

Local Plan Pre- Publication Draft 2018 Summary of Consultation Responses

ID	Policy	Obj/Supp/Comm	Summary	Respondent (name of individuals removed)
Policy HW1				
12640i	HW1	Comm	Supports areas being retained and enhanced.	
12659	HW1	Comm	Policy HW1 should be evidenced through an up to date Infrastructure Delivery Plan and be modified to remove superfluous requirements in alignment with the Planning Practice Guidance.	Arup on behalf of the York Central Partnership
13609	HW1	Comm	Section 6.5 used to include community pubs in the list of 'community facilities' - there is now no mention of public houses in the entire Local Plan despite being an area of growing national concern. There are an increasing number of pub sell offs and losses in York. Threatened pubs need support from development policies and many Local Plans contain policies that support the retention of most or some pubs and other community assets. SPDs normally build on Local Plan policies helping to guide planners dealing with redevelopment of pubs thus providing stronger grounds for refusal. NPPF 70 reflects planning law basis for supporting the retention of community pubs. Would recommend the addition of community pub protection policies via the CAMRA Toolkit for local authorities to policies in the Local Plan.	
198	HW1	Supp	Support the intent of the policy.	National Railway Museum
386	HW1	Supp	Supports policy.	York Green Party
12659	HW1	Supp	General support for the policy.	Arup on behalf of the York Central Partnership
13520	HW1	Supp	Supports the re-use of existing community assets. In particular on the QE Barracks site, the community building at Hurst Hall is included and its current usage should be promoted following the departure of the MOD. St Wilfrid's Church is used by the community and its use should be retained.	Strensall with Towthorpe Neighbourhood Plan Steering Group

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Policy HW2				
45i	HW2	Comm	Recognising the physical barriers when walking and cycling is positive. Success of routes should be evaluated based on what locals says rather than developers. Cycle racks should be a requirement at venues and bus stops. Suggests there are other factors beside buildings to aid community and developers should support community development work.	YEF
80	HW2	Comm	There is no library facility in Wigginton or Haxby. Funds have been raised for a new library but CYC needs to ensure that this priority is delivered, especially with the potential increase in population in the area.	Wigginton Parish Council
198	HW2	Comm	Support the intent of the policy. The intent of policy HW2 to provide community facilities necessary to support new development is supported and necessary for successful place making at York Central. The policy wording could be made clearer that either on-site provision or financial contributions towards off-site provision can be provided dependant on the specific needs of the development and the availability of off-site facilities in accordance with the principles of policy T1. Example wording is already included for Policy HW3.	National Railway Museum
1215	HW2	Comm	Thinks it is positive physical barriers to walking and cycling have been recognised but feels the success of routes to venues needs to be evaluated by local people based on their experiences as opposed to what developers or planners think. Would like to see cycle racks made a requirement at venues and bus stops. States the importance of factors besides buildings themselves, natural environment and social capital that make a geographic community vibrant. Community facilities need to have equity policies and procedures. Community buildings should minimise paved land and any planted land should be used to grow edible plants. If a geographical community has a physical building the residents may need a capacity building to run it, developers could support community development work through a program of small grants.	

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1498	HW2	Comm	It is not clarified in the policy or explanatory text whether this audit would be undertaken by the council or the applicant nor any indication of the types of community facilities; Clarification is required. If onus is on the applicant then it would be a strong objection to this policy as it is the councils responsibility to provide evidence to justify required contributions. The council will need to demonstrate justification for contributions required.	Lichfields on behalf of Bellway Homes
1705	HW2	Comm	Important for the evidence base for the local plan to properly assess the viability of all the Plan's policy requirements to ensure consistency with paras 173 and 174 of the NPPF.	Gladman Developments
5826ii	HW2	Comm	Asks who will be running and or funding new community facilities.	
12655	HW2	Comm	An audit of community facilities should not necessarily be a planning application requirement as provision on site could be determined by liaison with CYC on the basis of available evidence.	GVA on behalf of DIO Estates (MOD)
13003	HW2	Comm	New developments must have a community centre located within them.	Rachael Maskell MP
11	HW2	Obj	Under the boxes for Policies WM1 and WM2 there is a 'See also: Policy ...' line. It would be useful if the one for WM1 was cross-referring to WM2 and vice-versa.	North Yorkshire County Council
434	HW2	Obj	Committed to the appropriate provision of new community facilities on ST1. The provision of such a facility must accord with CIL Regulation 122 and directly relate to the development. In this respect meeting the needs of existing occupiers is not appropriate and should be deleted. Deleted wording suggested.	Rapleys LLP on behalf of British Sugar PLC
1661	HW2	Obj	It is not clarified in the policy or explanatory text whether the audit of community facilities would be undertaken by the Council or the applicant. If the onus is on the applicant, Linden Homes strongly object. The policy gives no indication of the types of facility that the policy would apply to.	Lichfields on behalf of Linden Homes
1675i	HW2	Obj	We object to the threshold of 10 dwellings. There is no justification for this. Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Taylor Wimpey
4355	HW2	Obj	Object to requirement for all developments of >10 dwellings to be accompanied by an audit of existing community facilities and their current capacity. This is impractical and disproportionate, should be deleted.	ELG Planning on behalf of Henry Boot Developments Ltd

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ID	Policy	Obj/Supp/Comm	Summary	Respondent (name of individuals removed)
5167	HW2	Obj	Object to HW2 where it asks for an audit of existing community facilities, if this has to be done by the applicant. It is the councils responsibility to provide the appropriate evidence base to justify any requirement for contributions sought and to ensure it is in accordance with the requirements of CIL regulations. Also, that any contributions are directly related to the development and fairly and reasonably related to it in scale and kind, and are necessary to make the development acceptable in planning terms. The council need to demonstrate that these tests are met when providing any audit as a basis for seeking contributions. The types of community facility to which the policy would apply should be identified in the policy.	Lichfields on behalf of Hungate (York) Regeneration Ltd
12659	HW2	Obj	Object to HW2 where it asks for an audit of existing community facilities. It is not considered to be proportionate, relevant or material to any single planning application and therefore the Local Plan is not considered to be in accordance with the Planning Practice Guidance. This policy needs to be evidenced through an up to date IDP and be modified to remove superfluous requirements in alignment with the Planning Practice Guidance.	Arup on behalf of the York Central Partnership
13103	HW2	Obj	Object to threshold of 10 dwellings. There is no justification for this. Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Redrow Homes, K Hudson and G M Ward Trustees
13104	HW2	Obj	Object to threshold of 10 dwellings. There is no justification for this. Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Redrow Homes and Linden Homes.
13213	HW2	Obj	the wording in the policy could be improved to make clear that either on-site provision or financial contributions towards off-site provision can be provided dependent on the specific needs of the development and the availability of off-site facilities.	GVA on behalf of the Homes and Communities Agency (HCA)
198	HW2	Supp	Support the intent of the policy.	
386	HW2	Supp	Support, especially 'Applications for residential developments of 10 or more dwellings must be accompanied by an audit of existing community facilities and their current capacity.'	York Green Party

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12659	HW2	Supp	General support for the policy	Arup on behalf of the York Central Partnership
13213	HW2	Supp	The intent of the policy is supported and is necessary for successful place making at York Central.	GVA on behalf of the Homes and Communities Agency (HCA)
13520	HW2	Supp	Support this policy should the need for additional facilities be identified.	Strensall with Towthorpe Neighbourhood Plan Steering Group
13637i	HW2	Supp	The initiative to seek audits of existing new community facilities for proposals over 10 dwellings is considered most welcome	CPRE - North Yorkshire

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ID	Policy	Obj/Supp/Comm	Summary	Respondent (name of individuals removed)
Policy HW3				
45i	HW3	Comm	Bus services at weekends and in the evenings are poor, should be considered in development. Cycle lanes need joining up to each other. To get from Yearsley Baths to the Stadium there would need to be an extended bus service in the evenings and on Sundays, and a way of crossing the main road on the way to the stadium.	YEF
1215	HW3	Comm	Supports statements about access to facilities but stresses that buses at weekends and in an evening are poor, developers should influence bus companies. Cycle paths need joining up and priority should be given to cyclists at junctions. Standards for cycling and buses need adjusting upwards as current provision is inadequate. The community stadium illustrates this point about buses and cycle paths, both need to be extended if it is to be accessible to anyone without a car. Participation in sport is not determined by physical facilities alone, the text recognises this to an extent but does not go on to develop a policy of community recreation. Small grants, community development work and access to shared insurance would increase participation of women in particular. Facilities need equality policies. Paved land on any site should be minimised with planted land used to grow edible plants.	
1675i	HW3	Comm	Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Taylor Wimpey
1705	HW3	Comm	Important for the evidence base for the local plan to properly assess the viability of all the Plan's policy requirements to ensure consistency with paras 173 and 174 of the NPPF.	Gladman Developments
5167	HW3	Comm	The policy requires developers to make a contribution towards new or expanded facilities, however no detail is provided on how this would be calculated. Further clarity is needed and will provide more comments when this detail is available.	Lichfields on behalf of Hungate (York) Regeneration Ltd
5826ii	HW3	Comm	Asks who will be running and or funding new sports facilities.	

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13103	HW3	Comm	Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Redrow Homes, K Hudson and G M Ward Trustees
13104	HW3	Comm	Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Redrow Homes and Linden Homes.
12659	HW3	Obj	Object to HW3 where it asks for an audit of existing built sports facilities. It is not considered to be proportionate, relevant or material to any single planning application and therefore the Local Plan is not considered to be in accordance with the Planning Practice Guidance. Policy HW3 should be evidenced through an up to date Infrastructure Delivery Plan and be modified to remove superfluous requirements in alignment with the Planning Practice Guidance.	Arup on behalf of the York Central Partnership
198	HW3	Supp	Support the intent of the policy.	National Railway Museum
349	HW3	Supp	Sport England considers that this policy is consistent with NPPF para 74, and supports the policy. The policy will only allow the loss of sport facilities where an up to date Built Sports Facilities Strategy identifies an over provision.	Sport England
386	HW3	Supp	Supports policy.	York Green Party

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12659	HW3	Supp	General support for the policy	Arup on behalf of the York Central Partnership
13520	HW3	Supp	The availability of sports facilities currently used by the MOD must be retained and enhanced for the use of the community.	Strensall with Towthorpe Neighbourhood Plan Steering Group

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ID	Policy	Obj/Supp/Comm	Summary	Respondent (name of individuals removed)
Policy HW4				
45i	HW4	Comm	Should include a specific mention of traffic and air quality, how this is causing pollution and the associated health risks.	YEF
198	HW4	Comm	Support the intent of the policy. It must be recognised that pre-school childcare provision is significantly provided for by the private sector and therefore it may not be possible to provide specific facilities on sites where a private provider does not wish to open a facility.	National Railway Museum
1215	HW4	Comm	Thought there should be specific mention of air quality. Potential sites for new childcare facilities should have their air quality evaluated, the impact of extra traffic calculated and then compared to the threshold at which air pollution starts to damage the health of small children. Development should not be allowed if pollution is above this threshold.	
1705	HW4	Comm	Important for the evidence base for the local plan to properly assess the viability of all the Plan's policy requirements to ensure consistency with paras 173 and 174 of the NPPF.	Gladman Developments
12655	HW4	Comm	An audit of existing childcare facilities should not necessarily be a planning application requirement as provision on site could be determined by liaison with CYC on the basis of available evidence.	GVA on behalf of DIO Estates (MOD)
13003	HW4	Comm	Proper provision for school places needs greater thought. Proper provision for school places needs greater thought. With the expansion of early years provision, it is important that with a sharp increase in housing and business, nurseries are placed in close proximity to these developments.	Rachael Maskell MP
13213	HW4	Comm	The policy must recognise that pre-school childcare provision is significantly provided for by the private sector and therefore it may not be possible to provide specific facilities on sites where a private provider does not wish to open a facility. It may be possible for floor space for the use class within which childcare facilities typically fall (D1) to be made available but this needs to be clear within the policy.	GVA on behalf of the Homes and Communities Agency (HCA)
1675i	HW4	Obj	We object to strategic sites being required to undertake an audit. This is work only the LEA can perform and onus should not be placed upon the developer. Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Taylor Wimpey

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4355	HW4	Obj	Object to requirement for all strategic sites will be expected to conduct and audit of existing childcare facilities. This is impractical, disproportionate, unjustified and will not be effective. It should be deleted or amended to refer only to strategic sites > 5ha.	ELG Planning on behalf of Henry Boot Developments Ltd
5167	HW4	Obj	The policy implies that it is the responsibility of the developer to undertake an audit of existing facilities to determine whether additional provision is required. If this is the case then the policy cannot be supported. It is the responsibility of the council to provide this evidence.	Lichfields on behalf of Hungate (York) Regeneration Ltd
12659	HW4	Obj	Object to HW4 where it asks for an audit of existing childcare facilities. It is not considered to be proportionate, relevant or material to any single planning application and therefore the Local Plan is not considered to be in accordance with the Planning Practice Guidance. This Policy should be evidenced through an up to date Infrastructure Delivery Plan and be modified to remove superfluous requirements in alignment with the Planning Practice Guidance.	Arup on behalf of the York Central Partnership
13103	HW4	Obj	Object to strategic sites being required to undertake an audit. This is work that only the LEA can perform and the onus should not be placed on the developer. Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Redrow Homes, K Hudson and G M Ward Trustees
13104	HW4	Obj	Object to strategic sites being required to undertake an audit. This is work that only the LEA can perform and the onus should not be placed on the developer. Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Redrow Homes and Linden Homes.
198	HW4	Supp	Support the intent of the policy.	
386	HW4	Supp	Support all of this policy, especially 'All strategic sites will be expected to conduct an audit of existing childcare facilities and their current capacity.'	York Green Party

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12659	HW4	Supp	General support for the policy	Arup on behalf of the York Central Partnership
13520	HW4	Supp	Support the policy but the existing childcare provision in the parish will need to be enhanced as the population increases.	Strensall with Towthorpe Neighbourhood Plan Steering Group
13637i	HW4	Supp	An audit of existing child care facilities for strategic housing sites is considered most welcome.	CPRE - North Yorkshire

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Policy HW5				
38	HW5	Comm	Now proposed as site HC2 to be allocated for Health Care Facilities for a mental health hospital. If the site is not brought forward the University would like to maintain proposals that site should be allocated as an open space for its sporting activities.	York St John
1705	HW5	Comm	Important for the evidence base for the local plan to properly assess the viability of all the Plan's policy requirements to ensure consistency with paras 173 and 174 of the NPPF.	Gladman Developments
12343	HW5	Comm	Why is there no extra healthcare provision at ST9?	
12659	HW5	Comm	Policy HW5 should be evidenced through an up to date Infrastructure Delivery Plan and be modified to remove superfluous requirements in alignment with the Planning Practice Guidance.	Arup on behalf of the York Central Partnership
13003	HW5	Comm	it is important that public services are well planned. Currently York Teaching Hospital campus is under strain from the demands on the service, and while it is proposed that there is a greater emphasis on community care, this does not mitigate against the need to ensure that there is adequate health care provision in the city.	Rachael Maskell MP
13210	HW5	Comm	The preferred site for our new mental health hospital should be attributed to our Trust, Tees Esk and Wear Valleys NHS Foundation Trust, and not to the local acute Trust, York Teaching Hospital NHS Foundation Trust.	Tees, Esk and Wear Valleys NHS Foundation Trust
13285	HW5	Comm	Hospital should be expanded or another built.	
434	HW5	Obj	No requirement for contributions towards improved health facilities on ST1	Rapleys LLP on behalf of British Sugar PLC
1675i	HW5	Obj	We object to the requirement that a developer is required to undertake an assessment of accessibility and capacity at the pre-application stage. This is material the health service should be providing to the Local Plan and CIL if progressed. Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Taylor Wimpey

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5167	HW5	Obj	The policy implies that it is the responsibility of the developer to undertake an audit of existing facilities to determine whether additional provision is required. If this is the case then the policy cannot be supported. It is the responsibility of the council to provide this evidence.	Lichfields on behalf of Hungate (York) Regeneration Ltd
13103	HW5	Obj	Object to the requirement that a developer is require to undertake an assessment of accessibility and capacity at the pre-application stage. This should be provided by the health service. Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Redrow Homes, K Hudson and G M Ward Trustees
13104	HW5	Obj	Object to the requirement that a developer is require to undertake an assessment of accessibility and capacity at the pre-application stage. This should be provided by the health service. Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Redrow Homes and Linden Homes.
198	HW5	Supp	Support the intent of the policy.	National Railway Museum
386	HW5	Supp	Supports policy.	York Green Party

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12659	HW5	Supp	General support for the policy	Arup on behalf of the York Central Partnership
13207	HW5	Supp	Supports the direction of the policy, in particular the statement at paragraph 6.39 "any new healthcre facilities that are required as a result of additional residential development must be supported through developer contributions"	NHS Vale of York Clinical Commissioning Group
13400	HW5	Supp	Support HC1 - expansion of York District Hospital - with York growing we need a bigger and better hospital that can cope with this increase.	
13520	HW5	Supp	Support the policy but the primary care facilities in the parish will need to be enhanced as the population increases.	Strensall with Towthorpe Neighbourhood Plan Steering Group

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Policy HW6				
1675i	HW6	Comm	Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Redrow Homes, K Hudson and G M Ward Trustees
5826ii	HW6	Comm	Asks why the ambulance service needs a new spoke base ST9 when there is an existing ambulance station in town, asks if that site is proposed for redevelopment but not included in the plan. Asks if the proposed spoke is at ST14 or ST15 as the published draft plan conflates the two sites as "ST15 Land West of Wigginton Road"	
12343	HW6	Comm	Why is there no extra healthcare provision at ST9?	
13103	HW6	Comm	Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Redrow Homes and Linden Homes.
13104	HW6	comm	Further detail on the extent of developer contributions is required.	Johnson Mowat on behalf of Taylor Wimpey
71	HW6	Obj	Why has ST1 been left out of the list - there is no alternative provision for emergency services in west York.	Nether Poppleton Parish Council
78	HW6	Obj	Why has ST1 been left out of the list - there is no alternative provision for emergency services in west York.	Upper Poppleton Parish Council

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4355	HW6	Obj	<p>One site that Yorkshire Ambulance Service NHS Foundation Trust have identified to provide a 'spoke' facility is ST16: Terry's Extension Sites 1 and 2, it is presumed this should actually refer to Site 14 Terry's Extension Sites 2 & 3 i.e. Terry's Car Park (Site 2) and Land to the Rear of Terry's Factory (Site 3). Site 1 is the clocktower and could not physically accommodate such a facility. Henry Boot Development, the owner of both sites, has at no time been approached by the trust or council to discuss this requirement and considers that such a use at this location would be unjustified and therefore unsound. HBD would object to this draft policy and would particularly question the suitability / deliverability of these sites as a potential location for such a facility given that no evidence is provided in the Plan to explain why these sites are considered suitable, and what other sites have been considered and why they have been discounted. For example neither site is close or readily accessible to a major highway and development of such a facility would impact upon deliverability of planned beneficial regeneration of the site and potentially impact on heritage significance of the site. Site 3 would be particularly unsuited given its relationship</p>	ELG Planning on behalf of Henry Boot Developments Ltd
13628	HW6	Obj	<p>Why has ST1 been left out of the list - there is no alternative provision for emergency services in west York.</p>	Poppleton Neighbourhood Plan Committee
198	HW6	Supp	<p>Support the intent of the policy.</p>	National Railway Museum
386	HW6	Supp	<p>Supports policy.</p>	York Green Party
13520	HW6	Supp	<p>Support this policy as it is believed that the current proximity of emergency services is inadequate to deal with the increase in the number of residents arising from future developments.</p>	Strensall with Towthorpe Neighbourhood Plan Steering Group

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Policy HW7				
42	HW7	Comm	A mention of access to semi natural green space should be included in this policy. Suggested amendment to bullet point given to include semi-natural.	Yorkshire Wildlife Trust
349	HW7	Comm	Sport England suggests that Policy HW7 should include a criterion relating to active design in developments. Sport England, in partnership with Public Health England, have produced Active Design Guidance; this builds on the original Active Design (2007) objectives of improving accessibility, enhancing amenity and increasing awareness, and sets out the ten principles of Active Design. Principles are aimed to contributing towards the Government's desire for the planning system to promote healthy communities through good urban design.	Sport England
1705	HW7	Comm	Important for the evidence base for the local plan to properly assess the viability of all the Plan's policy requirements to ensure consistency with paras 173 and 174 of the NPPF.	Gladman Developments
12640i	HW7	Comm	Supports areas being retained and enhanced.	
434	HW7	Obj	Health Impact Assessment not required as part of ST1	Rapleys LLP on behalf of British Sugar PLC
1675i	HW7	Obj	We object to this requirement. On the basis that sites are selected on the grounds of being sustainable, the need for such an assessment is negated by the allocation.	Johnson Mowat on behalf of Taylor Wimpey
4355	HW7	Obj	Object to requirement that all strategic sites must complete a Health Impact Assessment prior to submission of a planning application. This is disproportionate in relation to the three Terry's Extension sites. Policy should be amended so this requirement relates solely to strategic sites >5ha.	ELG Planning on behalf of Henry Boot Developments Ltd
5167	HW7	Obj	The policy requires all strategic sites to complete a Health Impact Assessment (HIA) prior to the submission of a planning application. This is an overly onerous requirement. Not all planning applications will require an HIA this will depend on the scale, types and location of the development. The extent of the HIA will depend on the type and size of the project.	Lichfields on behalf of Hungate (York) Regeneration Ltd

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12659	HW7	Obj	It is not considered to be a necessary and proportionate requirement for a Health Impact Assessment to be undertaken on all strategic sites. It should be done on a plan wide level.	Arup on behalf of the York Central Partnership
13103	HW7	Obj	Object to this requirement. On the basis that sites are selected on the grounds of being sustainable, the need for such an assessment is negated by allocation.	Johnson Mowat on behalf of Redrow Homes, K Hudson and G M Ward Trustees
13104	HW7	Obj	Object to this requirement. On the basis that sites are selected on the grounds of being sustainable, the need for such an assessment is negated by allocation.	Johnson Mowat on behalf of Redrow Homes and Linden Homes.
198	HW7	Supp	Support the intent of the policy.	National Railway Museum
386	HW7	Supp	Supports policy.	York Green Party
12659	HW7	Supp	Generally Supportive of this policy	Arup on behalf of the York Central Partnership
13520	HW7	Supp	Policy is supported and the masterplan for the QE barracks site must take account of these design principles.	Strensall with Towthorpe Neighbourhood Plan Steering Group
13637i	HW7	Supp	CPRENY are impressed by the intention of this policy which sets out that proposals for residential developments must provide a statement showing how design principles encouraging the creation of 'health places' have been incorporated into plans for development and provides a list to be considered (in conformity with NPPF)	CPRE - North Yorkshire