



City of York

Development Control
Local Plan User Guide

Draft Local Plan Incorporating the
4th set of changes
(Approved April 2005)



Although we have tried to reduce jargon in this leaflet as much as possible, in some cases we cannot avoid using technical terms. To help you, on the back page of this leaflet, we have explained the meaning of words shown in *italics*, in the list of Key Terms.

- ❖ give a degree of certainty to landowners, developers and the public as to the likely future pattern of development in their area;
- ❖ bring issues before local people and provide opportunities for public participation.

What is the Development Control Local Plan?

All *Local Planning Authorities* must produce a *development plan* for their area that sets out local planning policy. City of York Council is responsible for producing a type of development plan called a Local Plan. The City of York draft Local Plan incorporating the fourth set of changes, known as the Development Control Local Plan (approved April 2005) provides a framework for *development* and is a key planning document used as the basis for all planning decisions taken within the city. It sets out a vision for the future development of the city, ensuring that development takes place in a co-ordinated, controlled manner.

It has two main functions:

- ❖ to set out the council's policies for the control of development in the city;
- ❖ to make proposals for the development and use of land, and to allocate land for specific purposes.

What the Development Control Local Plan can do

The Development Control Local Plan enables the council to:

- ❖ guide and promote development where it is needed;
- ❖ protect existing assets such as open countryside, wildlife and buildings of specific interest;

What the Development Control Local Plan cannot do

Although development plans are the main consideration in deciding planning applications, they cannot guarantee what land will be used for in the future. They can also only deal with land-use issues as defined in legislation. For example, the Plan can deal with the provision of open space but not its management. The Plan cannot address local authority services such as refuse collection or prevent competition between businesses.

What does the Development Control Local Plan seek to achieve?

York is a modern commercial city renowned for its heritage. Achieving *sustainable development* is at the forefront of the council's planning agenda and is the key vision of the Plan. For York this vision means a vibrant historic city where modern life and business develop in harmony with the environment, while preserving the city's unique heritage for the future. It also requires a strong economy to create prosperity to allow residents' needs to be satisfied.

What does the Development Control Local Plan contain?

The Plan consists of a set of policies and *proposals maps* covering the entire city. Policies are grouped together in chapters with a set of objectives, which are summarised below:

Local Plan Strategy (Chapter 1)

- To achieve sustainable development through the identification of key themes and cross cutting city wide policies.

General Policies (Chapter 2)

- To ensure that development enhances the health and safety of residents, and improves the natural and built environment through sustainable design and construction.

Nature Conservation and Amenity (Chapter 3)

- To balance the consideration of nature conservation and *biodiversity* against development and economic growth.

Historic Environment (Chapter 4)

- To protect York's internationally renowned architectural and archaeological history.

Green Belt and Open Countryside (Chapter 5)

- To preserve the setting and special character of the city by encouraging the re-use of urban land and strong focus on the protection of the York Green Belt.

Transport (Chapter 6)

- To commit to protecting the environment by positively promoting environmentally friendly means of transport and reducing dependence on the car.

Housing (Chapter 7)

- To secure affordable homes for the residents of York to promote social inclusion and tackle social exclusion.

Employment (Chapter 8)

- To protect existing jobs and focus on attracting new investments for economic growth.

Educational Establishments (Chapter 9)

- To widened access to education to foster a culture of learning in the city, and a commitment to the expansion of the University of York.

Shopping (Chapter 10)

- To focus priority on York city centre as the main area of commercial activity to protect its role as a key local and regional shopping centre.

Leisure and Recreation (Chapter 11)

- To promote sport and recreation opportunities for everybody in the city.

Visitors (Chapter 12)

- To continue the promotion of the city as one of the country's main tourist centres for both national and international visitors, to maximise sustainable economic benefits whilst minimising any adverse impacts of tourism.

Community Facilities (Chapter 13)

- To promote new and existing community facilities to ensure the social and economic well being of the local community.

Minerals and Waste (Chapter 14)

- To promote sustainable management of waste to minimise waste disposal and maximise opportunities for the recovery, transfer, treatment and recycling of waste.

York Central (Chapter 15)

- To promote comprehensive development of the York Central area to contribute to the city's long term sustainable development.



How has the Development Control Local Plan been prepared?

During the preparation of the Plan we considered national and regional planning policy, as well as the city's current and future needs. We carried out widespread consultation during every stage of the preparation of the Plan, and used responses to inform the drafting of policies. The Development Control Local Plan was formally approved in April 2005 by the council for *development control* purposes.

How does the Development Control Local Plan affect me?

The Plan affects everyone in the city because it determines in broad terms how the city will develop in the future. Although you do not need to read the entire document if you are considering making a planning application, if you consult relevant chapters in the Plan, they will help you to understand the context in which the council makes planning decisions.

What is the link between the Development Control Local Plan and planning applications?

The Plan sets out the guidelines that are used in determining whether a planning application is refused or granted planning permission.

It is the first consideration in determining an application because it gives guidance to council officers to ensure that rational and consistent decisions are made.

If you are making an application and want to know what is planned for a particular site the first place to look is the proposals maps. Use the proposals map key to identify any relevant policies, then use the Development Control Local Plan document to find a description of the policies. However, it is important to note that additional, more general policies may be considered, depending on the nature of the application. These can be found in Chapter 1: Local Plan Strategy and Chapter 2: General policies.

Where can I get a copy of the Development Control Local Plan?

You can download a copy of the Development Control Local Plan from the City of York Council's website: www.york.gov.uk/planning/localplan

Alternatively, if you would like a printed copy of the Plan and Proposals Maps, for details of costs and how to obtain a copy, please contact the City Development team:

Tel: (01904) 551466
Email: citydevelopment@york.gov.uk



The new system will become a rolling programme of policy and plan production and review which will ensure the council's planning framework is continually up to date.

If you have any queries about the new planning system and the LDF please contact the City Development team.

The new planning system and the Development Control Local Plan

In September 2004 the Government introduced major reforms to the planning system nationally, intended to streamline the local planning process and promote a more proactive positive approach to managing development.

The new planning system introduces an approach called *spatial planning*.

The transition to the new planning system will see changes locally in the form of a Local Development Framework (LDF).

The LDF is a 'portfolio' of planning policy documents produced by Local Planning Authorities, which will become the basis for all planning decisions.

Therefore, under the new planning system the Development Control Local Plan will be an interim document for around the next two to three years, which will be superseded by the LDF. We have carried out a substantial amount of work towards the production of the Development Control Local Plan, and where possible, we will use elements of this as part of the development of the LDF.

This leaflet is also available in large print or on cassette tape.

Contact:
(01904) 551466

This information can be provided in your own language.

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Key Terms

Biodiversity - The whole variety of life encompassing all species, including plants and animals.

Development - the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any change in the use of any buildings or land.

Development Control - the process whereby a local planning authority decides whether a planning application meets the requirements of planning policy, particularly as set out in development plans and also taking into account other considerations.

Development Plan – a document (a Structure or Local Plan) that sets out in writing and/or in maps and diagrams a local planning authority's policies and proposals for the development and use of land and buildings in the authority's area.

Local Planning Authority - the local authority or council that is empowered by law to exercise planning functions.

Proposals Map - an obligatory component of a Local Plan showing the location of proposals in the plan on an Ordnance Survey base map.

Spatial Planning – a wider, more far ranging approach to planning that moves the focus from land-use planning based on regulation and control of land to take into account social, economic and environmental factors to ensure the best use of land by assessing competing demands and balancing them in a sustainable way.

Sustainable Development - environmentally responsible development, commonly defined as "development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs".

If you are unsure about any of these issues then please contact us and we will be happy to help.

For information about the Development Control Local Plan and the new planning system

City Development:

Tel – (01904) 551466 Email – citydevelopment@york.gov.uk

For information about planning applications

Development Control:

Tel – (01904) 551322 Email – planning.enquiries@york.gov.uk