

Local Plan Pre- Publication Draft 2018 Summary of Consultation Responses

ID	Policy	Obj/Supp/ Comm	Summary	Respondent (name of individuals removed)
<b>EC1: Provision of Employment Land</b>				
57	EC1	Comm	Disappointed to note that the employment land designated in the emerging Copmanthorpe Neighbourhood Plan on New Moor Lane has not been included in the Draft Local Plan. Believe that the provision of local employment is important in reducing number of vehicle journeys and in providing opportunities for employment for local residents.	Copmanthorpe Parish Council
80	EC1	Comm	There are minimal work opportunities in Wigginton. Future plans must include light industrial opportunities. The future housing should not be for long-distance commuters.	Wigginton Parish Council
198	EC1	Comm	Request that the reference to the scale of strategic sites (5ha) is amended or a clarification is made relating specifically to York Central which is 3.33ha to avoid confusion.	National Railway Museum
384	EC1	Comm	The cost of housing is already impinging on companies and public services abilities to recruit staff leading also to a major loss of employment sites (especially city centre offices and Clifton Moor Sites) due to the imbalance between housing and employment land values caused by a housing shortage. Also the Governments removal of permitted development rights of offices changing to residential. A policy should be introduced to protect residual offices in the city centre/gain exemption from the relaxed rules at least until high quality offices are provided on York Central. A more generous allocation of York Central land for this purpose should be provided.	York TUC
386	EC1	Comm	Add in 'Small windfall sites will be considered for employment land where they can be demonstrated to meet a local need and not cause adverse impacts.'	York Green Party
866	EC1	Comm	Believes amount of employment land needs to be increased to support additional dwellings. Northminster Business Park has additional capacity beyond land currently allocated.	Northminster Business Park

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1674	EC1	Comm	Given the Government's consultation document entitled 'Planning for the right homes in the right places: consultation proposals' the amount of employment land allocated under Policy EC1 will need to be increased. This is in order to support the additional number of dwellings to be delivered in response to the Government's proposed housing requirement for the district.	Directions Planning Consultancy Ltd on behalf of William Birch & Sons
5826i	EC1	Comm	Appears to be a disconnect between the amount of land allocated for B1a employment use (64k sqm) and the projected demand across the plan period (107k sqm). This significant undersupply is concerning as the economic strategy and future earnings of York residents depend on the provision of new, high paying employment. In addition, the fact that the bulk of the allocated land is in one single site with enormous risk and viability concerns (ST5 York Central) completely undermines the policy. How does this enable flexibility, choice and churn on the part of businesses looking to locate or expand in York?	
12659	EC1	Comm	Request that the reference to the scale of strategic sites (5ha) is amended or a clarification is made relating specifically to York Central which is 3.33ha to avoid confusion.	Arup on behalf of the York Central Partnership

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12661	EC1	Comm	<p>Make it York note the overall increase in requirement for employment uses, and specifically that relating to B1a Office uses is a very welcome addition. At preferred sites consultation Make it York highlighted the need to ensure there is sufficient range and flexibility to deliver land requirements throughout the whole plan period. These changes will make it all the more important that the employment land allocation is applied flexibly to ensure sufficient quantum can be brought forward in a timely manner. We are therefore very pleased to see that this has been responded to positively within the draft plan, with greater use flexibility being applied to a broader range of sites. the reduction in the allocation at York Central, set against a general increase in requirement for B1a, makes flexibility at other sites of greater importance. The changes to allocations and the flexible approach on use classes applied to sites including those at the University of York, Northminster, and Elvington will also help to address some of this.</p>	Make it York
12661	EC1	Comm	<p>Make it York believe there is also further potential to add flexibility within areas of the city located close to the A64, offering real opportunity for further commercial development at sites which are well connected to our major trunk roads, and can provide opportunity to deliver short to medium term solutions across all use classes.</p>	Make it York
12821	EC1	Comm	<p>Objects to few employment opportunities in the North of York and huge developments at Haxby. Travelling out causes traffic issues.</p>	

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13204	EC1	Comm	<p>The Plan indicates it is likely that a total of around 38.1 ha of land will be allocated in the Local Plan including 13.8ha for B1a and 16.1ha for B8 uses. This will support sustainable economic activity with a focus on allocating enough sites to satisfy market demand, maximise connectivity to transport, and where there is an availability of good quality sites. The methodology used enables the identification of a shortlist of [employment] sites in sustainable locations and has safeguarded the special character of the city and its surroundings. These locations take advantage of existing services and high levels of accessibility. This is consistent with the Transport Strategy objectives to promote sustainable accessible development, while still protecting the special historic character of York. Generally, the policies within the Plan set out a presumption in favour of sustainable development that seeks to accelerate economic growth and attract inward investment which is consistent with the SEP and its good growth narrative.</p>	Leeds City Region Local Enterprise Partnership
13213	EC1	Comm	<p>Policy EC1 (Provision of Employment Land) lists the city's strategic employment sites, defining those as being over 5 hectares (ha). It then states that York Central's employment land area measures 3.33ha. In order to avoid confusion and potential challenge as the plan progresses, we request that the reference to the scale of strategic sites is amended or a clarification is made relating specifically to York Central.</p>	GVA on behalf of the Homes and Communities Agency (HCA)
11	EC1	Obj	<p>York's aspirations as a Gigacity and the increasing capacity and use of communications technology can potentially have a significant impact on the way people choose to live and work and play within the city. The Plan may seek to recognise that the boundaries of these activities are becoming increasingly blurred and therefore flexibility and connectivity may become increasingly crucial to ensuring future vitality and use of the City Centre assets.</p>	North Yorkshire County Council
187	EC1	Obj	<p>The identified employment land supply will not cater for York's future needs and this will constrain economic growth. Further land should be identified to broaden the portfolio of sites available to cater for York's diverse high value-added businesses. Such sites should be located in areas accessible by public transport and the major road network and be deliverable in the short term.</p>	York and North Yorkshire Chamber of Commerce

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244	EC1	Obj	Object to the Designer Outlet not being allocated as a Strategic Economic Development site	NTR Planning obo McArthur Glen, Aviva Investors & York Designer Outlet
1673	EC1	Obj	The policy should clarify/ reference the capacity of Campus East to accommodate up to 25 ha of knowledge-led businesses.	O'Neills Associates on behalf of University of York
12655	EC1	Obj	Would like the uses expanding on the allocation E18 to include B1a and B1b as currently the allocation is too restrictive. These additional uses would complement the existing uses on the site. Also consider that there is potential to expand the size of the development footprint subject to ecological assessment.	GVA on behalf of DIO Estates (MOD)
1338	EC1	Supp	Site E16 - Support the removal of the site from the Green Belt and support its inclusion within the settlement boundary of the Village of Upper and Nether Poppleton as well as the allocation of the site for employment use under policy EC1. Goes into detail explaining the site context and transport links, suggests the site is suitable for B1a employment use as well as the current designation for B1c, B2 and B8.	Indigo Planning on behalf of Wyevale Garden Centres
13213	EC1	Supp	The HCA is generally supportive of the intent of this policy and welcomes its inclusion within the Local Plan.	GVA on behalf of the Homes and Communities Agency (HCA)

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<b>EC2: Loss of Employment Land</b>				
1741	EC2	Comm	Whilst not opposing this policy we believe it should be re-worded. The word 'and' between the two numbered requirements should be replaced with 'or'. The policy covers both existing employment land and buildings and land identified as employment land. Criterion (i) should apply only to the former and criterion (ii) only to the latter. The evidence requirement should be proportionate to the amount of employment land in question - this should be clear in the supporting text for Policy EC2.	Carter Jonas on behalf of client
5826i	EC2	Comm	Asks if an article 4 direction will be implemented across the city centre to prevent further loss of valuable office space to residential conversion.	
12655	EC2	Comm	Policy may be too restrictive as a particular site may not be suitable for employment uses due to local circumstances, particularly around failure to attract suitable employment interest in a site. This should take into account 'compelling evidence of the local market context.	GVA on behalf of DIO Estates (MOD)
13632i	EC2	Comm	Asks where all the jobs are going to come from. Empty office space on Clifton Moor is being converted into housing, asks why there is then 221,727sqm of employment allocations. Manufacturing jobs will be hard to bring to York, asks how we can create and sustain new jobs / firms.	
13539	EC2	Obj	The Plan seeks to safeguard existing employment provision at Clifton Moor. It is considered that this approach is not justified given the CYC evidence base considers office space in Clifton Moor not to meet the quality required by the market.	Carter Jonas on behalf of Picton Capital Ltd
13539	EC2	Obj	Policy should be amended . The word 'and' between the two numbered requirements should be replaced by 'or'.	Carter Jonas on behalf of Picton Capital Ltd

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384	EC2	Supp	The Governments removal of permitted development rights of offices changing to residential. A policy should be introduced to protect residual offices in the city centre/gain exemption from the relaxed rules at least until high quality offices are provided on York Central. A more generous allocation of York Central land for this purpose should be provided.	

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<b>EC3: Business and Industrial Uses within Residential Areas</b>				
456	EC3	Comm	Businesses within 'residential areas' can sometimes add life and animation to otherwise quiet areas of town. 'Sanitising' urban areas can be harmful.	



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<b>EC4: Tourism</b>				
42	EC4	Comm	The Tourism policy does not mention Nature Tourism. This could be promoted. Relevant websites given.	Yorkshire Wildlife Trust
198	EC4	Comm	Support the intent of the policy but consider that it could be enhanced to encourage growth of tourist related functions. Explicit support for the extension and improvement of existing tourist attractions should be included. Bullet point 3 should be amended to state that temporary physical structures related to the visitor attractions will be supported in principle.	National Railway Museum
220	EC4	Comm	York Racecourse makes a significant contribution to the cultural and economic vitality of York. It contributes upwards of £58 million in total to the British economy, including permanent and transitory jobs within the city. It is a key visitor and tourist attraction in York. The ability of the racecourse to change and adapt into the future is important. Future aspirations of the racecourse include visitor accommodation to support on site activities. More emphasis should be placed on the importance of the Racecourse in the Local Plan and to supporting its local economic contribution.	
220	EC4	Comm	The Racecourse makes a significant contribution to the vibrancy of the local area, generating economic, cultural and social benefits to York and broader area. The language of policy EC4 and how it seeks to promote the tourism sector runs counter to the designation of the racecourse in the green belt and therefore restricting its limits on development. Rep includes suggested wording to highlight the importance of the racecourse. and the aspirations for the development of a hotel.	Turnberry Consulting on behalf of York Racecourse

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ID	Policy	Obj/Supp/ Comm	Summary	Respondent (name of individuals removed)
220	EC4	Obj	<p>Policy EC4 should be more explicit/flexible in its support for the development of hotels at existing tourism venues, such as the racecourse, who have future aspirations to locate overnight accommodation on site. Amendment to first bullet point suggests "...business/ leisure visitors, particularly in the city centre and areas that provide locally significant visitor attractions, such as York Racecourse".</p> <p>Reference to York Racecourse as a conferencing venue in supporting text does not pay enough attention to its contribution to tourism industry and local economy. Amended wording proposed is: "Uses of international and/or national importance and the buildings and sites that accommodate them will be protected and supported throughout the City of York. Sustainable growth for the benefit of the local area will be encouraged by the enhancement of existing visitor attractions, particularly York Racecourse (and other significant sites as appropriate)".</p> <p>This policy is also in conflict with policy SS2, York's Green Belt, which in its current form would restrict development and change at the racecourse.</p>	
386	EC4	Obj	<p>First bullet point – why the focus on 4 and 5 star hotels? ‘Encourage development of a wide range of accommodation to suit all pockets and thereby encourage overnight stays.’ Surely B &amp; Bs are struggling in York and yet retain far more money in the local economy than corporately owned hotels.</p>	York Green Party
198	EC4	Supp	<p>Support the intent of the policy</p>	National Railway Museum
220	EC4	Supp	<p>Support for policy EC4 which they consider is necessary and proactive. Also support the supporting justification text relating to where tourism, cultural and leisure facilities should be located.</p>	

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12659	EC4	Supp	Support for Policy EC4 which encourages the provision, retention and growth of existing visitor attractions.	Arup on behalf of the York Central Partnership

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ID	Policy	Obj/Supp/ Comm	Summary	Respondent (name of individuals removed)
<b>EC5: Rural Economy</b>				
71	EC5	Comm	The removal of green belt status through farm diversification activities needs to be addressed. Policy needs greater clarification. Inconsistencies between this policy and EC1 and GB1.	Nether Poppleton Parish Council
71i	EC5	Comm	The removal of green belt status through farm diversification activities needs to be addressed. Policy needs greater clarification. Inconsistencies between this policy and EC1 and GB1.	Poppleton Neighbourhood Plan Committee
78	EC5	Comm	The removal of green belt status through farm diversification activities needs to be addressed. Policy needs greater clarification. Inconsistencies between this policy and EC1 and GB1.	Upper Poppleton Parish Council
540	EC5	Comm	There is a tension between policy EC5 (bullet point 2) in relation to appropriate rural diversification and policy GB1. Is it intended that development which is supported by EC5 will not have to pass the test of maintaining the openness of the Green Belt?	Jennifer Hubbard Town Planning Consultant
12245	EC5	Comm	Regarding tourism preferable being located within the city centre and sited out-of-city as a last resort NFU would like to emphasis the contribution rural businesses make to the city's tourism offering. Diversification into tourism related activities is beneficial to agricultural businesses giving farm income base to be spread resulting in a more viable farm business - such diversification such be supported by the planning system. Reuse of existing farm buildings for business and leisure purposes bring jobs to the rural economy. Reuse of rural buildings should also be encouraged through the planning system as older buildings can fall into dereliction and reuse eventually becomes economical. Preservation of farm buildings is essential in maintaining the rural character of open spaces - farm buildings can often be converted to provide tourist accommodation away from the city centre. Not only does this boost the rural economy it also improves the long term viability of farm businesses.	NFU

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13520	EC5	Comm	The policy must be enforced to ensure residential use of such properties is not allowed and properties are identified for seasonal occupancy only.	Strensall with Towthorpe Neighbourhood Plan Steering Group
13628	EC5	Comm	The removal of green belt status through farm diversification activities needs to be addressed. Policy needs greater clarification. Inconsistencies between this policy and EC1 and GB1.	Poppleton Neighbourhood Plan Committee
386	EC5	Supp	Support diversification of rural economy	York Green Party
13637i	EC5	Supp	We welcome the statement that CYC intend to control the development of caravan/chalet style holiday accommodation through occupancy conditions to ensure the tourist industry is supported and that units do not become sole places of residence via policy EC5.	CPRE - North Yorkshire

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<b>R1: Retail Hierarchy and Sequential Approach</b>				
11	R1	Comm	Policies regarding the general approach to retail could be more robust to resist significant further out of town retail development. In addition the plan might go some way to acknowledge the changing face of town centre retailing.	North Yorkshire County Council
71	R1	Comm	There is no provision made in ST1 or ST2 for retail space. Should consider a shopping parade in ST1.	Nether Poppleton Parish Council
71i	R1	Comm	There is no provision made in ST1 or ST2 for retail space. Should consider a shopping parade in ST1.	Poppleton Neighbourhood Plan Committee
78	R1	Comm	Loss of shopping from the city centre and increasing number of vacated shops is a disgrace and will deter visitor footfall. Possible temporary art exhibitions or displays from schools/colleges would be better than empty premises. Civic Trust done a great job bringing the historic value of sections of the city to everyone's attention.	Upper Poppleton Parish Council
78	R1	Comm	There is no provision made in ST1 or ST2 for retail space. Should consider a shopping parade in ST1.	Upper Poppleton Parish Council
13003	R1	Comm	New developments must not draw further trade away from the city centre and small communities, but rather encourage more people into the city centre and suburbs like Front Street in Acomb.	Rachael Maskell MP
13213	R1	Comm	Policies SS3, SS4, R1 and R3 currently require all A1-retail development outside the Primary Shopping Area (PSA), specifically including York Central (ST5), to be subject to a sequential and impact assessment. Whilst this is strictly in accordance with the wording of the National Planning Policy Framework (NPPF), such an approach could harm the ability of YCP to allow for a comprehensive and sustainable development [at ST5] that meets the needs of its future community, including its residents and workforce.	GVA on behalf of the Homes and Communities Agency (HCA)
13628	R1	Comm	There is no provision made in ST1 or ST2 for retail space. Should consider a shopping parade in ST1.	Poppleton Neighbourhood Plan Committee

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11	R1	Supp	Support the general approach to focus retail development in the City Centre and reduce future development at out of town locations.	North Yorkshire County Council
62	R1	Supp	Supports policy that main town centres will be directed to the city, district and local centres and not out-of-town locations such as the Designer Outlet.	Fulford Parish Council
238	R1	Supp	Support for the intention to maintain the city centre as the main focus for retail and commercial activity. The continued vitality and viability of the heart of the city is essential if its historic environment is to be maintained.	Historic England
386	R1	Supp	Supports policy.	York Green Party

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ID	Policy	Obj/Supp/ Comm	Summary	Respondent (name of individuals removed)
<b>R2: District and Local Centres and Neighbourhood Parades</b>				
456	R2	Comm	The Council needs to work with local organisations to find ways to bring life and economic vitality to local centres like Acomb.	
386	R2	Supp	Supports policy.	York Green Party



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ID	Policy	Obj/Supp/ Comm	Summary	Respondent (name of individuals removed)
<b>R3: York City Centre Retail</b>				
71	R3	Comm	Loss of shopping from the city centre and increasing number of vacated shops is a disgrace and will deter visitor footfall. Possible temporary art exhibitions or displays from schools/colleges would be better than empty premises. Civic Trust done a great job bringing the historic value of sections of the city to everyone's attention.	Nether Poppleton Parish Council
71	R3	Comm	Loss of shopping from the city centre and increasing number of vacated shops is a disgrace and will deter visitor footfall. Possible temporary art exhibitions or displays from schools/colleges would be better than empty premises. Civic Trust done a great job bringing the historic value of sections of the city to everyone's attention.	Nether Poppleton Parish Council
71i	R3	Comm	Loss of shopping from the city centre and increasing number of vacated shops is a disgrace and will deter visitor footfall. Possible temporary art exhibitions or displays from schools/colleges would be better than empty premises. Civic Trust done a great job bringing the historic value of sections of the city to everyone's attention.	Poppleton Neighbourhood Plan Committee
198	R3	Comm	Policy R3 could be amended to recognise the importance of an appropriate amount of retail development necessary to support the local community both within and around the ST5 site.	National Railway Museum
456	R3	Comm	Mixed use development in Castle Gateway needs to be treated with care, given the feedback from the community engagement process.	
5826i	R3	Comm	Definition of Primary Shopping Area should be loosened to also reflect principal gateway streets into the "primary shopping frontage". This would include Gillygate and Bootham in the definition arguably they should already be included as contiguous with High Petergate - aren't all the footstreets "primary shopping frontage"?)	

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12659	R3	Comm	General support for policy R3 but some modifications to the policy would improve it. Supportive of policy proposals which enable retail to be delivered on the York Central site. Need for clarity on the final sentence of the policy which requires proposals for retail uses on ST5 to be subject to the sequential test and impact tests. This needs to be explored further and as it is currently drafted would be overly prescriptive approach. It is not appropriate to refer explicitly to the need for these tests. This is covered in Policy R1. Retail and leisure uses are specifically defined as part of the York Central allocation in Policy SS4. Further sequential and impact testing for a site allocated for such purposes would be contrary to national policy guidance.	Arup on behalf of the York Central Partnership
13513	R3	Comm	A cycle park combined with free loans of wheeled shopping bags and pushchairs would support this policy and benefit city centre businesses. It would also benefit tourism, making it easier / cheaper to visit attractions and people would stay in the city centre for longer.	
13628	R3	Comm	Loss of shopping from the city centre and increasing number of vacated shops is a disgrace and will deter visitor footfall. Possible temporary art exhibitions or displays from schools/colleges would be better than empty premises. Civic Trust done a great job bringing the historic value of sections of the city to everyone's attention.	Poppleton Neighbourhood Plan Committee
5263	R3	Obj	The proliferation of tea-rooms, restaurants and cafes in the centre of York hasn't been addressed at all in the Local Plan.	
13213	R3	Obj	Policies SS3, SS4, R1 and R3 currently require all A1-retail development outside the Primary Shopping Area (PSA), specifically including York Central (ST5), to be subject to a sequential and impact assessment. Whilst this is strictly in accordance with the wording of the National Planning Policy Framework (NPPF), such an approach could harm the ability of YCP to allow for a comprehensive and sustainable development [at ST5] that meets the needs of its future community, including its residents and workforce.	GVA on behalf of the Homes and Communities Agency (HCA)

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13213	R3	Obj	The policy should be amended so that the importance of an appropriate amount of retail development necessary to support the local community, both within and around the site, is recognised and weighs in favour of a future planning application.	GVA on behalf of the Homes and Communities Agency (HCA)
238	R3	Supp	Support the requirement that permission for the reuse, reconfiguration and redevelopment of existing buildings would be subject to there being no historic building or conservation constraints. The rich townscape and the still largely intact urban grain with its narrow plots that characterise the city centre have been identified as contributing to the special character of the city. Economic growth has to be consistent with the conservation of this distinctive character of the City. Support for the intention to improve the appearance of the city centre through improvements to the public realm There are several areas within York which fall well short of what would be expected within a historic city of this importance.	Historic England
386	R3	Supp	Support, particularly the clauses aimed at controlling the balance of retail and non-retail establishments in the city centre and addressing the potential negative effects of cumulative impact of non-retail premises. Add to first list of bullet points: 'Explore the extension and consolidation of the footstreets, leading to a largely car free city centre and a world class pedestrian environment, to support city centre businesses by providing an attractive and welcoming environment for residents and visitors.'	York Green Party
12659	R3	Supp	General support for policy R3.	Arup on behalf of the York Central Partnership

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13213	R3	Supp	The HCA is generally supportive of the intent of this policy and welcomes its inclusion within the Local Plan.	GVA on behalf of the Homes and Communities Agency (HCA)

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<b>R4: Out of Centre Retailing</b>				
62	R4	Comm	FPC supports the principles of Policy R4 on Out-of-Centre retailing. However it considers that the reference in paragraph 4.37 to bulky goods retailing being potentially appropriate in out-of centre locations should be deleted, especially as paragraph 4.38 extends the definition of bulky goods to items widely sold in and around the City Centre, including household appliances, audiovisual equipment and bicycles. The NPPF makes no such exception for bulky goods retailing. FPC considers that the last sentence of paragraph 4.39 should be deleted. Although ambiguous in its meaning, it could be used to justify further significant development in out-of-centre locations contrary to the intentions of Policy R4 (and national policy). In the alternative, the York Designer Outlet should be excluded from its provisions as the Designer Outlet is not a specialist location for the “sale of bulky comparison goods or other restricted comparison goods.” Its main retail offer is in fashion goods and it directly competes with the City Centre in this regard. Any significant increase in its retail offer (or as a leisure destination) would inevitably be to the detriment of the City Centre.	Fulford Parish Council
244	R4	Comm	Continued support for the need of York to have an up to date Local Plan which delivers the best possible future for the City. The York Designer Outlet has an important role to play in delivering the Council's aspirations in the Plan, providing an important economic and tourist location, employing 1600 people and attracting over 4.5 million visitors per year. .	NTR Planning obo McArthur Glen, Aviva Investors & York Designer Outlet
456	R4	Comm	If out of centre retail developments are harming the city centre, why allow them?	
244	R4	Obj	Recognition should be given to the parking issues identified at the York Designer Outlet which are restricting its ability to reach its potential economic contribution to York and the City's growth aspirations. It has a significant impact on traffic and parking management and will be further exacerbated by extension plans and an increase to park & ride. It is suggested that a solution would be to remove the 20 acre site to the south of the Designer Outlet from the Green Belt and allocate it for enhance/relocated park & ride and York Designer Outlet parking facilities.	NTR Planning obo McArthur Glen, Aviva Investors & York Designer Outlet

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4	R4	Supp	Supports this policy as this approach causes lesser traffic growth on the A64	Highways England
244	R4	Supp	Support the removal of the Designer Outlet from the Green Belt, support its expansion and consolidation and support the Designer Outlet being classed as part of the main built up area on the key diagram .	NTR Planning obo McArthur Glen, Aviva Investors & York Designer Outlet
244	R4	Supp	Support the recognition at paragraph 4.39 that York Designer Outlet provides a wider role within the catchment area of York, and that it provides economic benefits to the wider City. Also support recognition that the City Council will support development at the York Designer Outlet will consolidate its function as a specialist retail location.	NTR Planning obo McArthur Glen, Aviva Investors & York Designer Outlet
386	R4	Supp	Support. Add a new bullet: 'Will not add significant additional congestion to existing stress points on the highway network.'	York Green Party