

21st February 2018

Dear Sir/Madam,

City of York Local Plan – Publication Draft (February 2018) Consultation in compliance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

I am writing to inform you about the opportunity to comment on the Local Plan Publication draft (February 2018) document.

The emerging Local Plan aims to support the city's economic growth, provide much needed housing and help shape future development over the next 15-years and beyond. It balances the need for housing and employment growth with protecting York's unique natural and built environment.

You may be aware that the Local Plan has been prepared over a number of stages. Previous consultation has taken place on Preferred Options (2013), Further Sites Consultation (2014), Preferred Sites Consultation (2016) and Pre-Publication Draft consultation (2017), which you may have been involved with. We have considered the responses received at all stages, together with other available evidence, as part of preparation of the plan.

We are now publishing the City of York Local Plan Publication draft to provide an opportunity for representations to be made regarding legal compliance and the 'soundness' of the Local Plan, before it is submitted for Examination in Public by an independent Planning Inspector.

The consultation period for the Local Plan Publication draft (2018) document starts on **Wednesday 21st February 2018**. All consultation material will be live on the Council's website (www.york.gov.uk/localplan) and available in libraries from this date. Please see the Statement of Representation Procedure document, which accompanies this letter for more information.

Representations must be received by **midnight on Wednesday 4th April 2018** and should be made on a response form. Response forms are available on the Council's website (www.york.gov.uk/localplan) or you can complete an online response form via www.york.gov.uk/consultations. Alternatively, hard copies are available from the Council's West Offices reception or from your local library.

Any representations received will be considered alongside the Local Plan Publication draft when it is submitted for Examination in Public. The purpose of the Examination is to consider whether the Local Plan complies with relevant legal requirements for

producing Local Plans, including the Duty to Cooperate, and meets the national tests of 'soundness' for Local Plans (see overleaf). Therefore, representations submitted at this stage must only be made on these grounds and, where relevant, be supported with evidence to demonstrate why these tests have not been met.

Legal Compliance

To be legally compliant the Joint Plan has to be prepared in accordance with the Duty to Cooperate and legal and procedural requirements, including the 2011 Localism Act and Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

Soundness

Soundness is explained in paragraph 182 of the National Planning Policy Framework (NPPF). The Inspector conducting the Examination in Public has to be satisfied that the Local Plan is 'sound' –namely that it is:

- **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework (NPPF).

To help you respond, we have included Guidance Notes as part of the response form. We recommend that you read this note fully before responding.


At this stage, unless you indicate you wish to appear at the Examination to make a representation you will not have the right to do so. Any written representations made will be considered by the independent Planning Inspector.

All of the consultation and further evidence base documents published at previous rounds of consultation will also be available on the Council's website at www.york.gov.uk/localplan from 21st February 2018.

If you require any further information on the consultation please contact Strategic Planning at localplan@york.gov.uk or on (01904) 552255.

We look forward to receiving your comments.

Yours faithfully



Mike Slater
Assistant Director – Planning and Public Protection