 6HF	support	Poppleton needs to retain its village character, though not a planning issues houses need to retain front gardens not car parks.
Richard Cantrell	YO26 6EA	Support	No comments
Rosie Cantrell	YO26 6EA	Support	No Comments
John and Jean Rhodes	YO26 6JR	Support	No comments
J Morris	YO26 6HH	yes	This seems somewhat more complicated than it needs to be I will check more detail on the website.
James Parkin	YO26 6RD	Yes fully support	No flats wanted in inappropriate areas. Parking for commercial businesses essential for new businesses taking on land.
Sea Leaf	YO26 6LS	yes	Keep the village nice and calm less traffic coming through and using Longridge Lane as a race track.
M L Baker	YO26 5PN	yes	Keep up this good work.
Mr Milligan	YO26 6LX	Yes support	Look into field immediately behind Longridge /Millfield Lane
Liz Laughton	YO26 6LX	Yes support	Can they stop cars and vans using Longridge Lane Millfield Lane as short cut to outer ring road.
S Staples	YO26 6HN	Yes support	Keep the lovely green spaces

Consultation Statement with appendices October 2016

Jedda Jones	YO26 6NZ	Yes support	Keep the green spaces Keep Poppleton as a village.
Peter Jones	YO26 6NZ	Yes support	Really like that someone is taking care of the management of green spaces and the village character
Pam Gittus	YO26 6HA	Yes support	Keep the villages as they are and redevelop brownfield sites.
Frances Priestrale	YO26 6DN	Yes support	Support sites and pnp also ST1 as this is a brownfield site. Happy with the wording of the policies.
Morag Davidson.	YO26 6HN	Yes support	Please conserve the green belt and village concept.
Kate Scott	YO26 6PJ	Yes support NP	We want to support the village and to preserve it for our children.
Andrew Brett	YO26 6NJ	Yes support	Think about coping with population increase in the villages
Sean Ferguson	YO26 6JS	Yes support	Stop the city expansion into the Poppleton Lands
Ruth Ferguson	YO26 6 JS	Yes support	Stop the city expansion into the Poppleton Lands
V and P Retson	YO26 6 QP	Yes support	Concerns about land adjacent of Manor Close.
Linda Hoyland	YO26 6EP	Yes support	I am entirely in favour of limited development in central Upper Poppleton and with P4P being involved with overseeing development plans
David Cowling	YO26 6NG	Yes support the plan	Green space is important Restrictions on development to safeguard this is vital.
L A Smith	YO26 6JD	Yes support the plan and consultation	Please come out and look at the land and houses around before allowing 100's of jerry built houses
Conrad Robinson	YO26 6AE	Yes support	No further comments
Ruth E Hunter	YO26 6LY	Yes support the plan	
Paul Milligan	YO26 6EG	Yes support	Westfield Lan Green belt square off issue.
Chloe Hart	YO26 6JD	Support the plan	Think about how much this small village can cope
A Robinson	YO26 6NB	Support	Good to see that people are thinking about retaining the unique character of this village . Don't let it bust under your watch
J Lloyd	YO26 6NZ	Support the plan	AS above well done to the hard working people putting in all this work.
D Ewing	YO26 6NG	Support	Keep green spaces in between developments – gardens, paddocks etc
Matthew Sandham	YO26 6DL	Support this plan	Very supportive of maintaining and enhancing Blairgowrie Trees v. important for birdlife.
Rachel Sandham	YO26 6DL	Support this plan	Important to keep the mature trees in Blairgowrie for the lungs of the village , bird life and other wild life in this area.

Consultation Statement with appendices October 2016

Edward Kendall	YO26 6HY	Support this plan	An extensively considered and well constructing plan. Heartily support this.
Peter Hardy	YO26 6HW	Support this plan	The green belt is especially important to this village as it identifies it and stops it being a suburb of York.
Mark Smith	YO26 6EF	Support this plan	Support it all fully
Stephen Lupton	LS 23 6HE	Support	Thinking of moving to the village and have been house hunting. Clearly a lovely place to live and fully understand the need for it not to be spoilt
JA Cotton	YO26 6DH	Support this plan	Keep our Green Spaces
Shan Harding	YO26 6DR	Support this plan	No further comment
Colin King	YO26 6DR	Support this plan	No further comment
R H Scott	YO26 6DF	Supportive of plan	Strong support for the policies it will benefit whole community.
Bob Jones	YO26 6NT	Yes support this plan	Fully support all your efforts
Kathie Brydson	YO26 6JS	Yes support this plan	Sterling effort well done
Anne Powell	YO26 6NJ	Yes support this plan	Hard work by all
V Crabb	YO26 6DR	Yes support this plan.	Much appreciated effort
Garry Judge	YO26 6NN	Yes support this plan.	Fully support the efforts of the people putting this work together
Helen Judge	YO26 6NN	Yes support this plan	Well done for all your hard work on this plan
I Kitching	YO26 6HS	Yes support this plan	No further comment
Sheila Monteith	YO26 6QA	Yes support this plan	No further comments
Debbie Roocandes	YO26 6QA	Yes support this plan	No further comments.
Jane Jones	YO26 6JA	Yes support this plan.	No further comments.
Peter Bowerman	YO26 6DF	Yes support this plan	We totally support the hard work and commitment to control suitable development and preserve the village correctly and in keeping.
Neil Lawrence	YO26 6HL	Yes support this plan	There are sufficient brownfield sites available for building prior to ruining and English Village.
Linda Howe	YO26 6QB	Yes support this plan.	Stop back garden development
Gill Kendall	YO26 6HY	Yes support this plan	We do not need to be an extension of York. We are already becoming to townified. Keep all our spaces green
Phil Cuss	YO26 6NZ	Yes support this plan	We need to keep the small amount of greenbelt that is left.
Ian Routledge	YO26 6PT	Yes support this plan	I am fully supportive of the proposal and grateful for all the hard work done on our behalf.

Consultation Statement with appendices October 2016

Faye Richardson	YO26 6LH	Supportive of this plan	We love how we live in this village and don't want it to lose its village identity
Steven Knowles	YO26 6DS	Yes support the plan.	No more building in the Poppleton area. I have been here since 1937 enough is enough.
Elizabeth Cracknell	YO26 6NZ	Support of this plan.	This is a lovely village and future development requires much thought.
Owen Kosling	YO26 6JB	Support the plan	No further comment
D Fatkin	YO26 6EF	Support the plan and policies	For the protection of the village environment.
M Walker	YO26 6ED	Yes support	Thanks for all the hard work.
T Elsworth	YO26 6NH	Yes support	Good policies
Prudence Bepp	YO26 6DH	Yes support the plan	The history of the village should be preserved in the old buildings.
Carol Challis	YO23 6QB	Yes support	Do not want any more building in the village.
A Backhouse	YO26 6HL	Mostly support	Still need more in depth look at details on website, Mostly thoroughly agree
R Beaton	YO26 6HA	Very Largely agree	Still to confer with all details on website but mainly very constructive and support
M Redtern	YO26 6EL	support	No comment at this time
A Peck	YO26 6PX	Support	No further comment at this time.
C Potts	YO26 6PY	Support	No further comment at this time
C Potts Junior	YO26 6PY	Support	No further comment at this time.
Rory Wallis	YO26 6JS	Support	No further comment at this time.
Pietro Manford	YO26 6QA	Support	No further comment at this time
Geoff Marchment	YO26 6HJ	Support	No further comment at this time.
Julian Crabb	YO26 6 AR	Yes	Agree brownfield sites for housing before consideration of other sites
Sue Metcalfe	YO26 6QD	Yes support	Please do not build on conservation sites when brownfield sites area available in the area.
Julie Kitching	YO26 6HS	Yes support	No further comment at this time.
Melanie Kay	YO26 6DL	Yes support	No further comments at this time.
John Mitchell	YO26 6NZ	Yes support	No further comments at this time
John Camplin	YO26 6ED	Yes support	Full support to the scope of the PNP.

Consultation Statement with appendices October 2016

P Boulton	YO26 1 bQ	Fully support	No further comments
J Willey	YO26 6JL	Yes support	No further comments at this time
CN Willey	YO26 6JL	Yes support	No further comments at this time
P Noakes	YO26 6JR	Yes support	No further comments at this time
S Simpson	YO26 6JJ	Yes support	No further comments at this time
D Pattie	YO26 0NZ	Yes support	No further comments at this time
S Pattie	YO26 0NZ	Yes support	No further comments
June Hardy	YO26 6HW	Support fully	I think you have listened to the residents and got it right. We need green fields keep Poppleton as a village. Blairgowrie should be kept as a consultation suggests.
Stephen Peaker	YO26 6QP	Support	Build on brownfield sites (British sugar) but keep greenbelt.
Ruth Peaker	YO26 6QP	Support	Keep greenbelt and Poppleton a village.
Sylvia Simpson	YO26 6JJ	Support	Maintain separate green belt area between the Poppletons and York at all costs.
Olgen Truner	YO26 6EE	Support	Keep villages as villages
Charlotte Yates	YO26 6PZ	Supports	We love the special village community here. Keep the greenbelt.
Paul Tomlinson	YO26 6QA	Support	No further comments at this stage.
Tom Fowler	YO26 6QB	Support	Keep up the good work
Kayaleigh Fortner	YO26 6RD	Support	No flats more adequate parking needed on the business parks.
Nick Reynolds	YO26 6LW	Yes support policies and plan.	If any keep to small affordable houses for the youngsters
108 comments from display at the sports day 2016			

Over 200 comments of support were registered after the sites consultation in 2015

560 responses were received from the initial consultation in 2014