

York Local Plan Preferred Options – Summary Of Responses
Section 3: Spatial Vision and Outcomes

April 2014

| Policy, Site, Table, Figure, Para etc. | Comments | Ref. | Name (where business or organisation) |
|---|--|-------------|---|
| General | Support - confirm support for the vision and the broad thrust of the plan with the following observations. | 47/12579 | CPRE (York and Selby District) |
| | Comment - strongly disagrees with the suggested vision as it puts far too much emphasis on economic growth at the expense of the environment. In the City of York area the next fifteen years of primary objective will be to conserve and enhance the City's unique historic and natural environment assets whilst supporting the delivery of development necessary to meet its own economic and social needs. | 62/12689 | Fulford Parish Council |
| | Objection - the plan was not economically driven enough considering the councils main priority of create jobs and grow the economy. | 153/14982 | Without Walls (York Economic Partnership Board) |
| | Objection – the Vision is not particularly place-specific nor does the articulate the special qualities and distinctiveness of the historic city. York's character is its main selling-point. It is suggested that therefore that the vision is amended as follows:- York's historic environment (and the fact the Council has endorsed the City put forward as a possible World Heritage Site). York's historic assets play such a key role in the economic well-being of the City. This should be at the forefront of the plan. Section 3 should include a section specifically on the protection and enhancement of York's special history character. | 238/14031 | English Heritage |
| | Support - support the inclusion of paragraph 3.21 which states that the local plan will ensure that new development is not subject to, nor contributes to, inappropriate levels of flood risk. | 295/14155 | Yorkshire Water Services Ltd |
| | Comment - on Visions and outcomes; support these through with some reservations about growing the economy. | 671/16816 | |
| | Support - the Councils recognition that York is a key economic driver both within North Yorkshire and Leeds City Region is welcomed. The recognition that the delivery of new housing is linked to achieving York's economic aspirations to be supported. | 673/16835 | Taylor Wimpey UK Ltd |
| | Objection - the overall vision for York includes ambition to keep employment levels high. This will not be achieved by increasing housing disproportionately to employment opportunities. | 835/16902 | |
| | Comment - there is little to suggest that the long term vision for York is anything other than a steadily expanding suburban sprawl to create another version of Leeds or Newcastle. | 994/17008 | |
| | Support - the Agency fully supports the Vision in relation to the intension to deliver a fundamental shift in travel patterns and the focus of promoting sustainable development through the location of development in areas of good accessibility. | 1264/17144 | Highways Agency |

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| General Continued | Support - supports the spatial Vision for York, the economic growth ambitions and the recognition that the City will be a key driver in the Leeds City Region on the North Yorkshire Area. | 1523/17489 | Commercial Estates Group, Hallam Land Management & T W Fields Ltd |
| | Objection – important that the Local Plan and the planning process recognises the challenges of climate change, but this statement is not visionary enough. | 1665/9968 | York Environment Forum |
| | Objection – does not consider that the 'spatial vision and outcomes' which appears at the top of page 27 of the Local Plan is appropriate as it fails to acknowledge that housing growth over the plan period is a key part of the plan. York needs to ensure that it delivers its housing requirements over the next fifteen years and subsequently this is a fundamental outcome which needs to be acknowledged. | 1668/15022 | Barratt & David Wilson Homes |
| | Objection – linked to the proposals within the plan submit that the spatial vision is misleading and unrealistic. | 1705/9776 | Gladman Developments |
| | Comment – York must be careful to retain its tradition and continue to provide for "civilised city" status i.e. beyond the ordinary, somewhere special to live and work. Green Space within the built up City is vital as is the Minster exceptional. If York loses special features including which have attracted tourists in the past, if traditional quality shops close down, if green spaces here and there disappear – then given sufficient supply of Cappuccino, Coffee, Chips and Ice Cream the Tourist scene may change to curiosity, shopping, and with lots Hen and Stag Parties. | 2358/6547 | |
| | Support - agree the preferred approach as set out at length in this section. | 5178/12330 | |
| | Objection - no clear explanation of how preferred options will help to achieve the vision or meet the strategic ambitions, it is also unclear as to exactly how the preferred options can be effectively implemented. | 5622/13222 | |
| | Comment - the Vision presented is clearly biased in favour of the young, the middleclass, and the graduates of the universities. | 6279/15872 | Yorkstories.co.uk |
| | Objection - take a more positive and pro-active approach to the localism agenda. | 6284/15880 | |
| | Objection – despite its claims the Local Plan suffers from a poverty of ambition and vision and fails to capitalise on the opportunities that the city presents. | 6363/17703 | |
| | Comment - support the concerns in bullet point 5 at the top of page 26 of York's position in the region. Paragraph 3.19 talks of conserving and enhancing the natural environment yet paragraph 3.13 lists large areas of green fields that will be built over. Paragraph 3.16 talks of increasing school provision yet there is no proposal for new secondary school and references to primary schools in the appraisals of the large sites are scant. | 6516/16320 | City Of York Council Liberal Democrat Group |

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| General Continued | Comment - excessive reliance on the so-called 'sustainable community strategy' along with the York Economic Development Strategy which leads to excessive growth target. Would like to see the vision for York redrafted based on the results of an Environment Capacity Study for York to establish the appropriate level of growth for a city such as York and with environmental sustainability at the core of the strategy. This is simply inaccurate and the plan is not suitable and will not adequately protect environment assets or promote social inclusivity. The stated objective of York becoming 'the most competitive city of its size globally' is not the top priority for its residents. | 6518/16358 | York Green Party |
| Para 3.05 | Objection – York's economic vision to be global leader is highly unrealistic. | 1665/9969 | York Environment Forum |
| Para 3.05 – 3.10 | Comment - Local Plan needs to ensure that it is planning for a sufficient amount of housing for current and future residents, to help deliver the 16,000 additional jobs envisaged between 2012-2030. Whinthorpe can help deliver a significant proportion of York's Local Plan residents. | 1337/17264 | Halifax Estates |
| Para 3.07 | Objection - the Local Plan's objective of creating private sector employment growth through the development of sites/infrastructure to deliver additional jobs in simplistic and old fashioned and fails to recognise that the nature of work has changed and will continue to evolve. Many people work from home and are self employed; home working is also becoming an established practice for employees too. | 1665/9970 | York Environment Forum |
| Para 3.08 | Comment - add the following additional bullet-point:- "protecting and enhancing its unique heritage assets" | 238/14040 | English Heritage |
| | Objection - there is an over-emphasis on York's potential as a regional shopping centre to grow the economy. This is unrealistic, given global economic conditions and the long term future. There is no mention of low-carbon infrastructure – 'green jobs'. | 1665/9971 | York Environment Forum |
| | Comment - reference should be made here to limited new (car free) residential accommodation above commercial premises as a way of retaining vitality and sustainable economic use of historic buildings. | 6518/16360 | York Green Party |
| Para 3.09 | Support - the provision of purpose build student accommodation (college of Law will need deleting from this list and York College adding) | 6518/16361 | York Green Party |
| Para 3.11 | Objection - to avoid adding traffic congestion, it is essential that any housing or employment developments are built only when the necessary additional infrastructure is in place. | 192/13989 | |
| | Comment - a fundamental shift in travel patterns is vital and YEF supports the measures proposed. | 1665/9972 | York Environment Forum |
| Para 3.11 & 3.12 | Comment - achieves in order to deliver a fundamental shift in travel patterns. Get York moving and help develop a more sustainable pattern of development. | 1337/17265 | Halifax Estates |

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| Para 3.13 | Comment - in terms of paragraphs of 3.31-3.16 that specifically refers to 'building strong communities' they would suggest a clearer statement is made to ensure sufficient quality, choice and flexibility of housing sites in the Local Plan are continuously met through the Local Plan period, as is already recognised at paragraph 2.34 of the Local Plan. They would recommend the following sentence is added to paragraph 3.13: "To ensure a continuous rolling supply of housing throughout the plan period sustainable sites should be brought forward". | 659/15064 | Persimmon Homes |
| | Objection - concerned with the reference to the term "exemplar new sustainable communities" no definition is provided with the Local Plan and whilst Halifax Estates support the overarching principle of seeking to achieve sustainable development in York, there is also needs to be recognition by the council of how these aspirations may impact on the visibility of a proposal. | 1337/17266 | Halifax Estates |
| | Support - particularly welcome paragraph 3.13. | 1523/17490 | Commercial Estates Group, Hallam Land Management & T W Fields Ltd |
| | Support – recognises the need for increased housing sites and welcomes and supports the commitment to build 'exemplar new sustainable communities'. Comment-urge that the Local Plan holds fast to these objectives of sustainability and affordability, which should be supported by methods justifying their visibility. | 1665/9973 | York Environment Forum |
| Para 3.16 | Comment - Whinthopre will seek to address its own educational needs, the details of which are evolving as the master planning of this settlement progresses. There will need to be further dialogue with the City of York Council on this during the Local Plan process. | 1337/17267 | Halifax Estates |
| Para 3.17 | Comment - the local plan should help to safeguard the character and appearance of the surrounding villages. | 188/13931 | |
| | Comment - 'York's special Character' (and elsewhere, 'York's special qualities') is often referred to. Has this been specifically defined? | 1665/9974 | York Environment Forum |
| Para 3.17 & 3.18 | Comment - these paragraphs need to be expanded to encompass the matters that were set out on page 15 of the core strategy submission (Publication) Draft. It needs to be re-titled to refer to "York's Special Historic Environment". The amended section needs to be inserted towards the beginning of this section as set out above. See response for details. | 238/14041 | English Heritage |
| | Support - welcomes reference to the intension of the Plan to safe guard its outstanding heritage for future generations by promoting , development which respects the City's | 1592/17586 | York Civic Trust |

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| | special character. We also welcome how the plan intends to achieve this through the conservation and enhancement of six defining characteristics of York’s built environment. Two further characteristics are missing the relationship between the land and water and the historic street pattern. | | |
| Para 3.18 | Objection - built environment, this list is not appropriate to village environments e.g. “strong urban form” | 188/13932 | |
| | Support – supports the emphasis on safeguarding York’s Heritage. | 1665/9975 | York Environment Forum |
| Para 3.19 | Objection - it needs to be made clear that the arterial roads such as the A59 are included as they serve green fingers and green corridors into the city, a function similar to the strays, green wedges ,green rivers, all of which are part if the setting and the special character of York. Their importance is recognised in GB1C and referred to in the Heritage Topic paper 2.4. “Beyond the historic core the character is further defined by ancient arterial roads etc” | 192/13990 | |
| | Comment - how will York’s green infrastructure be conserved and enhanced without a green infrastructure strategy? | 1665/9976 | York Environment Forum |
| Para 3.19 & 3.20 | Comment - the natural environment often includes historic environment such as Village greens, ridge and furrow ploughing, ancient hedges etc. | 188/13933 | |
| | Support – welcome the intension to conserve and preserve York’s Green Infrastructure. | 1592/17587 | York Civic Trust |
| Para 3.20 | Support - supports the reference on paragraph 3.20 that the Local Plan will create a Green Belt for York that will endure beyond the end of the Local Plan period and provide a listing framework. Green Belt boundaries drawn too tightly would devalue the concept of Green belt and adversely impact upon the council’s ability to appropriately plan for the necessary future development is required. Welcomes the Councils approach to release its land at Whinthorpe from the proposed Green Belt. Comment- Halifax Estates believes the historically tightly drawn (but un-adopted) Green Belt boundary around York has been a major contribution factor to the Mismatch of supply over the recent years compared to the type of housing that has been required. | 1337/17268 | Halifax Estates |
| Para 3.21 | Objection – reference to the efficient use and effective management of water resources, being a valuable and important resource within the district is lacking in paragraph 3.21. A new bullet point to be added to paragraph 3.21: “safeguard water resources and to protect and improve water quality with an overall aim of getting waterbodies to ‘good’ status under the Water Framework Directive”. Pleased to see that paragraph 2.66 of section 2: Spatial portrait in the Local Plan. Unfortunately this is not set out in this section which is Spatial visions and outcomes. ‘Ensure that any | 3/11622 | Environment Agency |

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| | <p>development will not introduce any risk to the health of the current and future residents', property nor surrounding the environment' -they would suggest this bullet point is rewarded to: 'Ensure that new development is not subject to unacceptable levels of flood risk, does not result in increases flood risk elsewhere and where possible, achieves reductions of flood risk overall'. The use of the word acceptable in this technical guidance of the NPPF is used in context of whether the proposed development use is suitable within a particular flood zone.</p> <p>Comment- strongly recommend that the sequential approach to the development of sites is included in a flood risk policy. This should be made clear throughout the Local Plan.</p> | | |
| Para 3.21 Continued | <p>Objection - the Drainage Boards support the link to sustainable locations and there would be clear support for observations at 3.21 point 4 and the comments in regard to sustainable draining solutions. However the Boards would wish to refer to the issue at point 3 and in particular the intension "To ensure that the development is not subject to, or contribute to, inappropriate levels of flood risk ". This would appear to be ambiguous and imply that an increases risk of flooding is or, under certain circumstances, might be acceptable. The boards feel this is an inappropriate reference and one not necessarily conducive to the overall policy background, the SFRA or longer term sustainable development within the city. In consequence this should be recognised and abandoned in favour of an approach whereby no risk of flooding is acceptable as the starting point. To the end this approach is presently operating with some notable degree of success throughout York therefore this approach would link in a smoothly with the approach and subsequent policy areas.</p> <p>Objection - believes that protection should be extended protecting the setting of the City and its special character too.</p> <p>Support - natural resources and environment protection: we agree with the bullet points listed in 3.21 and wish to stress that the opportunities offered by the natural environment must include renewable energy.</p> | <p>190/13958</p> <p>1592/17588</p> <p>1665/9977</p> | <p>York Consortium of Drainage Boards</p> <p>York Civic Trust</p> <p>York Environment Forum</p> |

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| Question 3.01 | Support – agree with the preferred approach as set out at length in this section. | 59/12631 | Dunnington Parish Council |
| | Support - welcomes the recognition within the spatial Vision and supporting text that York is a key economic driver both within North Yorkshire and Leeds City Region. The recognition that the delivery of new housing is inextricably linked into achieving York' economic aspirations is also welcomed. The vision and supporting text are, however quite vague upon what this actually means for York and how it will enhance its role within both regions and become 'the most competitive city of its size, not only the UK but globally leading to increased growth in the overall economy and jobs' (paragraph 3.5) | 145/13856 | Home Builders Federation |
| | Support - broadly welcome and support the preferred approach set out in the Spatial Vision and Outcomes. They support the emphasis on the creation of jobs and economic growth. The chamber therefore suggests that flexibility is a key attribute running through the policies and objectives of the plan. | 187/13907 | York & North Yorkshire Chamber of Commerce |
| | Comment – options should be to redraft a Vision using existing facing York, strengthened by drawing on the sustainable community strategy and the Council Plan. | 188/13934 | |
| | Support – no objection in principle to the spatial vision and outcomes and welcome the objective of delivering sustainable patterns and forms of development. Welcome the Councils economic growth ambitions and objective of delivering 16,000 additional jobs between 2012 and 2030. Welcome the intention to deliver new housing for existing and new residents linked to the city's economic growth ambitions. Comment – whilst generally supportive of the overall strategy to query whether it is bold enough particularly in light of the fact that there has been a prolonged economic downturn. Considered that more ambitious growth targets should be set up in order to help attract economic investment and job creation. The current positive approach to new economic development and job creation would be further enhanced and more ambitious growth targets identified, notwithstanding the stated objective of preserving the historic character and setting of the city. | 432/16540 | Church Commissioners for England |
| | Comment - the preferred approach gives an overall vision of how the future of the City can be improved. | 943/16947 | |
| | Comment - the Local Plan does not magnificently reflect Regional aspect of development | 1109/17174 | |
| | Objection – vision is great but in detail debateable. The assumption that 16,000 new jobs are needed and this catering (it seems) for an additional population of say (35,000) and the assumption seems to be that these will be migrants (incomes). The | 1331/17257 | |

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| | problem with more likely to be coping with redeployment of existing work force and shortage of skills in many cases. | | |
| Question 3.01 Continued | Support - supports this vision | 1337/17263 | Halifax Estates |
| | Support - agree with the preferred approach as set out as length in this section | 1457/17386 | |
| | Support - supports the preferred approach to the overall vision for the City. In particular, welcome the strong emphasis on sustainability, which is coming through all the themes within the vision along with the recognition of the need to safe guard the built and natural environment. | 1491/17441 | National Trust |
| | Comment - the Councils recognition that York is a key economic driver both within North Yorkshire and Leeds City Region is welcomed. The recognition but the delivery of new housing is linked to achieving York's economic aspiration is to be supported. | 1514/17467 | Monks Cross North Consortium |
| | Comment - do not agree with all of it. Do not feel the approach is sufficiently ambitious in terms of addressing long-terms economic/global/environmental challenges and changes. | 1665/9978 | York Environment Forum |
| | Objection – do not think that the preferred approach is appropriate. | 6519/16458 | CLlr Jenny Brooks |
| | Comment - support the broad approach to spatial vision and outcomes. We would however recommend a more explicit acknowledgment of diversity within our community which will create both opportunities to celebrate and sustain community cohesion but will also pose challenges to be addressed within the plan. | 6335/16000 | Fairness & Equality Board |
| | Support – the Council's recognition that York is a key economic driver both within North Yorkshire and Leeds City Region is welcomed. The recognition that the delivery of new housing is linked to achieving York's economic aspirations is to be supported. | 6351/16051 | Gladedale Estates |
| | Objection - do not believe that the preferred approach to be appropriate for the reasons elaborated throughout this response document. | 6508/16281 | City Of York Council Conservative Group |