

# Heslington Neighbourhood Plan



Produced by Heslington Parish Council

## Why Heslington needs a Neighbourhood Plan

Neighbourhood Plans are a powerful new way for local people to shape the future planning of their area.

A Neighbourhood Plan gives us the opportunity to create a **shared and sustainable vision** of how we'd like our Parish to be over the next 15 years; to ensure that **new developments or changes** fit in and contribute to the well-being of the Parish; and to **conserve the village character** and sense of belonging that we so value.

### *Manage pressures for change positively*

A Plan will help us to manage pressures for change positively, for the good of the community. It's about making the Parish an even better place, for us and future generations.

**Without an agreed plan** we will have **much less say** about developments in the Parish.



**Heslington Parish Council** with encouragement and support from York City Council formed a Working Group to carry out consultations and carefully considered all your valued responses and insights into Parish life.

### *Reflecting History, Adapting to Change*

## How our plan will work

Whilst Neighbourhood Plans must be consistent with York's planning policies; our Plan will have its own distinctive **local policies, with legal standing**.

These will be taken into account in future planning matters, such as housing, environment and the use of land.

**It places policies agreed by the community at the heart of the planning decision-making process.**

### *Our Plan will make a real difference*

Whilst limited to future planning issues, the Plan also includes guidelines on other important local matters. These are valuable in expressing the community's wider views but they do not have the same legal standing as the policies on planning,

## What's in this Plan

**Future Planning Applications will be determined by the seven policy areas in the Neighbourhood Plan. They are:**

- **Business, Employment and Local Facilities**
- **Agriculture and Rural Enterprise**
- **Urban Design and Character**
- **Housing**
- **Local Green Environment**
- **Transport and Movement**

## How you can help support the draft plan

### ***Come to the Residents' Event***

to find out more and share your views in the Heslington Village Meeting Room on **Monday 11 February 2019.**

**There will be a short introduction at:  
10.30am, 2pm and 7pm  
followed by your chance to ask questions**

Or you can 'pop in' anytime – the Working Group will be there from 10.30am-8pm for any questions.

### ***Give us your views***

What do you like about the Plan? How could the Plan be improved?

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***Use the form at the back of this leaflet***

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### ***Return feedback forms***

***By post*** - to Parish Clerk at:  
The Byre, Field House Farm, Thornton-le-Clay, York, YO60 7QA

Or drop off at Sinclair Properties office on Main Street, Heslington YO10 5EB.

***By email*** – Go to [heslington.org.uk/neighbourhood-plan/](http://heslington.org.uk/neighbourhood-plan/). Scroll down to Feedback Form and download the form in *Word*. Add your comments and save it as a new document. You can then send this document by e-mail to [heslingtonpcnplan@outlook.com](mailto:heslingtonpcnplan@outlook.com)

Please reply by  
5pm Tuesday, 12  
March 2019

## How do I find out more?

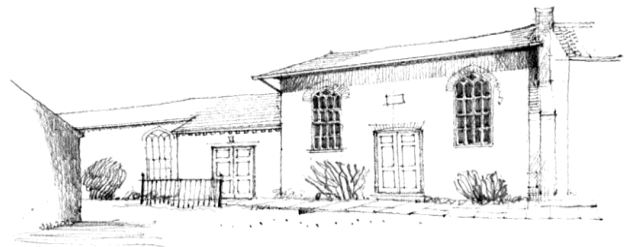
A full version of the Draft Neighbourhood Plan can be seen at [heslington.org.uk/neighbourhood-plan/](http://heslington.org.uk/neighbourhood-plan/)

Scroll down and select Pre-submission documents. Hard copies are available from the Parish Clerk (address below) or collected from Sinclair Properties office, Main Street, Heslington YO10 5EB.

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### ***Support your Parish Council***

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## What happens next?

Once we have received feedback from all stakeholders, the plan will be updated and finalised. This plan will then be submitted to the CYC, with all the feedback.

CYC will then arrange for the plan and all feedback to be submitted for independent examination. This will make sure the Neighbourhood Plan meets all legal requirements and has properly considered the feedback. If successful at the examination stage, with modifications if necessary, CYC will arrange for a referendum. If there is a majority "Yes" vote, our Neighbourhood Plan will become part of the statutory development plan for Heslington.



# POLICIES

## Business, Employment & Local Facilities

Supporting businesses and employment developments that meet the needs of the community whilst retaining the essential nature of Heslington village and its surroundings

### **POLICY HES 1      Main Street - Change of Use**

Within the Main Street area, application for changes of use to Retail (A1), Food and drink (A3, A4) and Medical and other community facilities (D1) will be permitted subject to:

- *There being no significant detrimental impact on traffic safety or capacity*
- *There being no significant detrimental impact on the amenities of nearby residents e.g. by restricting the hours of operation*
- *There is no change of use involving the loss of retail, food and drink, business or community facilities in Main Street including changes of use of ground floors to residential use*

Proposals to diversify the use of public houses will be supported, providing the use as a public house remains as part of the mix of uses.

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***Successful business is essential to support the community***

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### **POLICY HES 2      New Business and Employment Development**

New business and employment development will be permitted in:

- *Existing Science Park and business zones on University campuses*
- *Within the strategic designated York Draft Local Plan housing sites, where they comprise local facilities for the new housing*
- *Within farm complexes, to support diversification, providing there is no significant adverse impact on traffic safety, congestion or residential amenity*



# Agriculture & Rural Enterprise

Supporting and helping agriculture and rural enterprises to thrive.



## **POLICY HES 3      Agriculture and Rural Enterprise**

New development will be supported where:

- *It is sited and designed to support and acknowledge the working farms and rural businesses of Heslington*
- *It ensures that farm traffic is accommodated*
- *It does not compromise farming activities*

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***Local farms and farmland make a huge contribution to the rural feel of Heslington***

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# Urban Design & Character

Strengthening the historic character, rural setting and core village identity.

## **POLICY HES 4      Sustainable Design**

New development will be supported where it uses high quality design incorporating key principles from the Design Council's *Building for Life 12* and based on sustainable urban design principles. This includes:

- *Complementing the surrounding character of the Parish in terms of scale, height, massing, spacing, urban grain and set-back from street frontages*
- *Providing active frontages to streets and public spaces, so as to provide natural surveillance*
- *Providing a clear separation between private spaces (rear gardens) and public spaces and streets*
- *Creating attractive, safe, permeable and convenient pedestrian environments, linking to the surrounding footpath network*
- *Using permeable materials for hard surfaces*
- *Providing a range of parking solutions as an integral part of layout, ensuring that parking does not dominate the street scene*
- *Within the conservation area using materials that respect and are sympathetic to the context and building traditions of the village*

And all new housing incorporates:

- *Screened storage space for refuse bins and recycling bins*
- *Enclosed, secure, covered storage for cycles*

Creative and innovative design solutions are welcomed, especially where they incorporate superior environmental performance.

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***Heslington village still maintains its rural charm and character***

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## **POLICY HES 5      Urban Character**

New development and extensions to existing buildings will be supported where they complement the local and historic character of Heslington, including:

- *Complementing the vernacular forms, scale and character of the Heslington Conservation Area*
- *Respecting the character and setting of Heslington, including the medieval pattern of long, narrow burgage plots in Main Street*
- *Preserving gardens and open spaces behind and between the houses and only allowing sub-division of such gardens and open spaces where the resulting layout would maintain the character and amenity value of the village*
- *Maintaining historic paths and routes*
- *Maintaining key views and the setting of local landmarks to help orientation and provide local distinctiveness*
- *Having regard to the diverse character of the historic environment, based on variety in styles and construction methods*
- *Retaining wide green verges, without further crossways*
- *Adhering to the Additional Guidelines [see full Plan for details] in so far as they are material to the proposal*

## **POLICY HES 6      Conversion of Existing Buildings**

Building conversions and extensions which complement the vernacular forms, scale and character of buildings in the village will be supported.



## **POLICY HES 7      New Housing**

Housing development will be permitted in the following locations:

- *Infill development appropriate to the draft Green Belt, within the built area of Heslington village*

Outside of these locations, small-scale infill housing development will be permitted, providing:

- *It comprises infill development within an existing housing row or cluster*
- *It would avoid the creation or extension of 'ribbon development'*

New housing will be permitted if it:

- *Maintains or enhances the amenities of existing residential properties*
- *Complements the character of the area, including complementing the spatial characteristics of existing housing in terms of setback, spacing and garden space*



# Housing

Supporting future development of appropriate housing, without compromising the unique qualities of the built and natural environment

## **POLICY HES 8      Housing Mix and Affordability**

New housing development will be permitted if it includes a balanced mix of house types, to meet local need and should meet the Government's Technical housing standards

Affordable housing provided in response to York Draft Local Plan requirements will be supported if provided within the development site, so as to meet Heslington's needs, and not be provided remotely through financial contributions.

Affordable housing will be supported where it is tenure blind, forming an integral part of any scheme.

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***It's important to provide a wide choice of high quality homes***

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## **POLICY HES 9      Housing and Community Facilities**

Development of housing on the strategic sites will be supported where it incorporates community facilities as part of the mix of uses, to support the additional needs of the new residential population. This includes recreational facilities, convenient paths and green spaces to encourage healthy lifestyles.

If sites are developed incrementally, a masterplan should be prepared, including the location of community facilities.

## **POLICY HES 10      Student Accommodation**

New student residential accommodation will be permitted within the University of York campuses. Student accommodation will not be permitted within the built area of Heslington village, in the interests of maintaining a balanced range of housing for local people.



# Local Green Environment

Protecting the rural, open character and green spaces of the Parish from inappropriate development

## **POLICY HES 11      Local Green Space**

Designated Green Spaces must remain as open community spaces.

Small size, ancillary development will be permitted, providing it meets all of the following:

- *The open and green character of the Green Space is not compromised*
- *It comprises facilities to support the community use of space*
- *The community, wildlife, amenity or other values as a Local Green Space are preserved or enhanced*

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***The character of the Parish is enhanced by the abundance of green spaces and open aspects***

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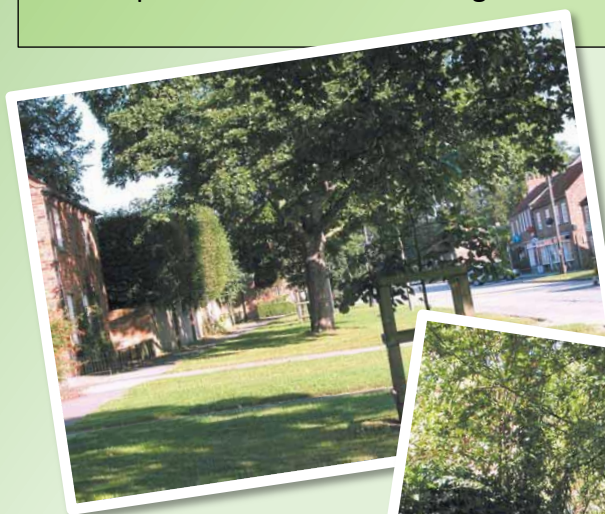
## **POLICY HES 12      Green Environment**

New development will be supported when it can be shown to avoid significant harm to the environment of Heslington, including:

- *Trees, woods, hedges, ditches, grass field margins, flora and fauna*
- *Local wildlife habitats and protected landscapes, including the Common Land and SSSI*
- *Designated and significant Local Green Spaces as listed [see full Plan for details]*

Where significant harm cannot be avoided, it must be adequately mitigated, or as a last resort, compensated for.

Opportunities to incorporate improvements for green infrastructure in and around developments are to be encouraged.



# Transport & Movement

Improving the choice and sustainability of traffic flows (vehicular, cycle and pedestrian) for those who live, work, study or do business in the Parish

## **POLICY HES 13 Sustainable Transport Provision**

New housing development on the strategic allocation sites will be supported where there is balanced and sustainable transport provision, including:

- *Public transport facilities, including new bus stops*
- *A layout providing convenient pedestrian links to footpaths, bus stops and community facilities*
- *Facilities for cyclists and pedestrians on any new link roads to the A64 and University*

Where a site is to be developed incrementally, a transport masterplan should be prepared for that site, showing links to adjacent sites and the surrounding area



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***Good transport around and within the community is essential***

- ***Balanced by the need to moderate the volume of traffic and support sustainable modes of transport***
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## **POLICY HES 14 Vehicular Traffic**

New development will be permitted where vehicular access to the strategic housing sites is provided, to safely accommodate the additional traffic generated and avoid additional traffic movements through Heslington village. Achieving this would involve:

- *Providing the principal vehicular access from ST15 (Land West of Elvington Lane) to the A64*
- *Avoiding vehicular, pedestrian and cycling connections to local roads through Heslington village or to the access roads south of Heslington*

## **POLICY HES 15 Traffic in Heslington Conservation Area**

Development will be supported only where the increase in traffic would cause no significant harm to the character or appearance of the Heslington Conservation Area, taking account of parking, movement and disturbance.

Where development relies on highway improvements within the Heslington Conservation Area, they will be permitted only if those highway improvements preserve or enhance and cause no harm to character or appearance of the Conservation Area.

## **POLICY HES 16 Paths and other Rights of Way**

New development will be supported where it does not obstruct or impinge on public footpaths, bridleways, cycle paths or byways.

New development near to public footpaths, bridleways, cycle paths or byways will be supported where it preserves or enhances their distinctive character.





# University of York

Balancing needs of a successful University with the unique identity of the village and the Parish.

## **POLICY HES 17      University of York**

University of York campus sites West and East are allocated for:

- *Education and uses ancillary to the primary purpose as a university*
- *A business and science park*

Development of the campuses will be supported, subject to:

- *The green open space 'buffer zones' protecting the landscape settings of Heslington village and Badger Hill remaining undeveloped*
- *Implementation of good practice principles (see Plan for full details)*

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## ***A world-leading University***

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# Heslington Parish Neighbourhood Plan Feedback Form

Before the Plan is finalised, we are asking three all-important questions –

**WHAT DO YOU THINK?    HOW COULD THE PLAN BE IMPROVED?**

**OVERALL WHAT IS YOUR OPINION OF THIS PLAN?**

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**An opportunity to influence planning decisions in our Parish**

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Give us your opinion here or on extra pages, refer to a specific Policy number where appropriate.  
To reply electronically there is a copy of this form on the website at:  
[heslington.org.uk/neighbourhood-plan/](http://heslington.org.uk/neighbourhood-plan/)

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Or by e-mail: Go to [heslington.org.uk/neighbourhood-plan/](http://heslington.org.uk/neighbourhood-plan/). Scroll down to Feedback Form and download the Feedback Form in Word. Add your comments and save it as a new document.

Or, you can email this document or any other comments to [heslingtonpcnplan@outlook.com](mailto:heslingtonpcnplan@outlook.com)

Resident L

**Please reply by 5pm  
Tuesday 12 March 2019.**