

**York Local Plan Preferred Options – Summary Of Responses**  
**Section 4: Sustainable Development**

**April 2014**

<b>Policy, Site, Table, Figure, Para etc.</b>	<b>Comments</b>	<b>Ref.</b>	<b>Name (where business or organisation)</b>
<b>General</b>	Support- agree with preferred approach.	188/13935	
	Support- Drainage Boards would tend to support the approach suggested. Policy SD1 iv Natural Resources and environmental protection bullet point 1 may be at odds with the approach suggested in the previous policy area but would be supported by the boards. This should be retained. Increased flood risk as a consequence of any development would not be seen by the board as suitable or an acceptable consequence of growth.	190/13959	York Consortium of Drainage Boards
	Comment- some repetition with paragraphs 1.3 and 1.4 of the Local Plan. Recommends that the Council revisits this point and seeks to consolidate the text and overlap between the two sections.	1337/17270	Halifax Estates
	Support – welcome the addition of this model presumption in favour of sustainable development policy which seeks to meet the ethos/requirement of the National Planning Policy Framework.	1705/9777	Gladman Developments
	Support – the policy outlined in this section are very welcome. Comment- National Planning Policy Framework guidance on sustainability is a comprehensive guide, although ambitious given the actual powers of a Local Authority. Highlights quality of life as a key issue and the need to redress the loss of natural habitats. Air quality and the deplorable state of the city centre drains are environmental issues especially in the centre of York. The alternatives should really be complementary aims rather than alternative approaches.	2416/6589	

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<b>Policy SD1 Sustainable Development</b>	Objection- like to reiterate our suggested wording again from the earlier question which is "ensure that new development is not subject to unacceptable levels of flood risk does not result in increased flood risk every where and where possible, achieves reductions in flood risk overall".	3/11624	Environment Agency
	Objection-the trust is supportive of the preferred approach in general.	42/11703	Yorkshire Wildlife Trust
	Support-agree with the preferred approach.	59/12632	Dunnington Parish Council
	Support- agree with the policy but it would be excellent if the wording of the last sentence becomes a reality "it will work proactively with applicants jointly to find solutions which means proposals can be approved whenever possible and to secure development that improves the economic, social and environmental conditions in the area"	77/12762	Strensall with Towthorpe Parish Council
	Support – Hogg Builders (York) Ltd welcomes Policy SD1 which states the council will have a positive approach to future development that reflects the presumption in favour of sustainable development contained in the National Planning policy Framework (the framework.)	144/12878	Hogg Builders (York) Ltd
	Support- would prefer to see the definition of sustainable development adopted as part of the policy itself, rather than refereed to outside of the policy statement. If the definition of sustainable is not included in the policy we are concerned that because of the inherent difficulty in demonstrating future impact/benefit as compared to current impact/benefit; that the future impact/benefit would in practice not receive the same material consideration. As environmental and social impacts/benefit tends to operate over a longer timescale than economic impacts/benefits this could lead to a disproportionate weighting of material consideration towards economic consideration. By including the definition of sustainable in the policy statement itself, this unintended consequence could be mitigated against.	178/13889	York Council for Voluntary Service
	Support – the approach to sustainable development outlined in the Draft Plan.	187/13908	York & North Yorkshire Chamber of Commerce
	Objection- sustainable development for York must have as its starting point the conservation of its heritage assets. Consequently whilst we would broadly endorse the approach in policy SD1 which very much mirrors the planning inspectorate's model policy) it should be amended as follows: - "protecting York's historic environment" should be the first bold heading under criterion iv.	238/14042	English Heritage
	Comment- point two states that the plan will ensure sustainable design techniques are incorporated in new developments similar wording and encouragement should be given	295/14156	Yorkshire Water Services Ltd

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	to using water sustainable urban design techniques.		
<b>Policy SD1 Sustainable Development Continued</b>	Objection – whilst welcome the inclusion of a policy on sustainable development that seeks to reflect the three key components of it, question how this will be translated into local level policy. Suggest that the model wording provided by the planning inspectorate should be the starting point for the policy but adapted as necessary to reflect York’s particular characteristics, although still set at a more strategic level that would negate the need for multiple requirements or policy tests in individual policies.	432/16541	Church Commissioners for England
	Objection- object to this wording on the basis that it implies that climate change and social inclusivity are not contained within sustainable development. Is incorrect as these items are contained within the National Planning Policy Framework sustainable development requirements. Object to this wording on the basis that the National Planning Policy Framework requirement and the best practice state clearly that pollution and resource use should be reduced rather than mitigated for. The wording should be revised to read as follows. “Ensure sustainable development and development techniques are incorporated into new developments to reduce resource use and pollution.	434/16584	Associated British Foods plc
	Support – supportive of the policy as it follows the requirements set out by the Planning Inspectorate and the overall aim of the National Planning Policy Framework. It is vital that the plan is prepared positively and that development needs and demands are met.	528/16657	York Diocesan Board of Finance
	Objection – plan would benefit from the deletion of this unnecessary policy, which repeats or restates National Planning Policy Framework.	544/16750	
	Comment- agree that new development should be located to encourage the use of sustainable modes of transport. They support development that will be focused in those settlements where it will enhance accessibility to local services, shops and jobs. Recommend the following sentences are added “development be focussed in those settlements where it will enhance accessibility to local services, shops and jobs” “The Local Plan need to make provision for increasing the supply of open market housing that will turn deliver more affordable housing” “ To ensure a deliverable and flexible supply of housing land is made available to meet local housing requirements, sufficient deliverable housing land will be allocated and subsequently released to ensure a continuous 5 year supply.	659/15065	Persimmon Homes
	Support- particularly welcomes the emphasis on sustainability. Reducing carbon emissions increasing renewable energy and improving public transport.	1261/17139	

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<b>Policy SD1 Sustainable Development Continued</b>	Support- the agency supports the principles of delivering sustainable development in planning terms. Decisions on future development should consider the emerging agency policy which indicates that "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of developments are secure. In this light development proposals are likely to be acceptable provided that they would not result in either capacity of a section of a section (link or junction) of the strategic road network being exceeded or an increase of demand for use of a section that is already operating at over capacity levels"	1264/17145	Highways Agency
	Support- welcomes the reference within the Policy SD1 that the Council will work proactively with applicants to find a solution that means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.	1337/17269	Halifax Estates
	Support- welcomes the focus on sustainable development and in particular that on sustainable economic growth in the policy. Welcome to clear statement that the historic built environment of the City will be protected by ensuring that future developments meet the highest quality standards of design, however quality of design is a subjective matter. The devil will be in the detail of the implementation of this somewhat grandiose statement. The recognition of the economic importance of the heritage built environment and the importance of its protection that appear through out the document is strongly supported by the company.	1422/17376	York Merchant Adventurers Company
	Support – agree with the preferred approach	1457/17387	
	Support – strongly support the preferred approach (local level policy) to sustainable development. Welcome the clear and unequivocal explanation of what is meant by the term policy SD1 and how this will be delivered within the City. One of the criticism of the National Planning Policy Framework has been that the term presumption in favour of sustainable development. Section 4 provides an excellent explanation of how this will be interpreted in planning terms for York.	1491/17442	National Trust
	Support – welcome SD1 which advises that the plan will take a positive approach to future development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.	1523/17491	Commercial Estates Group, Hallam Land Management & T W Fields Ltd
	Objection – not a local approach and it is also not a policy. Policy SD1 should therefore be redrafted to set out a criteria based policy or policies against which planning applications can be determined. Without doing so, policy SD1 will not be effective.	1592/17589	York Civic Trust

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<b>Policy SD1 Sustainable Development Continued</b>	Comment- do not object the principle of applying a local level policy to guide sustainable development rather than to rely on the National Planning Policy Framework is important that policy SD1 portrays implementing sustainable design techniques as aspiration rather than setting minimum requirements.	1668/15023	Barratt & David Wilson Homes
	Support - the preferred approach to sustainable development is considered appropriate	1736/9811	Oakgate Group PLC
	Support – supportive of the policy as it follows the requirements set out by the Planning Inspectorate and the overall aim of the National Planning Policy Framework.	2769/7315	
	Support- supportive of Policy SD1	2846/7538	
	Support - support the general development principles outlined in Policy SD1. The key however will be how the Council seeks to apply these principles in the determination of planning applications and the allocation of development sites in the rest of the Local Plan.	4355/11595	Henry Boot Development Ltd
	Support - agree with the preferred approach, the plan should provide local level policy to guide sustainable development	5178/12331	
	Support - welcome Policy SD1 which states that the Council will take a positive approach to future development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.	5245/14328	Hogg Builders (York) Ltd
	Support-agree with the preferred option of the local level policy to guide sustainable development.	5609/13170	
	Support and comment- would certainly support the preferred approach to provide local level policy guidance on sustainable development as they believe such decisions should be made at the local level. They would prefer to see the guidance offered in this plan to be strengthened to support an environmentally sustainable vision for the future quality of life of all its citizens and to retain a setting appropriate to City’s heritage. Comment- don’t accept that energy conservation and sustainable transport planning are particular difficult in York-every City and its heritage of cycling culture is a positive advantage that has not been fully exploited. Nor do they accept the comfortable assumption that environmental social and economic sustainability can all be happily assessed side by side without mentioning or giving much weight to the places where they contradict each other( as in the rather inadequate sustainability appraisal supplied with the plan)	6518/16362	York Green Party
	Objection- does not think the preferred approach contributes towards sustainable development. The county has difficulty feeding itself yet under ‘Natural Resources’ there is nothing about safeguarding agricultural land. The plan proposes to allocate	6519/16459	Cllr Jenny Brooks

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	22,000 acres of agricultural land for housing.		
<b>Para 4.02</b>	Support - shares the stated commitment for York to be a sustainable city.	1665/9979	York Environment Forum
<b>Para 4.02 – 4.04</b>	Comment – recommend that the following paragraph is added “future development is concentrated in locations accessible by walking and cycling, well served by public transport and services, maximising the use of deliverable and developable sites.	659/15066	Persimmon Homes

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<b>Question 4.01</b>	Comment –the preferred approach to sustainable development should be adopted	943/16948	
	Comment - sustainable development should be guided by local level policy.	1109/17062	
	Support – supports the preferred approach to provide local level policy to guide sustainable development.	1665/9980	York Environment Forum