

[Redacted]

From: Sheila Bright [Redacted]
Sent: 16 March 2018 16:57
To: localplan@york.gov.uk
Subject: Support Local Plan

Dear Sir,

I am writing in response to the consultation of Yorks Local Plan.

I fully support the plan.

In particular I want to see that full protection is given to the greenbelt around York and the prevention of urban sprawl into this area.

Although I support the maximum figure of 867 homes per year I remain concerned that York's infrastructure will not be able to sustain this high amount of development, in particular Yorks Hospital, Doctor Services and importantly the strain this may put of Yorks currently oversubscribe ring road the A1237, particularly if there are any further developments close to or adjacent to the ring road.

Yours faithfully,

Sheila Bright
[Redacted]
[Redacted]
[Redacted]
[Redacted]

>

From: David Headlam [REDACTED]
Sent: 28 March 2018 07:08
To: localplan@york.gov.uk
Cc: Elvington Parish Council; Cllr. S. Mercer; Julian Sturdy MP
Subject: CYC Local Plan Publication Draft response
Attachments: Local Plan Publication response - March 2018.docx; Local Plan relocated 'Whinthorpe' map.pdf

Hi.

Please find attached the response of Elvington Parish Council to the Publication Draft of CYC's Local Plan.

I would be grateful if both documents are forwarded to the Planning Inspectorate.

You will note that the Chairman of the Parish Council wishes to speak at the forthcoming Inquiry.

Regards.

David Headlam
Clerk to Elvington Parish Council

RESPONSE BY ELVINGTON PARISH COUNCIL TO CYC LOCAL PLAN

PUBLICATION DRAFT

INTRODUCTION.

During the formation of CYC's Local Plan, the Parish Council has held three public 'Drop In' sessions in order to assess public opinion.

The Parish Council does NOT oppose new residential (or industrial) developments – but the Parish Council has never been consulted about what the village actually needs. We consider that methodology is simply wrong and therefore makes the Local Plan unsound.

Looking at each site:

H39. Extension to Beckside.

The Parish Council identifies several problems:

- A Planning Inspector previously determined that H39 serves Green Belt purposes
- The extra traffic that would be generated from 32 houses would adversely impact on the existing residents of Beckside
- Density should have been commensurate with the existing Beckside development to minimise any 'difference' to the phases.

So, the Parish Council once again proposes that H39 is withdrawn from the Local Plan and is replaced by:

H26. Dauby Lane.

Nearly all residents at our consultations want to link the two residential areas of the village. Approximately a third of homes are currently to the west of the school. H26 is a way of satisfying that need as well as increasing the housing stock. However H26 should contain a better mix of housing type, especially larger houses to meet another clearly identified local need. We consider a total of around 60 residences suitable for this site. CYC officers are yet again ignoring the wishes of the local community in continuing to impose H39 rather than H26 contrary to the views of residents and the Parish Council. Why do officers think they know our village better than the residents and the Parish Council?

SP1. The Stables. Travelling Showpersons Site.

The previous Planning Inspector's report was very clear. CYC should abide by that Planning Inspector's analysis and decision.

ST15. Whinthorpe/The Airfield.

The first version of the Local Plan included ST15 as 'Whinthorpe'. This was significantly better sited than the current proposals, being much closer to the A64 – its principal access point. This allowed for the retention of the airfield runway and lessened the adverse impact on Elvington and Wheldrake. The A64 clearly separates the site from Heslington so the visual and auditory impact on that village would be minimal. As it is proposed, ST15 is too close to the villages of Elvington and Wheldrake as well as being disproportionate in size to them. It would dominate the area, when it could and should be sited further away.

The Parish Council has concerns with the lack of information provided on the impact on the local area of new infrastructure generally – and particularly the transport links to the A64 and B1228. The effect on the surrounding countryside, and the villages of Elvington and Wheldrake, will be vast.

Furthermore it is thought absurd and economically ill-advised to destroy the airfield runway in the way proposed. Elvington Airfield is an important part of York's history and the full-length runway should be retained for historical reasons and future strategic need, along with the existing recreational activities that currently take place. Once destroyed it can never be recreated. Furthermore the airfield holds almost all of the UK's land speed records and is itself a major asset for tourism, which is a stated economic strategic priority for York. Additionally the adverse impact on the internationally respected Yorkshire Air Museum and Allied Air Forces Memorial would further damage tourism and indeed the reputation of York itself. It is estimated that the airfield and the Air Museum together currently attract in excess of 200,000 visitors a year to York.

The airfield is Green Belt and a site of importance to nature. The adverse ecological impact of ST15 would be less if it were sited north as originally proposed.

As it stands, the Parish Council cannot support the proposal. It would support ST15 if it was on the originally proposed site alongside the A64 and adjacent to the proposed new junction.

E9. Elvington Industrial Estate.

The Parish Council supports this site being included in the Local Plan – but points out that it is not a 'brownfield' site as described but is a grassy paddock.

ST26. Airfield Industrial Estate.

The Parish Council supports the extension proposed, but emphasises the need for detailed archaeological and ecological assessments before development. A gap should be made between the existing and the new estates which would allow for a 'wildlife corridor'.

Units should be small, high value businesses consistent with a restriction to B1 and B8 use, as at present, and in line with CYC's economic strategy.

However the Parish Council's support is conditional on the imposition of a 7.5 tonne weight limit on Main Street (i.e. the road through the village centre). There are a disproportionately large number of HGV movements currently through the village impacting on the safety of pedestrians and cyclists – particularly our children walking and cycling to/from school. The extra traffic generated by ST26 (and E9) would bring further unacceptable HGV traffic passing through the village.

Conclusion.

The residents of Elvington have never been properly consulted as to their needs and the Local Plan simply represents a 'desktop exercise' by CYC officers. It is clear that the Local Plan is unsound and does not reflect local public need or opinion and, therefore, reluctantly, the Parish Council concludes that the Local Plan should be rejected by the Planning Inspector.

The Chair of Elvington Parish Council wishes to speak at the forthcoming Inquiry.

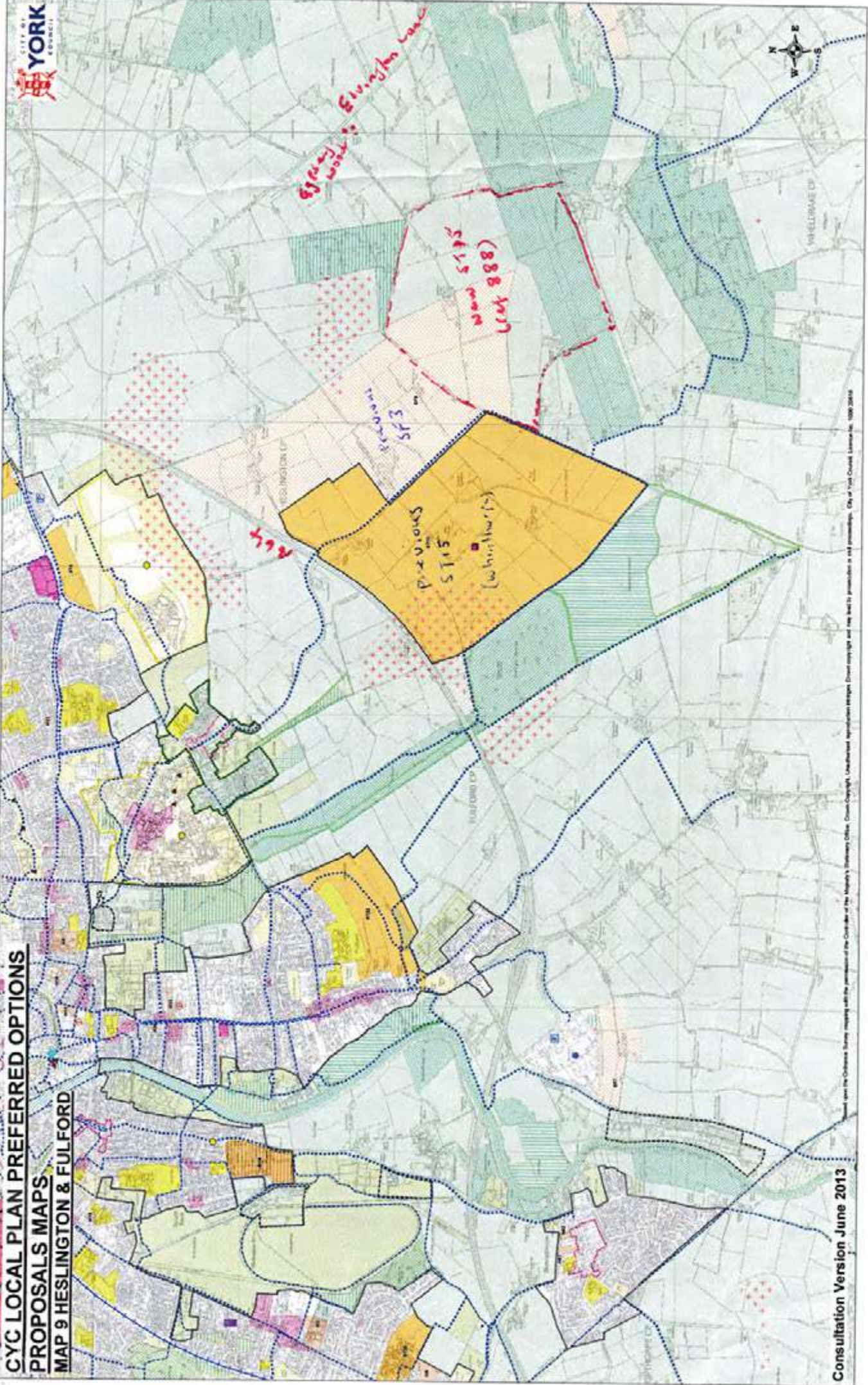
David Headlam, Parish Clerk
March 2018.

sept

Previous 'Whintherpe' Vs Allocation ST15 (ref 888)

June 2013

CYC LOCAL PLAN PREFERRED OPTIONS PROPOSALS MAPS MAP 9 HESLINGTON & FULFORD



Consultation Version June 2013

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From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 28 March 2018 13:06
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104796

Date submitted: 28/03/2018

Time submitted: 13:06:05

Thank you for submitting your Local Plan Publication Draft response form (ref: 104796, on 28/03/2018 at 13:06:05) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Dr

Forename: David

Surname: Fraser

Name of the organisation/individual/group you're representing: York Civic Trust

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Yes, I consider the document to be legally compliant

Yes, I consider the document to comply with the Duty to Cooperate

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not effective

Please give reasons for your answer(s):

York Civic Trust is committed to seeking a sustainable and long-term solution to York's existing traffic congestion problem, believing that the city's Local Plan is the best way to implement it. An understanding of the city's unique transport issues, using tangible, evidence-based assessment is critical in this undertaking. However, in its current draft form the Local Plan is not sound. It needs to be based on proportionate evidence in order to be considered justified. It is unsound for the following reasons:

1.) The full range of policy objectives of concern to transport need to be addressed
In order to meet objectively assessed development and infrastructure requirements, the transport policy statements in the draft Local Plan need to be justified throughout on the basis of a full set of policy objectives, which in turn should reflect those in the Strategic Environmental Assessment. Transport policies should contribute to economic vitality, public health, safety, protection of the natural environment, reduction of severance, and improved access for the transport disadvantaged. All of these objectives can be found somewhere in the Plan (for example, 1.2, 1.13-21, 1.66, 1.67, 2.14, 3.1, 12.2-3, 14.16, 15.22-27 and Table 15.2), but they are not consistently presented as a justification for the transport policies. In order to be effective, the Local Plan needs to be deliverable over its period and assessment against these aforementioned objectives is only realistic if each is specified in terms of outcome indicators and targets. At present, the Local Plan (Table 15.2) contains no outcome indicators to reflect any of the transport policy objectives other than, indirectly, air quality. The only indicators offered are output ones such as progress in delivery of road schemes. Such an approach falls very far short of accepted good practice as cited in the Local Transport Guidance, 2009; Sustainable Urban Mobility Plan Guidance, 2014; EC Guidance on Monitoring and Evaluation, 2016.

2.) Reliance on incomplete or out of date documentation
In order to meet objectively assessed development and infrastructure requirements, the transport policy statements in the draft Local Plan need to be justified throughout on the basis of existing and accessible documentation. Frequent reference to future transport-related documentation makes it impossible to judge the potential effectiveness, and hence soundness, of the Local Plan. York Civic Trust, however, remains committed to working with City of York Council through the use of their most up to date documentation.

2a.) Transport policies

The transport policies in the draft Local Plan are based throughout on the 2010 Local Transport Plan (LTP3). This is out of date and inappropriate to the vision set out in the Local Plan, and has failed to achieve its planned reduction in congestion. LTP3 specified implementation over the period 2011-16, but only set the broad context for policy beyond 2016. It was incomplete in its coverage of transport policy measures, and since its publication there has been an increase in the

range of technologies and policy measures available. The Local Plan (and in due course LTP4) need to reflect the potential of all of these measures. In particular it should ensure that development facilitates the use of shared and connected vehicles, smart travel, low emission vehicles, new light rail technology, district delivery points, and freight management more generally.

Policies T2, T4, T5 and T8 [Other references: 14.16, 14.18, 14.36-38, 14.40, 14.41, 14.57] provide statements separately on public transport, highways, walking and cycling and demand management (although it is noted that no similar policies are offered on freight and servicing). All of these policies specify measures to be adopted and, in the first three cases, a timetable. In the absence of an up to date LTP, these measures are inevitably incomplete, but they also fail to include many of the measures specified in the current 2005 Development Control Policies. This in turn gives the impression that the omitted measures are no longer deemed appropriate, yet there has been no publicly available analysis to justify this. Moreover, the categorisation of measures by time period of implementation is often inappropriate.

2b.) Demand Management

Policy T8 [others: 14.53-9, 15.15-19] covering demand management offers a wholly inadequate approach, particularly when set against the prediction of a 55% increase in congestion as a result of the planned new development. It principally considers parking standards, but limits these to long stay parking, and is therefore a significant backward step from the current Development Control Local Plan (2005) which has a comprehensive approach covering all city centre parking (public off street, private non-residential and on street). The standards proposed are not specified; instead reference is made to a York Parking Strategy review, which we understand has yet to be published. As the Development Control Policies (para 6.58) demonstrate, public parking provision is dwarfed by private non-residential parking in and close to the city centre. Thus any reliance for demand management on the control of long stay public off-street space is doomed to failure.

2c.) Design Standards

Design standards and policy thresholds are referred to throughout the Local Plan, but are never specified; instead they are to be set out in the relevant Supplementary Planning Document, which is not yet available. Examples include minimum frequencies for public transport, safe walking and cycling distances, parking standards, and requirements to provide a Transport Assessment or Travel Plan. As a result it is impossible to judge the potential effectiveness, and hence soundness, of the Local Plan. The 2005 Development Control Policies specify a number of such standards and no explanation is given for their omission from the draft Local Plan.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Paragraphs 2.16, 14.1-14.3, 14.18 Table 15.2; (and others referred to in passing); Policies T2, T4, T5, T8

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

1.) The full range of policy objectives of concern to transport need to be addressed
Para 2.16 needs to be redrafted to reflect the wider objectives of economic vitality, accessibility, public health and equity. Subsequent references to transport policies need to demonstrate that all of these objectives are being effectively addressed in the most cost-effective way. Achievable outcome targets need to be set for each of these objectives, and the Plan needs to be monitored against them. All such targets need to be added to Table 15.2.

2.) Reliance on incomplete documentation

2a.) Transport policies

The Local Plan should acknowledge that LTP3 is now out of date with a LTP4 in preparation, and in the absence of an up to date Local Transport Plan, reference to specific measures and their timing in Policies T2, T4 and T5 would be better omitted and replaced by a commitment to determine an appropriate set of measures and timeframe in the forthcoming LTP4. As an alternative the text in the current Development Control Policies should be used. A new policy on freight and servicing should be added.

2b.) Demand Strategy

Policy T8 needs to be completely rewritten, based on a critical assessment of the need for demand management to contribute to the wider objectives of the transport policy, and a series of recommendations on the application of each of the potentially available demand management measures. As a contribution to this, and in advance of the preparation of LTP4, the statement on parking policy within the current Development Control Policies 2005 should be incorporated into the Local Plan.

2c.) Design Standards

The Supplementary Planning Document needs to be published in time for its implications to be fully assessed in advance of the Examination in Public. Failing that, the standards specified in the Development Control Policies, 2005 should be incorporated into the Local Plan.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 28 March 2018 13:17
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104797

Date submitted: 28/03/2018

Time submitted: 13:17:04

Thank you for submitting your Local Plan Publication Draft response form (ref: 104797, on 28/03/2018 at 13:17:04) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Dr

Forename: David

Surname: Fraser

Name of the organisation/individual/group you're representing: York Civic Trust

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

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Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Yes, I consider the document to be legally compliant

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neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified

Please give reasons for your answer(s):

York Civic Trust is committed to seeking a sustainable and long-term solution to York's existing traffic congestion problem, believing that the city's Local Plan is the best way to implement it. Recognition of the most environmentally friendly and wellbeing-enhancing measures is critical to resolving this problem. York Civic Trust upholds sustainable transport measures first. These include the provision of effective and accessible solutions for pedestrians, cyclists and the use of public transport provision, rather than reliance on other road usage, notably cars. However, in its current draft form the Local Plan is not sound as it does not adhere to the strategic structure of a hierarchy of transport users as adopted in the LTP3. Nor does it acknowledge previously planned public transport provision, including for pedestrians and cyclists. By not complying with previous transport provision and strategic structure, or justification given for its exclusion, the Local Plan is not justified, as it is not the most appropriate strategy.

1. Failure to adhere to the council's hierarchy of transport users

York Civic Trust is committed to upholding sustainable transport measures first, including the provision of effective and accessible solutions for pedestrians, cyclists and the use of public transport provision, rather than reliance on other road usage. However, in its current draft form the Local Plan is not sound, as it does not adhere to the strategic structure of a hierarchy of transport users as adopted in the LTP3. This hierarchy places provision for pedestrians, cyclists and public transport users, in that order, above provision for commercial vehicle traffic and private cars. York Civic Trust strongly endorses that hierarchy, and recommend that it forms the basis for the emerging LTP4, and for the Local Plan. However, the draft Local Plan only makes one passing reference to this hierarchy in para 14.18. While some policies on new developments (SS9, 10, 12, 13, 22) propose a target of 15% of journeys by public transport, no evidence is offered to justify that target; nor is any target offered for walking and cycling. To reinforce this sense of limited aspirations, there is a clear emphasis in the investment programme in Policy T4 that solutions will where possible be based on increases in capacity for private cars and commercial vehicles.

2. Lack of acknowledgment of planned public transport provision, including pedestrians and cyclists

York Civic Trust is concerned by the absence of new public transport schemes that the City of York Council (and other partners) have been planning in recent years. We are committed to the expansion and accessibility of the city's public transport network in order to help meet the city's sustainable and environmental development. In its current draft from, the Local Plan fails to refer to (amongst others - there is also a wider set of schemes listed in the Development Control Policies, 2005):

- the planned high frequency bus services through York Central
- additional stations at the Hospital, Strensall and Poppleton Business Park

- a high frequency tram-train service for these stations and Haxby
- provision for bus priority, including additional infrastructure to support it (such as the Clarence Street / Lord Mayor's Walk Junction, Stonebow)
- priority bus access in both directions to all enhanced junctions on the A1237
- a new rail route for the Harrogate line to access York Station
- park and ride sites at Clifton Moor and on the Wetherby Road.

In terms of cycling and walking policies [T5], the list of strategic cycle and pedestrian improvements is incomplete and fails to address key inadequacies in the connectivity and capacity of the current networks. It offers no overall strategy to deliver a comprehensive high quality cycling or walking network that would achieve a significant modal shift to walking and cycling, and hence relief of congestion. In its current draft form, the Local Plan fails to refer to (amongst others - there is also a wider set of schemes listed in the Development Control Policies, 2005):

- extension of the upgraded route across Scarborough Bridge to serve Bootham and the Hospital
- additional infrastructure to overcome severance caused by railway lines and watercourses, including new bridges between Poppleton Rd and York Central and between British Sugar and Poppleton Business Park, and North Street and Coney Street
- measures to protect the existing cycle and walking networks
- further development of orbital routes
- priority provision for pedestrians and cyclists at junctions to reflect the hierarchy of users
- provision for enhanced cycle parking in major activity areas.
- There is also a wider set of schemes listed in the Development Control Policies, 2005.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Paragraph 14.18; Policies T2, T4, T5, T8

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

1.) Failure to adhere to the council's hierarchy of transport users

The hierarchy should provide the basis for the definition of sustainable development and sustainable communities in Policies DP2 and DP3. All transport policy measures should be selected and implemented following the hierarchy of users on which LTP3 is based, reflecting the principles of sustainable travel. This approach should determine the measures to be included under Policies T2, T4, T5 and T8, and the prioritisation in investment between these three transport policies. Based on the resulting strategy, a much more challenging target should be set for the proportion of journeys by sustainable modes.

2.) Lack of acknowledgment of planned public transport provision, including pedestrians and cyclists

Policies T2 and T5 should ideally be expanded to reflect the full list of schemes to be proposed in LTP4. Failing that it needs to be redrafted to include the schemes listed above and those contained in the Development Control Policies, 2005.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 28 March 2018 13:25
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

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Submission details

Web ref: 104798

Date submitted: 28/03/2018

Time submitted: 13:24:33

Thank you for submitting your Local Plan Publication Draft response form (ref: 104798, on 28/03/2018 at 13:24:33) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Dr

Forename: David

Surname: Fraser

Name of the organisation/individual/group you're representing: York Civic Trust

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

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Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Yes, I consider the document to be legally compliant

Yes, I consider the document to comply with the Duty to Cooperate

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neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared

Please give reasons for your answer(s):

York Civic Trust is proud that the city is a special place owing to its outstanding and rich heritage. The conservation of the city's heritage is therefore of the utmost importance if we are to keep York a unique place to live in and to invite people to visit; York is special, so let's keep it special. York Civic Trust believes the city's Local Plan should avoid being a check-list exercise, and be a manifesto that is unique to the city as one of the country's foremost historic centres offering tangible evidence of its past and development.

York Civic Trust understands the plan should offer a very positive strategy for the historic environment. There is much in the draft Local Plan's policies on the historic environment that we welcome. We particularly approve of the explicit call for 'good place-making' as the 'key driver of this plan' [8.1]; the need for good design [8.2]; the requirement for detailed proposals, including conservation area appraisals, for major development sites affecting conservation areas [8.24]; extensions to be subsidiary to an original building and stylistically in keeping but not 'a confused pale imitation of the original' [8.51 / 8.53], and the presumption against internally illuminated signage in conservation areas and listed buildings [8.59].

However, in its current draft form the Local Plan is not sound. As specified by the National Planning Policy Framework (paragraph 126), 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognize that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The draft Local Plan is unsound as it is insufficiently robust or positively prepared in the conservation of our historic environment.

York Civic Trust believes that the Local Plan should ensure developments do not harm the historic environment.

In key sections on Conservation Areas, Listed Buildings and the significance of non-designated heritage assets (Policies D4; D5; D7), too much weight is given in favour of development rather than protection of the city's historic environment, leading to a proclivity to harm.

For example:

- Policy D4.iii: 'Development proposals within or affecting the setting of a conservation area will be supported where they: ... iii.) are accompanied by an appropriate evidence based assessment of the conservation area's special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood';
- Policy D5: 'Proposals affecting a Listed Building or its setting will be supported where they...';
- Policy D7: 'Development proposals will be encouraged and supported where they are designed to sustain and enhance, the significance of York's historic environment, including non-designated heritage assets'.

This is an insufficiently positive strategy for the conservation of York's historic environment,

questioning the soundness of the Local Plan. This is particularly problematic in D7, where there is a noted absence of commitment from City of York Council to protect the city's non-designated heritage assets.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Paragraphs 8.1, 8.2, 8.3, 8.4, 8.5; Policies D4, D5, D7

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

The leading principles [8.1 – 8.5] should be rephrased to more explicitly stress a sound commitment to conserve and enhance the outstanding built heritage of the city. This could be better achieved by making reference to the value of the Central Historic Core Conservation Area to the culture and economy of the city, as well as Village Design Statements [in 8.3]; by noting the wealth of Designated Assets.

Policies D4, D5 and D7 should be rephrased in order to be more prescriptive about not causing harm. The NPPF paragraphs 133 should act as suitable guidance on such rephrasing towards protection and opposing substantial (NPPF, para.133) and less than substantial harm (NPPF, para.134) of designated assets (NPPF, para. 133-34, 136, and non-designated assets (NPPF, para. 135-36).

In the absence of a revised Local Heritage List Supplementary Planning Document (referred to in para 8.38) for the 2018 draft Local Plan, which would otherwise need to be published in advance of the Examination in Public for its implications on Policies D4, D5, D7 to be fully assessed, the use of the standards specified in the Consultation Draft Local Heritage List Supplementary Planning Document (June 2013; notably para 4.5) would offer a more positive strategy to protect non-heritage assets in Policy D7.

In addition, for reasons of shoring up the soundness of the document, in Policy D5.ii, '...help secure a sustainable future for a building at risk...' should be rephrased as: '...help secure a sustainable future for ALL LISTED BUILDINGS, ESPECIALLY ANY building at risk...'

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? Yes hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

York Civic Trust has experience and knowledge of the City's historic assets and has used these to improve the city for seventy years. We believe we have a unique role to play in the interpretation and application of national policy in this particular place.

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 28 March 2018 13:30
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104800

Date submitted: 28/03/2018

Time submitted: 13:30:11

Thank you for submitting your Local Plan Publication Draft response form (ref: 104800, on 28/03/2018 at 13:30:11) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Dr

Forename: David

Surname: Fraser

Name of the organisation/individual/group you're representing: York Civic Trust

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Yes, I consider the document to be legally compliant

Yes, I consider the document to comply with the Duty to Cooperate

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not effective,not consistent with national policy

Please give reasons for your answer(s):

In order for the Local Plan to be sound, it needs to be effective in its delivery, as well as consistent with national policy, notably the government's planning guidance in the National Planning Policy Framework (2012) of which paragraph 158 states that a Local Plan must 'contain a clear strategy for enhancing the natural, built, and historic environment, and supporting Nature Improvement Areas where they have been identified'. Failing such criteria would make the draft Local Plan unsound and if inconsistent with national policy, possibly having no legal basis.

In its current draft form the Local Plan has inconsistencies and omissions with regard to its provision for the historic environment that make it unsound.

Under the Town and Country Planning (Development Management Procedure) (England) Order 2015, notice of applications for listed building consent and of the decisions taken by local planning authorities on those applications must be given to Historic England and the six National amenity Societies as part of their statutory role in the planning process.

For legal purposes, and in order to be considered sound, the draft Local Plan needs to be accurate and consistent. Whereas advice is given [8.40] on the need for Historic England's consultation on development affecting Historic Parks and Gardens, there is no inclusion of Historic England's role in similar proposals affecting Listed Buildings [Policy D5].

Elsewhere, Historic England is either omitted or incorrectly associated as English Heritage in the 'delivery' sections of Policies D1, D4, D5, D8, D9, D10, and para.8.24, as is The Gardens Trust in Policy D8. Indeed, the soundness of the draft Local Plan is questioned by several confused mentions of English Heritage instead of Historic England [D1; 8.24; D8; D10]. Since 1 April 2015, Historic England and English Heritage have been separate bodies with very different cultural and statutory roles in the planning process and the protection of national heritage assets.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Paragraphs 8.24, 8.40; Policies D1, D4, D5, D8, D9, D10

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further

representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

Policy D5 should be redrafted to include reference to Historic England and The National Amenity Societies as statutory consultees for development proposals affecting the alteration or demolition of Listed Buildings of any grade.

Furthermore, Paragraph 8.40 should be corrected to refer to The Gardens Trust rather than The Garden History Society which it is no longer called.

The 'Delivery' parts of Policies D4; D5; D9 should be redrafted to include reference to Historic England as one of the key partners; likewise, The Gardens Trust to be included in the 'Delivery' part of Policy D8. Policies D1; D8; D10, and para 8.24 are to be corrected by making reference to Historic England rather than English Heritage.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? Yes hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

York Civic Trust has experience and knowledge of the City's historic assets and has used these to improve the city for seventy years. We believe we have a unique role to play in the interpretation and application of national policy in this particular place.

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 28 March 2018 13:36
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104801

Date submitted: 28/03/2018

Time submitted: 13:35:50

Thank you for submitting your Local Plan Publication Draft response form (ref: 104801, on 28/03/2018 at 13:35:50) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Dr

Forename: David

Surname: Fraser

Name of the organisation/individual/group you're representing: York Civic Trust

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Yes, I consider the document to be legally compliant

Yes, I consider the document to comply with the Duty to Cooperate

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not consistent with national policy

Please give reasons for your answer(s):

The Spatial Strategy (Section3) and its associated allocations for housing land, with its supporting evidence, has been prepared to meet the requirements of the National Planning Policy Framework, having drawn upon previous consultations, and having been prepared using a robust evidence base. York Civic Trust does not wish to comment in detail on the nature and extent of the spatial allocations, since we believe that the overall policy advantages of achieving an adopted plan are so very great for the common good. We therefore support the spatial strategy components of the Local Plan.

Although we support the document and urge that it be approved in its entirety, we have a reservation to bring to the attention of the Council (and this is elaborated in our observations elsewhere of Transport and Communications): the creation of satellite settlements only contribute to the well-being of the City if they are connected, in every sense, to the city centre, and that they are sustainable in their own right.

The process of bringing forward such developments should mandate the creation of transport and economic links for the benefit of York as a whole. This would be in compliance with the National Planning Policy Framework (paragraph 17), which establishes the ambitions for 'sustainable development' as anywhere that 'makes fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be sustainable'.

York Civic Trust is therefore concerned about the sustainable viability of the proposed housing allocation at two sites, believing these to be unsound as, in their current form, they are inconsistent with national policy, in as much as they do not constitute 'sustainable development' in terms of paragraph 17 of the National Planning Policy Framework or are sufficiently positively prepared as a strategy to meet infrastructure requirements.

The two sites are:

1. (Land West of) Wigginton Road (SS12 / ST14) is only sound if it is subject to sustainable transport links being provided to shopping and employment services and bus service terminus. York Civic Trust is concerned that the A1237 Outer Ring Road will separate this site from such services and that infrastructure requirements connecting the two are not sufficiently positively prepared.

2. (Land West of) Elvington Lane, on the former airfield site (SS13 / ST15) is independent from the city centre (7 miles away); a mile from the village of Elvington (pop. 1,700), and three miles from the nearest high frequency public transport corridor, as shown in Figure 5.3 of the Local Plan. The

principle transport link is recommended to be a new access road to the A64, but the proposed settlement allocation is too low to fund this link and the necessary sustainable transport infrastructure and essential services other than a primary school.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Figure 5.3; Policies SS12, SS13; Sites ST14, ST15

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

York Civic Trust believes that all of York's proposed residential developments in the green belt should have access to a range of services and be well connected by transport.

The local plan should account for such connections. For the (Land West of) Wigginton Road site (SS12 / ST14), this might be resolved through the provision of an overbridge for a direct footpath and cycleway to Clifton Moor and a busway constructed between the new housing and the Clifton Moor junction on the A1237 Outer Ring Road.

A genuinely sustainable settlement at the Elvington airfield site (SS13 / ST15) will need to be in the order of 12,000 or more houses. This will enable the sustainable provision of key infrastructure, such as a secondary school and public transport links to be provided. The allocation for this site should be increased accordingly.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: Ann Andrews [REDACTED]
Sent: 28 March 2018 14:34
To: localplan@york.gov.uk
Subject: Local Plan final draft
Attachments: Comments_form_FINAL.docx; Further comments.docx

Please find attached my comments to be used in the final consultation for York's Local Plan

Kind Regards
Ann Andrews

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mrs	
First Name	Ann	
Last Name	Andrews	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

This plan does not meet a sustainability plan because it does not meet any of the criteria laid down in the report, it does not ensure that a development will not introduce risk to the health of current and future residents or create problems with property and it's surrounding environment; and it does not consider measures to combat emissions of Nitrogen Dioxide, Particulate, Carbon Dioxide and other greenhouse gases from both transport and other sources; the plan does not adhere to the area been protected from environmental problems including flood risk, poor air quality and transport congestion to adjacent properties. It will increase congestion and this demand cannot be met by increasing highway capacity as there is no scope for the roads infrastructure to have their capacity increased.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified X No
 Effective X No Consistent with X national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

I have plagiarized some of the recommendations in the Local Plan , none of the following suggestions have been adhered or given any consideration too and York Council just seem hell bent on ruining or historic city and in particular the surrounding area. It makes no sense to have the following sites –

735 Haxby st9

1,348 wiggington Rd st14

968 st8 monks cross

863 st 17 nestle site

500 St35 Strensall barracks

all located to the North of the city, the A1237 which serves these areas is already beyond its capacity and making a change to roundabouts will not make any difference to travel times / pollution / congestion etc. There are a number of areas within York where the national health based air quality objectives are being exceeded. The main source of air pollution in York is traffic. And according to the predicted jobs creation figures (650 new jobs per annum) against the property development figures (867 new dwellings per annum) there will not be enough jobs in the local area so people will have to commute just adding to the congestion and pollution, they are stating the volume of traffic on the highway network overall could increase by approximately 20% (an extra 7000 vehicle trips in each peak) by the end of the local plan period. The corresponding predicted increase in travel time across the network is approximately 30% and the increase in network delay is approximately 55%.

ST9 proposed site is to the north of Haxby and the traffic will have to come through the town to reach the A1237 this area is one of the worst congested areas already, our schools are to capacity or local doctors surgery cannot cope with demand, our drainage system is at capacity, there are no jobs in the immediate vicinity, houses will be too expensive for people working in the leisure / service industries to afford as these type of jobs are the only real jobs available in York.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

The numbers and siting of the Developments need to be reviewed. Residents have not been listened to throughout this consultation, facts were not presented accurately, feedback was asked following local consultations this what received.

The Plan has to take into account how they are proposing to tackle air pollution, noise pollution, the creation of well-paid jobs, they need to consider peoples quality of life and how this can be affected by all of the above.

Local problems such as drainage / traffic sustainable transport / cycle routes that are safe to use and not just a line at the side of the pothole ridden roads.

It is neither healthy nor safe to cycle from Haxby to York Centre due to no adequate cycle lanes and the fumes from the large amount of traffic leaving the village.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation X

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

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Storing your information and contacting you in the future:

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Retention of Information

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Signature

Date

28.3.2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

If you want decent liveable wages you would have to commute to one of the larger cities like Leeds / Sheffield.

Parking is an issue in the village, greenspace is not adequate for the population.

Hospitals cannot cope anymore there is no room to expand the current Hospital site.

They have already identified a safety and visibility issue at the Village and Usher Lane/Station Road junction which cannot be improved as there are properties shadowing all sides of the road, if they go ahead with the scheme it is suggested that vehicles should seek to minimise the amount of trips using the Usher Lane/Station Road junction due to existing capacity and safety issues.

An alternative site should be sought.

From: David McKeever [REDACTED]
Sent: 19 March 2018 15:13
To: localplan@york.gov.uk
Subject: York City local plan

I have evaluated the local plan that the council published and it has my, and my wife's, full support. We would like to know why the Council and the Planning Department are dithering over putting the plan into place, and operation.

David and Elizabeth McKeever



Name:
Address

FREEPOST RTEG-TYYU-KLTZ
Local Plan, City of York Council,
West Offices, Station Rise,
York, YO1 6GA

Dear City of York Council,

I am writing to provide my feedback and outline my support for the Local Plan Publication Draft 2018.

As a resident of York, I believe it is essential that we submit a plan that directly addresses the local pressures in our housing market, but at the same time, guarantees the protection of the greenbelt and York's natural beauty.

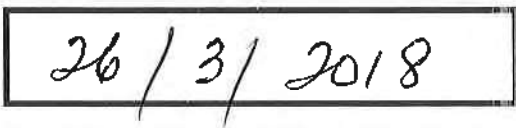
Overall, I judge that the City of York: Local Plan Publication Draft, Policies Map, Sustainability Appraisal and Strategic Environmental Assessment to be 'sound' documents. However, more specifically, I feel the following principles within the current draft of the Local Plan are crucial for the future development of York:

- The plan gives good protection of York's Greenbelt, protecting our unique City.
- Given that population figures are predicted to be lower than estimated by the Government, the plan provides enough houses for the people of York.
- From delivering roughly 500 houses per annum, to nearly 1000 house per annum, I believe that through the housing delivered under the plan, affordability will be improved in York.

I am confident that with the current draft of the Local Plan, York will be able to provide sustainable development across the City and deliver a balance between providing new homes and delivering more employment, whilst protecting the City's special character.

It is essential that the people of York retain control of this process and ultimately, decide on the future of York itself.

Signature: 

Date: 

**City of York Local Plan
Publication Draft 2018
Consultation response form
21 February – 4 April 2018**

OFFICE USE ONLY:
ID reference: **RECEIVED**
27 MAR 2018
BY: _____

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	PROFESSOR	
First Name	KEITH	
Last Name	HARTLEY	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1	[REDACTED]	
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note

Where do I send my completed form?

Please return the completed form by **Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B - Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

Justification is NOT needed; but see BLOW@ 5.4.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared

Justified

Effective

Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

It is sound - see below

Paragraph no.

FIELD @ AVON DRIVE

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

- ① I understand that Biche Homes wish to re-classify the field @ Avon Drive as suitable for housing
- ② Biche has made repeated attempts to re-classify the field @ Avon Drive. All such attempts have been rejected by the York Council & Central Government (at appeal).
- ③ If Biche seeks, yet again, to re-classify this Green Belt land @ Avon Drive, I & others wish to OBJECT most strongly.
- ④ I fully support the York Council decision to re-classify the field @ Avon Drive as Green Belt.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

- ① I do NOT support changes to the Plan's decision to make the Field off Arden Drive an Green Belt.
- 2) I regard the Plan as sound.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To object to Pitches continued attempts to thwart & ignore decisions by York Council & Central Government.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

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Retention of Information

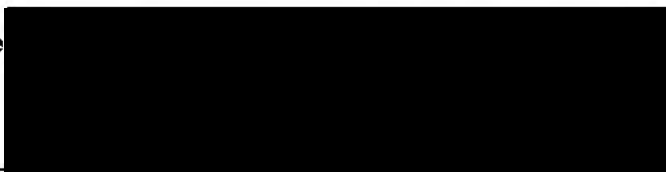
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Signature



Date

24/3/18

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

107

Do you consider the City of York Draft Local Plan Publication SOUND

Yes

No



There will be a Public Enquiry about the Local Plan. You are allowed to speak at the Enquiry. Please let us know if you wish to speak.

No, I do not wish to participate at the hearing session at the examination

Yes I wish to appear at the examination

Name Prof K. HARTLEY

Address
Tel No
Email

A large black rectangular redaction box covers the address, telephone number, and email address fields.

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:
ID reference: **RECEIVED**
27 MAR 2018
BY: _____

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

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Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr	
First Name	Tim	
Last Name	Vicary	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)

3. To which document does your response relate? (Please tick one)

- City of York Local Plan Publication Draft
- Policies Map
- Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

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4. (1) Do you consider the document is Legally compliant?

Yes No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

I have no opinion about these two points. My comments on the following page (and attached letter) are about how sound and appropriate the draft plan is.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

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Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

SS13

Site Ref.

Land West of Elvington Lane

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

The draft plan for SS13 'Land West of Elvington Lane' makes no provision at all to protect the amenity value of existing properties in this rural landscape from the considerable impact of which the building of garden village of 3,339 dwellings must necessarily have. The impact in terms of noise and light pollution is certain to be severe. This is a quiet rural area, dark at night, where stars can clearly be seen. The background noise levels are exceptionally low, as witnessed in evidence given by the independent noise expert Mr Stigwood in the week-long planning enquiry before HM Planning Inspector Ian Currie in 2009. As result of that enquiry the western end of the airfield is subject to detailed noise restrictions (see attached letter) which should be preserved as much as possible. We are disappointed to see that Section SS13 of the draft plan makes no specific reference to any measures to protect the amenity value of existing residents, or of Wheldrake Woods, south of Elvington airfield. This is in clear contrast to Policy SS21 'Land South of Business Park, Elvington' where paragraph iii promises to 'Provide appropriate landscaping/screening to assist in mitigation against the erosion of the existing semi-rural setting of the airfield.' We request that a similar provision be added to SS13 'Land West of Elvington Lane', preferably in the form of a bund five to ten metres high which could be planted and made attractive with trees and hedging. This would at least mitigate the effect of noise and light pollution, and screen the existing rural landscape from the impact of construction work which is likely to continue for several decades. Such a screening and mitigating measures would be in accordance with Policy GB1 'Managing Appropriate Development in the Green Belt' paragraph 10.4 in the section on the Green Belt which reads: 'When granting permission for residential development in the Green Belt, conditions will normally be attached ... to ensure that the visual openness of the countryside is protected from obtrusive domestic development.'

Secondly, the map showing the 'garden village' shows no details whatsoever of the necessary transport link to the A64 which would have to be constructed *before* construction work begins; nor does the map or the draft plan make any reference to the much more detailed map produced by the developers Oakgate Partnership. See attached letter for further comments.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

***Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.*

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

As explained above, 'Provide appropriate landscaping/screening to assist in mitigation against the erosion of the existing semi-rural setting of the airfield.'

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

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Retention of Information

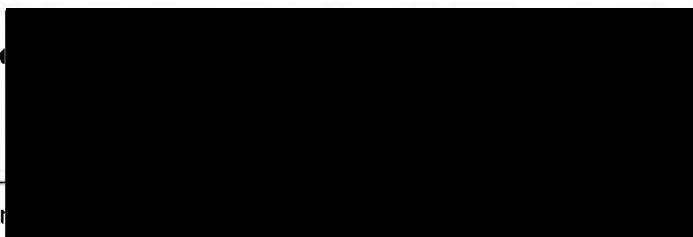
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Signature



Date

26 March 2018

¹ Section 20(3) Planning (Local Planning) (England) Regulations 2012

² Regulation 36 Town and Country Planning (Local Planning) (England) Regulations 2012

³ Regulation 19 Town and Country Planning (Local Planning) (England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) (England) Regulations 2012

Blackwoods Farm
Wheldrake
York
YO19 6BG

Comments on proposed 'garden village' on Elvington airfield, City of York Local Plan.

Firstly, we would acknowledge that the City of York does require further new house building to enable young people to buy a property or to rent at a rate affordable in the York, low wage economy.

However, we feel that the new garden village as outlined in the current plan is unsuitable for the following reasons:

1. It proposes building houses on the western end of Elvington airfield, an area which has long been designated a 'quiet area' and is subject to both planning and noise restrictions which have been established after numerous court cases and sustained monitoring activity over many years by officers of City of York Council.
2. In addition to noise and light pollution, the current plan is likely to have a serious negative effect on the amenity value of wildlife areas within the Green Belt, such as Wheldrake Woods, which are regularly visited and enjoyed by local residents, particularly from the village of Wheldrake.
3. The building of such a large number of houses would have major transport implications in an area where the two major roads into and out of York are already frequently jammed at peak periods.
4. The current plan is inferior in many ways to the new plan drawn up by Oakgate Partnership, a plan which we understand, unlike the current plan, **does** have the approval of CYC Planning Department.

We would like to develop these four points below.

1. **The western end of Elvington airfield.** The current plan envisages building a block of hundreds of houses on the western end of Elvington airfield. This area is within the Green Belt and was formerly designated a 'quiet area' by Selby District Council. Over the past two decades it has

been the subject of numerous protests by local residents and City of York Council on the one hand, and Elvington Park, the owners of the airfield, on the other, on the subject of noise pollution, principally caused by motorbike racing on the airfield. The aim of these protests was to preserve the amenity value of the area as a quiet area. During the week-long planning appeal before HM planning inspector Ian Currie in 2009, independent noise analysts commissioned by City of York Council gave evidence that the background noise level in this rural area (when no motor activity taking place), was one of the lowest they had measured anywhere. The result of the Inspector's report was to uphold City of York Council's planning enforcement notice which imposed strict limits on motor sport and other noise pollution.

Separately, but in parallel with the planning enquiry, City of York Council's environmental protection officers undertook regular monitoring of noise on the airfield which resulted in a noise abatement notice being served in 2009, upheld in the High Court in 2011, and a successful prosecution of Elvington Park Ltd in 2013 when they were ordered to pay a fine of £9,000 and CYC's legal costs of £20,000.

As a result of this determined activity by CYC's officers the amenity value of this quiet rural location has largely been preserved. As local residents and witnesses to both the planning enquiry and the court cases, we are grateful for the diligent and resolute efforts of council officers in achieving this result.

- 2. The amenity value of the area.** Sadly, the current plan to build hundreds of houses at the western end of Elvington airfield seems likely to undo these efforts and to alter the quiet rural nature of the area for ever. Elvington airfield is within the Green Belt and the fundamental aim of Green Belt policy is to prevent urban sprawl. But if planning permission is eventually given for this "garden village" in the form illustrated in the current Local Plan, with houses starting at "Snactry Wood", it will be an urban environment set down in the middle of Green Belt. There will inevitably be considerable noise pollution over many years during construction, as well as light pollution from street lighting which will destroy the dark nights.

The new "village", as mapped out in the current Local Plan, would not only back closely onto our property but would overlook Wheldrake

Woods, currently a daily source of peaceful, wooded country space for people living locally and many Yorkshire residents from further afield. This amenity set in peaceful countryside is almost unique in the York area and should not be lightly compromised by views of an imposing bustling small town.

We would hope that this plan does not go ahead in its present form, but if it does, we would request as a minimum that the planners insist that from the outset the development be screened along its southern border by an earth bund that exceeds the height of all the proposed buildings. This bund could be planted with wild flowers and trees and in itself become a pleasant feature of the new development. Thus the view from Wheldrake Woods and from residents' homes would remain one of a natural environment, and the noise and light pollution from the development might to some extent be mitigated.

- 3. Transport.** The plan to build so many houses in a rural area will clearly have major implications for transport. Most new residents will probably work elsewhere, and thus require access to York or Leeds. There are currently two commuter routes from Wheldrake towards York, one meeting the A64 at Grimston Bar, the other via the A19 to the Fulford Interchange near the Designer Outlet. Both routes are already very busy, with long queues at morning and evening rush hours. An additional 4,000 car owners would make this intolerable.

Clearly, therefore, either these roads would have to be significantly widened, or a new route and junction to the A64 would have to be built before construction of the new houses was begun. Even this, however, would not necessarily solve the problem. A traffic survey would show that there are **already** significant queues not only on the slip roads but **on the A64 itself** at both Grimston Bar and the Fulford Interchange during morning rush hour. A new junction on the A64 between these two would probably suffer the same congestion.

It is also vital that even in the earliest stages of development access to the site by construction traffic is designated in a way that protects the local villages of Heslington, Wheldrake and Elvington. These villages are not in a position to accept heavy construction traffic. We know that if it gets contractors more quickly to their destination, they will happily disregard signs asking them not to proceed through small villages. This

construction period is expected to continue over 20 years and if not handled properly could ruin life for residents of the nearby villages. The only acceptable access and exit for construction traffic would be directly from the A64 via a new junction.

- 4. The latest plan drawn up by Oakgate Partnership.** We understand the developers, Oakgate Partnership, have recently drawn up a detailed development plan which has been approved by CYC Planning Officers, but unfortunately rejected by City of York Councillors. This plan differs from the current City of York Local Plan and appears to at least mitigate some of the problems arising from the Local Plan, which I listed above.

The recent Oakgate plan, which indicates housing starting at The Old Firestation and continuing to the eastern end of Elvington Airfield, avoids the environmental problem of building at the western end of the airfield. In the Oakgate plan, the western half of the Airfield, historically designated a 'quiet area', would not be built on, but would instead be preserved as a large, ecological Wildlife Area, providing an amenity area for both old and new residents and managed by Yorkshire Wildlife Trust.

Our house overlooks this proposed Wildlife Area and we are particularly well blessed with bird species both on and surrounding the Airfield. These include buzzards, red legged partridge, barn owls, little owls, kestrels, herons, lapwings, curlew and oyster catchers, as well as more common farmland species. A goldcrest was even spotted here last year. Animals living here include fallow deer, hares, badgers and foxes. The ancient grassland on the Airfield is vital for ground nesting curlew and skylark, the latter being an endangered bird species.

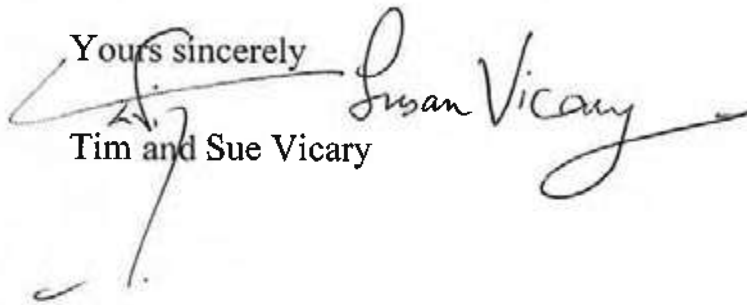
The current City of York Council "Langwith Development Plan" would build houses between Snactry Wood and Langwith Farm. This would severely restrict and reduce habitat for animals and birds who now live on the Airfield's grassland at the western end. The proposal put forward by Oakgate Partnership, by contrast, would preserve a valuable wildlife corridor stretching from Wheldrake Wood (Black Wood) across farmland to Snactry Wood and Halifax's Wood and across the Airfield to Langwith Farm. Thus York residents – both existing residents and those in the proposed new village – would have a much larger, properly

managed, accessible wildlife area on their doorstep with all the benefits that brings to the public and to local schools and organisations.

We would respectfully ask that the Council and the Planning Inspector consider these comments when the time comes.

Yours sincerely

Tim and Sue Vicary

A handwritten signature in cursive script that reads "Susan Vicary". The signature is written in black ink and is positioned to the right of the typed name "Susan Vicary".



Name:
Address

FREEPOST RTEG-TYYU-KLTZ
Local Plan, City of York Council,
West Offices, Station Rise,
York, YO1 6GA

Dear City of York Council,

I am writing to provide my feedback and outline my support for the Local Plan Publication Draft 2018.

As a resident of York, I believe it is essential that we submit a plan that directly addresses the local pressures in our housing market, but at the same time, guarantees the protection of the greenbelt and York's natural beauty.

Overall, I judge that the City of York: Local Plan Publication Draft, Policies Map, Sustainability Appraisal and Strategic Environmental Assessment to be 'sound' documents. However, more specifically, I feel the following principles within the current draft of the Local Plan are crucial for the future development of York:

- The plan gives good protection of York's Greenbelt, protecting our unique City.
- Given that population figures are predicted to be lower than estimated by the Government, the plan provides enough houses for the people of York.
- From delivering roughly 500 houses per annum, to nearly 1000 house per annum, I believe that through the housing delivered under the plan, affordability will be improved in York.

I am confident that with the current draft of the Local Plan, York will be able to provide sustainable development across the City and deliver a balance between providing new homes and delivering more employment, whilst protecting the City's special character.

It is essential that the people of York retain control of this process and ultimately, decide on the future of York itself.

Signature:



Date:

26.3.18

RECEIVED

29 MAR 2018

BY:

SID 110

Name: C. BLAKEMORE
Address: [REDACTED]

FREEPOST RTEG-TYYU-KLTZ
Local Plan, City of York Council,
West Offices, Station Rise,
York, YO1 6GA

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Signature: [REDACTED]

Date:

27-03-2018

RECEIVED

29 MAR 2018

BY:

SID 111

Name: MRS. A. E. HARDCASTLE

Address



FREEPOST RTEG-TYYU-KLTZ

Local Plan, City of York Council,
West Offices, Station Rise,
York, YO1 6GA

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Signature:



Date:

27.03.2018

RECEIVED

29 MAR 2018

BY:

SID 112

Name: MR AND MRS A.T & S. HARVEY
Address: [REDACTED]

FREEPOST RTEG-TYYU-KLTZ
Local Plan, City of York Council,
West Offices, Station Rise,
York, YO1 6GA

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Signature: [REDACTED]

Date:

26th March 2018

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:
ID reference: **RECEIVED**
29 MAR 2018
BY: _____

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mrs	
First Name	Susan	
Last Name	Rippon	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1	[REDACTED]	
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

Only partially! The local plan is long-overdue and meek with its development proposals.

Most of the proposals relate in Inner York, with the settlements to the south-west of the city being largely ignored. Whilst they might be in the Green Belt or a conservation area, they still have development opportunities within the village envelopes and the scope for these should be recognized and action facilitated by the local plan. I feel concerned that the very few remaining amenities and services that we have in Askham Richard, Askham Bryan, Rufforth etc will not have sufficient residents to sustain them in the future, if we are not mindful of the need to develop commensurately with the needs of individual communities. Planning policy should be about encouraging the "critical mass" in development, that supports viability of a community. In my view, Bilbrough, in neighbouring, Selby District has begun to address this aim.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

HW 7 Healthy Places and generally across whole plan area

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

Clean air and its fundamental impact on every resident's health is largely overlooked. The HIA evidence documents talk about air quality, but suitable policies and actions do not seem to have been embraced anywhere in the plan. Yet, clean air is so obviously essential and fundamental to public health and the poor quality that we have suffered in York and surrounds is primarily attributable to land-use (vehicle, industrial, agricultural, garden and domestic).

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

In the outer York villages, there is an urgent need for the planning authority to work with Government and public health partners to assess the current lack of clean air zones and whether they, or similar controls, should be imposed on communities, in order to improve air quality for all, especially children.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

There is virtually nothing relating to my community in outer York in the local plan, so I don't feel able to contribute further.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

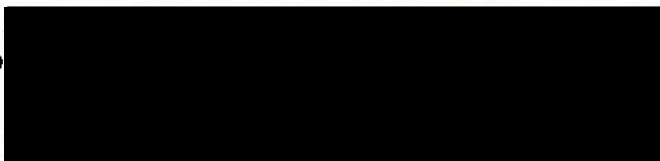
We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature



Date

23rd March, 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:
ID reference: **RECEIVED**
29 MAR 2018
BY: _____

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Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

3 REPRESENTATIONS
① ② ③ ATTACHED

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	MR.	
First Name	IAN	
Last Name	ANDERSON	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1	[REDACTED]	
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Handwritten notes at the top of the page.

RECEIVED
BY: [Name]
3/28/1919

Handwritten text in the upper right section, possibly a date or reference number.

Main body of handwritten text, appearing to be a letter or report.

Handwritten text at the bottom left, possibly a signature or name.

Handwritten text at the bottom right, possibly a name or title.

Handwritten text in the lower middle section.

Handwritten text in the lower section.

Handwritten text at the bottom of the page.

Final handwritten text at the very bottom of the page.

Part B - Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment



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4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

THE COUNCIL WILL HAVE ENSURED
THESE ASPECTS ARE COMPLIANT
BEFORE PROMULGATING THE PLAN

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Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

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Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

THIS RELATES TO THE PLAN AS A WHOLE
THE CITY OF YORK IS SUCH A SPECIAL PLACE & IS
SO CONFIGURED THAT DEVELOPMENT ON THE SCALE
ENVISAGED HAS THE CAPACITY TO DESTROY THE
ELEMENTS WHICH MAKE IT THE BEST PLACE IN
THE UK TO LIVE. TO ADD ANOTHER 30000 OR SO
TO THE POPULATION OF AN ALREADY CONGESTED
CITY IS AN APPALLING PROSPECT. OBVIOUSLY
NEW HOMES ARE NEEDED BUT FOR GOVERNMENT
ARBITRARILY TO DICTATE WHAT THAT NEED SHOULD
BE IS A DENIAL OF LOCAL DEMOCRACY - AND
OF COMMON SENSE! THERE MUST BE AN
ABSOLUTE LIMIT TO THE POPULATION OF ANY
TOWN AND THIS PLAN FAR EXCEEDS THAT.
IN ANY CASE REGARD MUST BE HAD TO THE
ABILITY OF THE CITY'S INFRASTRUCTURE TO
SUPPORT SUCH A NUMBER WHICH ALL INDICATIONS
ARE IT COULD NOT. FOR THESE REASONS I
BELIEVE THE PLAN TO BE UNSOUND

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)



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Sustainability Appraisal/Strategic Environmental Assessment

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No

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SEE MY ANSWER ON SHEET (A)

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Positively prepared

Justified

Effective

Consistent with national policy

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Paragraph no.

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5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

A DEVELOPMENT OF THIS SIZE WITH ONLY 1 ACCESS NORTHWARDS AND 1 SOUTHWARDS CANNOT BE JUSTIFIED. BOTH STOCKTON LANE & OSBAMWICK ARE ALREADY VERY BUSY AND AN INFLOW OF SOMETHING LIKE 2-3000 PEOPLE WITH VEHICLES WOULD PUT AN UNDOE STRAIN ON THE ROADS & SEWERS, ESPECIALLY IN AN AREA OF SUCH OFTEN WATER LOGGED LAND

Part B - Your Representation

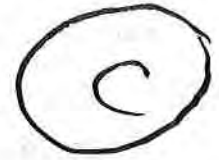
(Please use a separate Part B form for each issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment



What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

SEE MY ANSWER ON SHEET (A)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

IT IS IN MY VIEW IMPOSSIBLE TO JUSTIFY 968 HOUSES ON THIS SITE. MONKS CROSS LINK ROAD IS ALREADY VERY BUSY MUCH OF THE TIME. WITH THE ADVENT IN 2019/20 OF THE NEW COMMUNITY STADIUM, CINEMA, CAFES etc. AT MX, ONE DOUBTS THE ABILITY OF THE ROAD STRUCTURE TO COPE. AT THE VERY LEAST NO PERMISSION MUST BE GRANTED WITHOUT DUALLING THE WHOLE EXTENT OF MONKS CROSS LINK ROAD FROM JOCKEY LANE TO THE A 1237

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

1. IF THE PLAN IS APPROVED NUMBERS AT ALL LARGE SITES NEED REDUING TO MITIGATE THE DAMAGE WHICH LARGE SCALE DEVELOPMENT WILL CAUSE
2. A CONDITION SHOULD BE INSERTED THAT NO SITES TO THE NORTH OR NORTH EAST CAN BE DEVELOPED UNTIL THE RING ROAD IS DUALLED

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

AS AN ORDINARY MEMBER OF THE PUBLIC A LIFELONG RESIDENT OF YORK BUT WITH NO EXPERTISE I WOULD WISH TO IMPRESS UPON THE INSPECTOR IN NO MORE THAN 5 MINUTES HOW THIS PLAN WILL DESTROY THE "SPECIALNESS" OF YORK

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

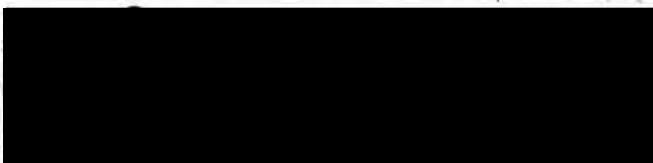
We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on 01904 554145

Signature



Date

MAR 27 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17, 22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:
ID reference: **RECEIVED**
29 MAR 2018
BY: _____

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	MRS	
First Name	LOUISE	
Last Name	SERRA	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1	[REDACTED]	
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

ALL PARTS OF THE PROCESS HAVE BEEN PUBLISHED
AND RESIDENTS NOTIFIED OF CHANGES MADE TO
THE LOCAL PLAN.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

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Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes

No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared

Justified

Effective

Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

POLICY
SS1

Policy Ref.

ST9

Site Ref.

823

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

ENSURING FLOOD RISK IS APPROPRIATELY MANAGED; LOWFIELD DRIVE AREA HAS BEEN RECOGNISED AS A FLOOD PLAIN BY THE ENVIRONMENT AGENCY AND WE HAVE REAL PROBLEMS HERE ALREADY WHEN THERE IS HEAVY RAIN. THE WATER TABLE IS NATURALLY HIGH & COMBINED WITH HEAVY CLAY SOIL, SURFACE WATER DRAINAGE IS A PROBLEM.

ENSURING ACCESSIBILITY TO SUSTAINABLE MODES OF TRANSPORT AND A RANGE OF SERVICES; AS 735 HOUSES ARE PROPOSED THIS WOULD HAVE A HUGE IMPACT ON THE INFRASTRUCTURE OF THE VILLAGE. THERE IS NO ROOM FOR EXPANSION OF THE EXISTING SHOPPING FACILITIES & PARKING IS VERY RESTRICTED NOW. HAYBY & WIGGINTON HEALTH CENTRE IS ALREADY UNDER PRESSURE & HAS NO ROOM FOR FURTHER EXPANSION. PLEASE SEE ATTACHED LETTER FOR FURTHER COMMENTS. PARAGRAPH 6, 7.

PREVENTING UNACCEPTABLE LEVELS OF CONGESTION, POLLUTION AND AIR QUALITY; PLEASE SEE ATTACHED LETTER FOR COMMENTS ON THIS. PARAGRAPH 8.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

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After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

PLEASE SEE ATTACHED LETTER. PARAGRAPH 2, 3 & 4.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation



Yes, I wish to appear at the examination



If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

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Storing your information and contacting you in the future:

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Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

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Signature



Date

25. 3. 2018.

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

Mrs Louise Serra



25 March 2018

Local Plan
City of York Council
West Offices
Station Rise
York
YO1 6GA

Dear Sirs

1/ I wish to object strongly to the proposed development on the green belt land identified as ST9 and H54 to the north of Haxby and as a resident of Lowfield Drive I will be directly affected by this

2/ I appreciate there is an acute housing shortage and that all areas need to take their fair share of new development but given the limited services that exist in Haxby at the moment and seemingly no guarantee of new services going in to support this new housing Haxby and Wigginton have increased by more than a third over the years and have taken a huge amount of development compared to neighbouring villages.

3/ Why aren't Poppleton and the surrounding area not being considered for any development in view of the fact that they already have a train station and a new Park and Ride? Surely this would be a more viable option.

4/ Before any green belt land is considered for development , all Brownfield sites should be utilised first. The impact on wildlife , in particular the crested newt and barn owls would be massive as their habitat is badly encroached on already.

5/ Lowfield Drive area has been recognised as a flood plain by the Environment Agency and we have real problems here already when there is heavy rain. The water table is naturally high and combined with heavy clay soil, surface water drainage is a problem.

6/ In view of the fact that more than 784 houses are proposed, this would have a huge impact on the infrastructure of the village. There is no room for expansion of the

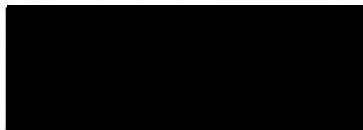
existing shopping facilities and parking is very restricted now. Haxby and Wigginton Health Centre is already under pressure and has no room for further expansion.

7/
The primary and senior schools are full and at least 600 new places would need to be created so new schools would need to be built. Does the City of York Council also have the necessary funding for this?

8/
With regards to traffic it can take up to forty minutes to get out of Haxby in rush hour and the subsequent impact on the Outer ring road will be exacerbated by the increase in cars and air pollution. Does the City of York Council have the funding to expand and make the Outer ring road dual carriageway as this would be necessary with all the proposed sites to the north of York, otherwise it will turn into a car park!

I sincerely hope my objections will be taken into account when the City of York Council implement the final draft of the York Local Plan and urge them to rethink this scheme. The residents value the community of these villages and do not wish to become an overspill of York.

Yours faithfully

A solid black rectangular box redacting the signature of Mrs Louise Serra.

Mrs Louise Serra

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY: ID reference	RECEIVED 29 MAR 2018 BY:
----------------------------------	---------------------------------------

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	MRS	
First Name	LINDA	
Last Name	EAVES	
Organisation (where relevant)		
Representing (if applicable)		
Address -- line 1	[REDACTED]	
Address -- line 2		
Address -- line 3		
Address -- line 4		
Address -- line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note



Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part B - Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

Land to the south of Moor Lane
It complies with the law referring to a site of special scientific interest ie Askham Bog. Any building close to the site would critically affect it.
Consultations have satisfied the Duty to Cooperate and local residents have been listened to.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared	<input type="checkbox"/>	Justified	<input type="checkbox"/>
Effective	<input type="checkbox"/>	Consistent with national policy	<input type="checkbox"/>

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.Policy
Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

The proposal not to build on the site south of Moor Lane is justified as reasonable alternatives have been found.

The site is Green Belt and should not be built on in accordance with national policy.

6.(1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

N/A

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

N/A

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

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As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law. The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

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Your rights

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If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on 01904 554145.

Signature



Date

27 / 3 / 18

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:
ID reference: **RECEIVED**
29 MAR 2018
BY: _____

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mrs.	
First Name	EUNICE	
Last Name	COATES	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1	[REDACTED]	
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

We support of the proposed Local Plan which formally designates the land off Moor Lane as green belt.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared	<input type="checkbox"/>	Justified	<input type="checkbox"/>
Effective	<input type="checkbox"/>	Consistent with national policy	<input type="checkbox"/>

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

6. (1) . Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

***Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.*

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation



Yes, I wish to appear at the examination



If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law. The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

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Signature



Date

29.3.2018.

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

From: Smith, Ian [REDACTED]
Sent: 28 March 2018 12:04
To: localplan@york.gov.uk
Subject: City of York Local Plan: Publication Draft
Attachments: e PubDft28mar18.pdf; g3 SA 28mar18.pdf

Dear Sir/Madam,

Thank you for consulting Historic England about the City of York Local Plan: Publication Draft and the associated Sustainability Appraisal. Please find attached our comments on those documents. Copies of these letters are in the post for your records.

If you have any queries about any of the matters raised in our responses or would like to discuss anything further, please do not hesitate to contact me.

Regards

Ian Smith
Historic Environment Planning Adviser (Yorkshire)
Planning Group
Historic England
[REDACTED] [REDACTED]

How can we transform our historic textile mills into 21st century engines of growth? Read our latest report on our [Mills of the North](#) webpage. #lovemills



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We have moved! Our new London office is at 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London, EC4R 2YA.

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Freepost RTEG-TYYU-KLTZ,
City of York Council,
West Offices,
Station Rise
YORK YO1 6GA

Our Ref: HD/P5343/02

Your Ref:

Telephone: XXXXXXXXXX

28 March 2018

Dear Sir or Madam,

City of York Local Plan: Publication Draft

Thank you for consulting Historic England about the Publication Draft of the Local Plan.

General Comments

Over the past few years, as part of the background work on the emerging City of York Local Plan, the Council has undertaken a great deal of work to identify the various elements which contribute to the special character and setting of the historic City. This work has helped to provide a framework against which to consider not only the appropriateness of the development strategy for the future growth of the City, but also the individual sites where that growth might be accommodated.

We welcome the intention to limit the amount of growth which is proposed around the periphery of the built-up area of the City. Such a strategy will help to safeguard a number of key elements which have been identified in the *Heritage Topic Paper* as contributing to the special character and setting of the historic City. These include its compact nature, the views towards the City from the ring road and the relationship of the City to its surrounding settlements. However, whilst we welcome much of the content of the Plan, nevertheless, we do have a number of significant concerns about certain aspects of the proposed Spatial Strategy:-

York Central - The amount of development required on the edge of the City and in its surrounding settlements is very much predicated, in part, on being able to deliver a sizeable proportion of the plan's new housing requirements within the York Central site. Whilst we whole-heartedly support the principle of the redevelopment of this large brownfield site and in maximising its development potential, we are extremely concerned about the potential impact which the quantum of development being proposed might have upon the city's heritage. There has been nothing provided as part of the Evidence Base to demonstrate that this site is capable of accommodating 2,500

dwellings and 100,000sq m of office floorspace in a manner which would not result in a form of development whose scale, massing, design and impact upon the city's infrastructure (particularly the road network in and around the historic core) would not have a considerable adverse impact upon the centre of the City.

Consequently, there needs to be a lot more work done to demonstrate that the volume of development being suggested (and the resultant heights and massing of the buildings) will not harm the setting of the heritage assets in its vicinity or those elements identified in the *Heritage Topic Paper* as contributing to the special character and setting of York. It will also be necessary to show how the amount of traffic generated by this scale of development (in conjunction with the other proposed developments in and around this sector of the City) will not result in increased congestion and worsening air quality - particularly given the fact that the light rail link originally proposed for this development is no longer a requirement.

The new free-standing settlements - As part of the strategy for accommodating York's assessed development needs, we consider that there is considerable merit in the potential offered by these new settlements. Whilst such an approach clearly affects the openness of the Green Belt in those locations (and, as a consequence, will result in harm to certain elements which contribute to the special character and setting of the historic City), nevertheless, the degree of harm is likely to be far less than would be caused should the housing in those settlements be located, instead, on the edge of the existing built-up area of the City or in its surrounding settlements. As such, a strategy in which part of York's development needs are met in new free-standing settlements beyond the ring road would help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements.

The size of these settlements and their location, as currently indicated, appears to have taken into account of the relationship which York has with its existing surrounding villages - an element which has been identified in the *Heritage Topic Paper* as being part of the character of the City. It is also apparent that they have been designed to ensure that they do not threaten the individual identity or rural setting of their neighbouring villages, the green wedges that penetrate into the urban area, and important views from the ring road. We would have significant concerns were the size of either of these settlements to increase (either in this or subsequent Plan periods) beyond the boundaries currently shown.

However, nowhere in the Local Plan does it clearly articulate the precise reasons why such a development strategy has been selected or the benefits that new settlements

would deliver in terms of safeguarding those elements which contribute to the special historic character and setting of York.

The University - We have particular concerns about the area identified for the future expansion of the University and consider that further consideration needs to be had to how the growth of this important institution might delivered in a manner which best safeguards the elements which contribute to the setting of this important historic City.

Other Strategic Sites - In terms of other aspects of the Plan, despite reduction in their size and/or alterations to their configuration, several of the sites do not appear to have taken account of the elements which the Council has identified as contributing to York's special character. We have set out below, where we consider amendments need to be made to address their shortcomings.

Detailed comments on the Plan

We have the following specific comments to make regarding the Policies and proposals of the Publication Draft:-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
-	Proposals Map – Conservation Areas	Unsound	It is not sufficient simply to indicate the general location of a Conservation Area by means of a star. In order to assist those using the Plan know exactly where the Plan's Policies relating to Conservation Areas apply, the Proposals Map should show the precise boundaries of each of York's Conservation Areas.	The Proposals Map should show the precise boundaries of each of the City's Conservation Areas.
-	Proposals Map – Areas of Archaeological Importance	Unsound	The depiction of archaeological sites on the Proposals Map is extremely confusing. The Key indicates that the stars are the locations of " <i>Areas of archaeological Importance</i> ". However, what is depicted on the Proposals Map by the star is unclear as these neither denote the extent of the 'Area of	(a) The Proposals Map should show the precise boundaries of each of the Scheduled Monuments insofar as the scale of the maps allow. Where it is not possible to

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>Archaeological Importance’ nor the locations of the numerous Scheduled Monuments around the City.</p> <p>The central part of the City is designated as an ‘Area of Archaeological Importance’ under the Ancient Monuments and Archaeological Areas Act, 1979. Since Paragraph 8.31 specifically refers to this area, its boundaries should be shown on the Proposals Map.</p> <p>Furthermore, in order to assist those using the Plan know precisely where the Plan’s Policies relating to Scheduled Monuments apply (and, particularly, for the Policy dealing specifically with the City Walls (Policy D10) which has a spatial extent), the Proposals Map should show the precise boundaries of each of the Scheduled Monuments in the Plan area. Where because of the scale of the map it is not possible to show the precise extent of a Monument, a symbol should identify their location.</p>	<p>show the precise extent, a symbol should identify the location of that Scheduled Monument.</p> <p>(b) The Proposals Map should show the extent of the ‘Area of Archaeological Importance’</p>
8	Paragraph 1.32	Sound	We support the acknowledgement of the importance of the historic environment and the City’s heritage assets to the tourism economy of the York.	-
9	Paragraph 1.38	Sound	We support the recognition of the important role which heritage and cultural tourism plays in underpinning a multi-layer retail offer in the City.	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
9	Paragraph 1.41 et seq	Sound	This section provides a good summary of the important contribution that York's historic environment makes to the tourist industry and the key role which this sector plays the economic well-being of the City.	-
11	Paragraph 1.49 line 8	Factual correction	The York Green Belt has a number of purposes of which safeguarding the special character and setting of the historic City is only one of them. It would be preferable, therefore, to make it clear that the role it plays in safeguarding York's special character and setting is the "primary" purpose of this particular Green Belt. It would also be better if it actually used the terminology of the NPPF and saved RSS Policy	Paragraph 1.49 line 8 amend to read:- <i>"Although the York Green Belt performs a number of purposes to some extent, its primary purpose is to safeguard the special character and setting of the historic city."</i>
11	Paragraph 1.51 et seq	Sound	This section sets out an excellent summary of the rich wealth of heritage assets in the City, why York is such a unique place, and the reasons just why it is imperative that the Local Plan sets out a robust strategy which will ensure that the future growth of the City is delivered in a way which safeguards this incredible historic environment.	-
12	Paragraph 1.54	Sound	This Paragraph provides a good summary of the green infrastructure of York and the inter-relationship between these open areas and the elements which contribute to the special character of the historic city.	-
16	Vision	Unsound	Other than the mention of York on the first line, the Vision is not particularly place-specific nor does it articulate the special qualities and	Amend the beginning of the Vision as follows:-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			distinctiveness of the historic city. York's character is its main selling-point. It is the reason why it gets so many visitors each year, what attracts businesses to invest in this part of Yorkshire, and why people choose to live and work in the City. Consequently, the starting point for the Vision should be to ensure that whatever happens in York, does so in a manner which not only safeguards, but also strengthens, the city's unique character.	<i>"York aspires to be a City whose special qualities and distinctiveness are recognised worldwide, where its unique legacy of historic assets are preserved and enhanced, and where the full potential that its historic buildings, spaces and archaeology can contribute to the economic and social welfare of the community is realised. The Local Plan ... etc".</i>
16	Section 2	Unsound	Given the international importance of York's historic environment, the need for the plan to ensure that this resource is appropriately managed should be at the forefront of the plan. Whilst it is understandable why the desire for economic growth has been given prominence, nevertheless, York's historic environment plays such a key role in the economic well-being of the City (as set out in Paragraphs 1.32, 1.38 and 1.41), in the quality of life enjoyed by its communities, and in making York such an attractive distinct place, that the vision and approach to managing the City's heritage assets should be at the forefront of the plan.	Move Paragraphs 2.8 to 2.11 to below the box containing the Vision.
17	Paragraph 2.3	Sound	We support the intentions for York City centre as set out in the this	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>Paragraph particularly the bullet-points which relate to:-</p> <ul style="list-style-type: none"> • ensuring development contributes to the creation of a world class, high-quality, accessible public realm; • improving the tourism, cultural and leisure offer by ensuring a flexible approach to the use of land; • ensuring development sustains, enhances and adds values to York’s culture; • protecting and enhancing its unique historic and cultural assets; 	
18	Main heading in bold before Paragraph 2.8	Unsound	The Government’s Core planning Principles for both the natural and historic environment are not just that they should be “ <i>protected</i> ” but rather that they should be “ <i>conserved and enhanced</i> ”. As the glossary to the NPPF makes clear, conservation is not the same as preservation. Consequently, it would be more appropriate if this Section heading was amended to more- closely reflect that used in national planning guidance. It would also be consistent with the wording used in Policy DP2 Criterion iii.	Main heading in bold before Paragraph 2.8 amend to read:- <i>“Conserving and enhancing the environment”</i>
18	Sub-heading before Paragraph 2.8	Unsound	This Section deals wholly with York’s historic environment. Moreover, it also deals with several non-built elements – such as Museum Gardens, the Strays and the Green Belt. Therefore, the heading needs to be amended accordingly	Sub-heading before Paragraph 2.8 amend to read:- <i>“The historic environment”</i>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
18	Paragraph 2.8 et seq	Sound	We support the vision and outcomes that are set out in these Paragraphs for York’s historic environment.	-
20	Policy DP1, Criterion vi	Unsound	<p>Whilst it is well recognised that the historic environment of York is “outstanding”, this it is not necessarily the case for its natural environment. In view of the fact that the natural environment is already adequately addressed in Criterion vii, it would be far simpler (and more accurate) if Criterion vi simply dealt with the historic environment.</p> <p>In addition, the reason why York’s historic environment should be conserved is only partially because of its contribution it makes to the economic welfare of this part of Yorkshire. The historic environment also makes a significant contribution to the quality of life enjoyed by the City’s communities and in making York such an attractive, distinctive place. These elements should also be recognised within this Policy.</p> <p>Finally, York’s historic environment plays such a key role in the economic well-being of the City, in the quality of life enjoyed by its communities, and in making York such an attractive, distinctive place, that the conservation and enhancement of the City’s heritage assets should be the starting point for any Development Strategy for this City.</p>	<p>(a) Policy DP1 move Criterion vi to the beginning of the list of Criteria</p> <p>(b) Amend Policy DP1 Criterion vi to read:-</p> <p><i>“The City of York’s outstanding historic environment will be conserved and, where appropriate, enhanced recognising its important contribution to the economic well fare of area, to the quality of life enjoyed by the City’s communities and in making York such an attractive, distinctive place”</i></p>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
20	Policy DP1, Criterion viii	Sound	We support this Criterion. The definition of a Green Belt around the city which will help safeguard its special historic character and setting is a key element of the Development Strategy for York.	-
22	Policy DP2, Criterion iii	Sound	We support this Criterion especially the first bullet-point. National policy guidance makes it clear that protecting and enhancing the historic environment is a key element of the environmental leg of sustainable development.	-
24	Policy DP3	Sound	We support this Policy which should help ensure that new development not only conserves those elements which contribute to the character of the City but also enhances its distinctive character. We particularly endorse the requirement that new development should:- <ul style="list-style-type: none"> • respect and enhance the historic character, green spaces and landscape of York; • deliver high-quality design and appropriate density, layout and scale whilst ensuring appropriate building materials are used; • create a high-quality, locally-distinctive place which relates well to the surrounding area and its historic character, and exploits opportunities for creating new and enhancing existing key views; 	-
26	Section 3 – Spatial Strategy	Unsound	As part of the strategy for accommodating York’s assessed development needs, we consider	Add a section which explains the reasons why the Plan is

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>that there is considerable merit in the potential offered by the proposed new settlements. Whilst such an approach clearly affects the openness of the Green Belt in those locations (and, as a consequence, will result in harm to certain elements which contribute to the special character and setting of the historic City), nevertheless, the degree of harm is likely to be far less than would be caused should the housing in those settlements be located, instead, on the edge of the existing built-up area of the City or in its surrounding settlements.</p> <p>As such, a strategy in which part of York's development needs are met in new free-standing settlements beyond the ring road would help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements.</p> <p>The size of these settlements and their location, as currently indicated, appears to have taken into account of the relationship which York has with its existing surrounding villages – an element which has been identified in the Heritage Topic Paper as being part of the character of the City. It is also</p>	<p>proposing to develop the two new settlements and the justification for their form and size.</p>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>apparent that they have been designed to ensure that they do not threaten the individual identity or rural setting of their neighbouring villages, the green wedges that penetrate into the urban area, and important views from the ring road. We would have significant concerns were the size of either of these settlements to increase (either in this or subsequent Plan periods) beyond the boundaries currently shown.</p> <p>However, nowhere in the Local Plan does it clearly articulate the precise reasons why such a development strategy has been selected, why the settlements are located where they are, or why they are the size proposed nor does it set out the benefits that such a strategy is likely to deliver in terms of safeguarding those elements which contribute to the special historic character and setting of York..</p>	
26	Policy SS1, second Paragraph	Unsound	In order to achieve sustainable growth in terms of York's environmental assets, it is important that not only the locations of growth safeguard these assets, but also the scale of growth proposed in each area.	Policy SS1, second Paragraph amend to read:- <i>"The location and scale of development through the plan etc"</i>
27	Paragraph 3.5	Unsound	Whilst we would broadly concur that the areas identified on Figure 3.1 are the main ones which help to safeguard elements which contribute to the special character and setting of the historic city, one	Paragraph 3.5 line 11 amend to read:- <i>"... are illustrated in Figure 3.1. However, many areas of the</i>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>of the aspects which it fails to adequately depict is the contribution made by the wider rural landscape.</p> <p>As illustrated, Figure 3.1 could be interpreted as implying that no land beyond the Ring Road needs to be kept open in order to safeguard the rural setting of the historic City. This is clearly not the case. The rural setting of York is not restricted solely to land lying within the Ring Road and that the special character of York could be harmed by development which went beyond it.</p> <p>Indeed, if it were to be the case that only land within the Ring Road contributed to the rural setting of York, there would be no requirement to define a Green Belt with an outer boundary six miles from the city centre.</p>	<p><i>open countryside beyond the ring road also makes an important contribution to the wider rural setting of the historic city”</i></p>
31	Policy SS2, first Paragraph	Unsound	<p>This Policy needs to more closely reflect the requirements set out in SI2013 No. 117, i.e. that the purpose of the York Green Belt is to safeguard the special character and setting of the <u>historic</u> city. At present there is no reference to the historic element.</p> <p>Whilst the Development Strategy of the Plan is influenced by the need to define a Green Belt which safeguards the special character and setting of the historic city, the primary purpose of the Green Belt is not to deliver the Local Plan</p>	<p>Policy SS2, first Paragraph amend to read:-</p> <p><i>“The primary purpose of the Green Belt is to safeguard the special character and setting of the historic city of York. New building in the Green Belt ... etc”</i></p>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			Strategy. This element should be deleted	
31	Policy SS2, third Paragraph	Unsound	Paragraph 79 of the NPPF states that <i>“the essential characteristics of Green Belts are their openness and their permanence”</i> . A Green Belt which might need to be amended only five years after the end-date of this Local Plan does not appear to have the degree of “permanence” expected by national planning guidance.	The end-date by which the Green Belt boundaries may need to be reviewed needs to be amended in order to give the York Green Belt the degree of permanence envisaged by Paragraph 79 of the NPPF.
32	Policy SS3	Sound	We support the proposals for the City Centre particularly:- <ul style="list-style-type: none"> • The requirement that the economic and social aspirations for the City Centre will be achieved in a manner which conserves and enhances its special qualities and distinctiveness • The intention that the streets, places and spaces of the city centre will be revitalised • The requirement to prioritise pedestrian and cycle movement and improve linkages between key places such as the railway station, York Central and the National Railway Museum, the Minster, Castle Gateway, Hungate and the universities • The intention for the Council to work with the Minster authorities to future plan for its development to better reveal the significances of the Minster’s special character and appearance. 	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
32	Policy SS3, final Paragraph	Sound	We support the development principles which will be taken into account when considering proposals within the City Centre as set out on page 33, especially Criteria i to iv, vii, viii and xi. Together these principles should help to safeguard and enhance those elements which contribute to the special character of this part of York.	
35	Policy SS4 Site ST5 (York Central), proposed amounts of development	Unsound	The amount of development required on the edge of the City and in its surrounding settlements is very much predicated, in part, on being able to deliver a sizeable proportion of the plan's new housing requirements within the York Central site. Whilst we wholeheartedly support the principle of the redevelopment of this large brownfield site and in maximising its development potential, we are extremely concerned about the potential impact which the quantum of development being proposed might have upon the city's heritage. There has been nothing provided as part of the Evidence Base to demonstrate that this site is capable of accommodating 2,500 dwellings and 100,000sq m of office floorspace in a manner which would not result in a form of development whose scale, massing, design and impact upon the city's infrastructure (particularly the road network in and around the historic core) would not have a considerable adverse	The Evidence Base needs to demonstrate that the volume of development being suggested (and the resultant heights and massing of the buildings) will not harm the setting of the heritage assets in its vicinity or those elements identified in the Heritage Topic Paper as contributing to the special character and setting of York. It will also be necessary to show how the amount of traffic generated by this scale of development (in conjunction with the other proposed developments in and around this sector of the City) will not result in increased

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			<p>impact upon the centre of the City.</p> <p>Consequently, the Evidence Base needs to demonstrate that the volume of development being suggested (and the resultant heights and massing of the buildings) will not harm the setting of the heritage assets in its vicinity or those elements identified in the Heritage Topic Paper as contributing to the special character and setting of York. It will also be necessary to show how the amount of traffic generated by this scale of development (in conjunction with the other proposed developments in and around this sector of the City) will not result in increased congestion and worsening air quality - particularly given the fact that the light rail link originally proposed for this development is no longer a requirement.</p>	<p>congestion and worsening air quality - particularly given the fact that the light rail link originally proposed for this development is no longer a requirement.</p>
35	Policy SS4 – Site ST5 (York Central), development principles	Sound	<p>We support the requirement that development within the York Central site will be permitted where it will comply with the following development principles:-</p> <ul style="list-style-type: none"> • Enhance the quality of the cultural area around the National Railway Museum through high-quality public realm and improved connectivity to the wider city. • Create a distinctive new place of outstanding quality and design which complements the existing historic urban fabric of the city, respects those elements which 	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>contribute to its distinctive historic character, and assimilates into its setting and surrounding communities.</p> <ul style="list-style-type: none"> • Conserve and enhance the special character and/or appearance of the adjacent Central Historic Core Conservation Area and St Paul’s Square/ Holgate Road Conservation Area. • Maximise the benefits of job creation and sustainable economic growth. <p>However, whilst supporting the development principles for this area, we have significant concerns whether or not the amount of development is achievable in a manner consistent with conservation of those elements which contribute to the special character and setting of York.</p>	
38	Policy SS5 – Site ST20 (Castle Gateway), General introductory Paragraphs	Sound	<p>Subject to the amendments set out below, we broadly support this Policy which will assist in realising the potential of this important part of the City, especially:-</p> <ul style="list-style-type: none"> • The intention that this regeneration will:- <ul style="list-style-type: none"> ○ Radically enhance the setting of Clifford’s Tower and the Eye of York to recognise and interpret their importance to York’s unique history. ○ Integrate the area with the broader city centre. ○ Improve pedestrian and 	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>cycle flow throughout the area and in to the wider city.</p> <ul style="list-style-type: none"> • That the development will be delivered through:- <ul style="list-style-type: none"> ○ Removing the Castle Car Park to create new public spaces and a high-quality development opportunity. ○ The addition of a new landmark River Foss pedestrian cycle bridge. ○ Where possible, the opening up of both frontages of the River Foss with riverside walkways on one or both banks. 	
38	Policy SS5 – Site ST20 Criterion ix and xvii	Unsound	Ass worded Criteria ix and xvii would both support the provision of a new car park in this area. We would suggest that the car park proposed by Criterion ix is deleted. Instead the Castle Mills site should be identified as a potential residential development opportunity.	Amend Criterion ix accordingly.
38	Policy SS5 – Site ST20 Criterion xi	Unsound	This Criterion would benefit from a slight amendment to improve its clarity.	Criterion xi amend to read:- <i>“... historic assets and their setting”</i>
38	Policy SS5 – Site ST20 Criterion xvi	Unsound	This Criterion would benefit from a slight amendment to improve its clarity.	Criterion xvii amend to read:- <i>“.. sightlines to, from and across the Castle Gateway”</i>
38	Policy SS5 – Site ST20 Castle and the Eye of York	Unsound	The redevelopment of this area offer huge potential to improve the access to the museums and the curation and display of their collections. However, none of this is	Amend accordingly

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			recognised within the Policy	
38	Policy SS5 – Site ST20 (Castle Gateway), King’s Staith/ Coppergate	Sound	<p>We support the development principles for King’s Staith/ Coppergate particularly the requirements that they should:-</p> <ul style="list-style-type: none"> • Improve the physical fabric, permeability and appearance of the Coppergate Centre to present an appropriate and well-designed aspect when viewed from Clifford’s Tower • Improve the permeability of Coppergate as a key gateway into the area for pedestrians and cyclists. • Improve the Castlegate streetscape by reducing vehicle dominance and creating a pedestrian friendly environment. 	-
38	Policy SS5 – Site ST20 (Castle Gateway), Castle and Eye of York	Sound	<p>We support the development principles for Castle and Eye of York particularly the requirements that they should:-</p> <ul style="list-style-type: none"> • Create a public realm scheme for the Castle and Eye of York which celebrates the significance of historic assets and the setting of the historic Castle and prison. • Consider the opportunity to provide a new building to improve the southern aspect of the Coppergate Centre and service yard and enhance the setting of Clifford’s Tower and the Eye of York. • Provide a new landmark bridge for pedestrians and cyclists across the River Foss linking the 	-

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			<p>Castle and Eye of York with Piccadilly</p> <ul style="list-style-type: none"> • Improve Tower Street to make it easier and safer to move between the Eye of York, Tower Gardens and St George's Field, by reducing vehicle dominance and creating a more pedestrian-friendly environment. • Consider important sightlines across the Castle Gateway area.. 	
44	Policy SS7, Site ST2 (Civil Service Sports Gound, Millfield Lane), Criterion viii	Sound	<p>Although the Millfield Road frontage of this site has existing development to the north and south, the frontage alongside the A59 is undeveloped. This open area contributes to the setting and approach to the City from the north-west.</p> <p>The development of the southern part of this site, therefore, would harm elements which contribute to the special character and setting of the City. Consequently we welcome the requirement in this Criterion that development should be set back from the A59 frontage and retain the mature trees in order to preserve the perception of openness.</p>	-
45	Policy SS8 – Site ST4 (Land adjacent to Hull Road), General	Unsound	<p>Whilst there is no objection to the principle of allocating this site for development, the future of this site needs to be considered in the context of the likely future needs of the University and the impact which development on Site ST27 might have upon the elements which contribute to York's special character and setting. If Site ST27 is</p>	<p>Consideration should be given to the use of this site as an allocation to meet the future needs of the University and thereby enable a reduction in Site ST27 to a scale less likely to harm the special</p>

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			<p>developed to the extent that is shown on the Proposals Map, notwithstanding the caveats set out in the Planning Principles, it could bring development very close to the Ring Road. Even without the development of the proposed new settlement to the west of Elvington Lane (Site ST15), the development of Site ST27 will fundamentally change the relationship which the southern edge of the built-up area of York has with the countryside to its south. It will also alter people's perceptions when travelling along this route about the setting of the City within an area of open countryside.</p> <p>It would be preferable, therefore, if Site ST4 was allocated, instead, to help meet the future needs of the University and the southern extent of the Campus moved further back from the A64.</p>	character and setting of the City.
45	Policy SS8 – Site ST4 (Land adjacent to Hull Road), Criterion iv	Sound	This site sites on the terminal moraine and, therefore, depending upon the extent of the site that is built upon, development could be visible both from Hull Road and across the University Campus to the south. Therefore we welcome the inclusion of the development principle relating to the need to protect important views and that the site is designed appropriately in relation to its gradient	-
46	Policy SS9 – Site ST7 (Land East of Metcalfe	Unsound	Whilst there may well be potential to accommodate some of York's development needs on the eastern	The eastern edge of Site ST7 needs to be pulled away from the

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	Lane)		<p>side of the City, as currently proposed, this allocation will harm a number of key elements identified in the <i>Heritage Topic Paper</i> as contributing to the special character and setting of York.</p> <p>Firstly, this site is prominent in views from the ring road. The development of this area would reduce the gap between the A64 and the edge of the built-up area from 1.3km, at its narrowest point, to just 575 metres. This would result in not only a large encroachment into the open countryside to the east of the City but also cause considerable harm to views towards the eastern edge of the City from the ring road - key element identified in the <i>Heritage Topic Paper</i>.</p> <p>This allocation will, in effect create a new free-standing settlement within the ring road under 160 metres from edge of the existing built-up area. The <i>Heritage Topic Paper</i> identifies the relationship which York has to its surrounding settlements as being one of the elements which contribute to its special character and setting. A new settlement this close to the City would appear out of keeping with the current pattern of development around York and harm this element of York's character.</p> <p>In order to reduce the impact which this allocation would have upon a</p>	<p>ring road. The most appropriate approach might be for some limited development on the eastern edge of the main built-up area of the City but this must be of a scale which does not harm the scale or compact nature of the City</p>

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			<p>number of key elements which contribute to the special character and setting of the historic City (especially views of the City from the A64) development needs to be pulled away from the ring road. The most appropriate approach might be for some limited development on the eastern edge of the main built-up area of the City but this must be of a scale which does not harm the scale or compact nature of the City</p>	
48	Policy SS10 – Site ST8 (Land to the North of Monks Cross)	Unsound	<p>Whilst there may well be potential to accommodate some of York’s development needs on the eastern side of Huntington, as currently depicted, this allocationh seems likely to harm several elements which contribute to the special character and setting of York.</p> <p>Firstly, the development of this site would substantially reduce the gap between the edge of the built-up area and the Ring Road and, as such, would adversely affect its rural setting of the City in this location.</p> <p>Secondly, it would start to enclose the western edge of the green wedge that is centred on Monk Stray. These wedges have been identified as one of the defining features of the special character of York.</p> <p>Thirdly, the open areas either side of Monk’s Cross Link Road with the remnants of its historic field</p>	<p>In order to reduce the impact upon the setting of the City from the A1237 and to retain the pattern of historic fields, development should be pulled away from the northern Ring Road and Monk’s Cross Link Road.</p>

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			<p>patterns contribute to the character of this area.</p> <p>Whilst it is appreciated why the Strategic Greenspace has been created alongside the western boundary of this site, this has pushed the development towards the ring road and the edge of the green wedge. It also looks likely to create a development poorly linked to and integrated with the neighbouring residential areas.</p> <p>In order to reduce the impact upon the setting of the City from the A1237 and to retain the pattern of historic fields, development should be pulled away from the northern Ring Road and Monk's Cross Link Road.</p>	
52	Policy SS12 – Site ST14 (Land West of Wiggington Road)	Sound	<p>Subject to the changes set out below, we support the principle of accommodating a proportion of the City's development needs in a new settlement of this size in this location.</p> <p>As part of the strategy for accommodating York's assessed development needs, we consider that there is considerable merit in the potential offered by this new settlement. Whilst such an approach would, clearly, affect the openness of the Green Belt in this location (and, as a consequence, result in harm certain to elements which contribute to the special character and setting of the historic</p>	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>City), nevertheless, the degree of harm is likely to be far less than would be caused should the housing in this settlement (and the one at ST15) be located, instead, on the edge of the existing built-up area of the City or within the surrounding villages.</p> <p>As such, a strategy in which part of York's development needs are met in new free-standing settlements beyond the ring road might help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements.</p> <p>It is evident that the size of this settlement and its location relative to Clifton Moor, Skelton and Haxby has been designed to reflect the relationship which York has with its surrounding villages – an element which has been identified as being part of the character of the City. It is also clear that consideration has also been given to the need to safeguard the setting of the Skelton village and prevent the threat of coalescence or visual intrusion on the green wedge.</p> <p>Given the above, Historic England would oppose any increase in the</p>	

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			size of this settlement over and above that currently proposed because of the harm that this would cause to numerous elements which contribute to the special character and setting of York.	
52	Policy SS12 – Site ST14 (Land West of Wiggington Road), Criterion vi	Unsound	It is essential that the infrastructure necessary to deliver this scale of development in this location can be achieved in a manner which does not harm other elements which contribute to the special character and setting of York. This needs to be better reflected within this Criterion.	Policy SS12 – Site ST14 (Land West of Wiggington Road), Criterion vi amend to read:- <i>“.. proposals map). The design and layout of the road should minimise the impact upon the openness of the Green Belt and demonstrate how it would safeguard those elements which contribute to the special character and setting of the historic City”</i>
54	Policy SS13 – Site ST15 (Land to the west of Elvington Lane)	Sound	Subject to the changes set out below, we support the principle of accommodating a proportion of the City’s development needs in a new settlement of this size in this location. As part of the strategy for accommodating York’s assessed development needs, we consider that there is considerable merit in the potential offered by this new settlement. Whilst such an approach would, clearly, affect the openness of the Green Belt in this	-

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			<p>location (and, as a consequence, result in harm certain to elements which contribute to the special character and setting of the historic City), nevertheless, the degree of harm is likely to be far less than would be caused should the housing in this settlement (and the one at ST15) be located, instead, on the edge of the existing built-up area of the City or within the surrounding villages.</p> <p>As such, a strategy in which part of York's development needs are met in new free-standing settlements beyond the ring road might help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements.</p> <p>It is evident that the size of this settlement and its location has been designed to reflect the relationship which York has with its surrounding villages – an element which has been identified as being part of the character of the City. It is also clear that consideration has also been had to the need to increase in the separation of the settlement from the ring road and to produce a form of development which sits more comfortably into</p>	

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			<p>the rural landscape, maintain the impression of York being a settlement sitting within an extensive rural hinterland, and maintained the important views of the open countryside from the A64 travelling south-westwards.</p> <p>Given the above, Historic England would oppose any increase in the size of this settlement over and above that currently proposed because of the harm that this would cause to numerous elements which contribute to the special character and setting of York.</p>	
54	Policy SS13 – Site ST15 (Land to the west of Elvington Lane), Criterion xii	Unsound	It is essential that the infrastructure necessary to deliver this scale of development in this location can be achieved in a manner which does not harm other elements which contribute to the special character and setting of York. This needs to be better reflected within this Criterion.	<p>Policy SS13 – Site ST15 (Land to the west of Elvington Lane), Criterion xii amend to read:-</p> <p><i>“.. is limited. The design and layout of these roads should minimise the impact upon the openness of the Green Belt and demonstrate how they safeguard those elements which contribute to the special character and setting of the historic City”</i></p>
57	Policy SS14 – Site ST16 (Terry’s Extension Site 1 (Terry’s Car	Sound	This site adjoins the boundary of the Racecourse and Terry’s Factory Conservation Area. The Head Office Building and Time Office Block are Grade II Listed Buildings.	-

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	Park))		<p>We support the following key principles for this site's development:-</p> <ul style="list-style-type: none"> • For Terry's Extension Site (Phase 1) – (Terry's Clock Tower) the requirement that development:- <ul style="list-style-type: none"> ○ Achieves high quality urban design which respects the character and fabric of the wider Terry's factory site and buildings of architectural merit. ○ Conserves and enhances the special character and/or appearance of the Tadcaster Road and the Racecourse and Terry's Factory Conservation Areas • For Terry's Extension Site (Phase 2) – (Terry's Car Park) the requirement that development:- <ul style="list-style-type: none"> ○ Delivers development with high-quality urban design, given the site's association with the wider Terry's factory site and the site's location as an entry point to the city, to contribute to the architectural merit of the city. ○ Conserves and enhances the special character and/or appearance of the Tadcaster Road and The Racecourse and Terry's Factory Conservation Areas. ○ Is of a low height and complements existing views to the factory building and 	

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			<p>clock tower from the Ings, Bishopthorpe Road and the Racecourse.</p> <ul style="list-style-type: none"> ○ Constrains development to the boundary of the car park including any open space requirements. ● For Terry's Extension Site (Phase 3) – (Land to the rear of Terry's Factory) the requirement that development:- <ul style="list-style-type: none"> ○ Retains and enhances the formal gardens area adjacent to the site. ○ Achieves high-quality urban design which respects the character and fabric of the wider Terry's factory site and buildings of architectural merit. ○ Conserves and enhances the special character and/or appearance of the Tadcaster Road and the Racecourse and Terry's Factory Conservation Areas. ○ Complements existing views to the factory and clock tower. <p>These measures will help to ensure that the development of this site takes place in a manner which reflects its sensitive location.</p>	
59	Policy SS15 – Site ST17 (Nestle South)	Sound	The buildings on the eastern side of this site lie within The Nestle/Rowntree Factory Conservation Area. The Joseph Rowntree Memorial Library on Haxby Road is a Grade II Listed	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>Building.</p> <p>We support the Planning Principles that are set out for this site especially the requirement that development :-</p> <ul style="list-style-type: none"> • Achieves high-quality urban design which recognises the distinctive character of this part of the city and respects the character and fabric of the factory buildings of distinction including those on the Haxby Road Frontage including the library. • Conserves and enhance the special character and/or appearance of the Nestle/Rowntree Factory Conservation Area. • Retains the mature trees along Haxby Road frontage and protects the setting of the site. <p>These measures will help to ensure that the development of this site takes place in a manner which reflects its sensitive location.</p>	
60	Policy SS16 – Site ST31 (Land to the south of Tadcaster Road, Copmanthorpe)	Unsound	<p>The development of this site could harm a number of elements which contribute to the special character of the historic City.</p> <p>Firstly, this site is perceived as being very much a part of the swathe of open countryside to the south of the ring road. Although the railway runs to the south of Site ST31, the perception is of a rail line running through open countryside rather</p>	Delete Site ST31

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			<p>than an area which has been severed from the surrounding landscape by the railway.</p> <p>Secondly, the relationship of the historic City of York to the surrounding villages is one of the elements identified as contributing to the special character of York. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements. The new Park and Ride site at Askham Bar has effectively extended the southern edge of the built-up area of the City to within 350 metres of the A64. As a result, this has narrowed the gap between what might now be regarded as the southern edge of York and the northern edge of Copmanthorpe. This Allocation would bring Copmanthorpe 175 metres closer to the edge of the City and would reduce the gap between York and the village to less than 1km. This would harm a key element of the special character and setting of the City identified in the <i>Heritage Topic Paper</i>.</p>	
62	Policy SS18 – Site ST33 (Station Yard, Wheldrake)	Sound	A small portion of this site adjoins the boundary of the Wheldrake Conservation Area. Therefore we welcome the requirement for development to conserve and enhance the special character and/or appearance of the Conservation	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>Area.</p> <p>This will help to ensure that the development of this site takes place in a manner safeguards the character of this area.</p>	
63	Policy SS19 – Site ST35 (Queen Elizabeth Barracks), Criteria v. and vi.	Sound	<p>Queen Elizabeth Barracks retains a coherent group early twentieth century buildings and structures. This military camp has close associations with Imphal Barracks and, therefore, is a part of the long military associations of the City.</p> <p>The starting point for the consideration of how this site might contribute toward meeting the housing needs of the Local Plan area must be an assessment of the significance of this area and whether or not any of the buildings would warrant retention and reuse (if not as buildings on the National List for England at least as local non-designated heritage assets).</p> <p>In addition, a key characteristic of this site are its open spaces and, indeed, it is a site in which the open spaces dominate. The redevelopment of this area should also consider how the pattern of development of the barracks might be reflected in the design and layout of any new development.</p> <p>Therefore we support the development requirements set out in these two Criteria.</p>	-
67	Policy SS20 –	Unsound	Imphal Barracks represents a well-	-

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	Site ST36 (Imphal Barracks), Criteria iii. iv., v. and vii.		<p>preserved example of a purpose-built Victorian Regimental Depot laid out under the Cardwell Reforms. It is clear from the First Edition OS Map just how intact the infantry barracks built between 1877 to 1880 are today.</p> <p>The Keep is a Grade II Listed Building and the eastern part of the site adjacent to Fulford Road lies within the Fulford Road Conservation Area.</p> <p>The barracks are of considerable historic interest and are an important element of the social history of the City. Of key importance is the relationship of buildings to open spaces and, particular, the parade round.</p> <p>The starting point for any development of this site must be a better understanding of significance of this site and its buildings. Although many of the buildings have been altered in the hundred or so years since their construction, nevertheless, it may well be the case that several of the buildings are of national importance.</p> <p>Notwithstanding this, the barracks is of considerable architectural and historic interest</p> <p>Therefore we support the development requirements set out in these Criteria.</p>	

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68	Paragraph 3.90	Sound	<p>We welcome the intention to should undertake a review of Imphal Barracks to ascertain whether it is of sufficient architectural or historic interest that it should be included within the Fulford Road Conservation Area.</p> <p>Imphal Barracks represents a well-preserved example of a purpose-built Victorian Regimental Depot laid out under the Cardwell Reforms. It is clear from the First Edition OS Map just how intact the infantry barracks built between 1877 to 1880 are today.</p> <p>The barracks are of considerable historic interest and are an important element of the social history of the City. Of key importance is the relationship of buildings to open spaces and, particular, the parade round.</p> <p>We welcome the intention (as is set out in Paragraph 3.90) that the Council intend to review the boundaries of the Fulford Conservation Area to ascertain whether any of the barracks should be included in it.</p>	-
71	Policy SS22 – Site ST27 (University of York Expansion Site)	Unsound	<p>Notwithstanding the caveats within the Planning Principles regarding the limits on the development footprint of any new development and for an “<i>appropriately landscaped buffer between the site and the A64</i>”, this proposal could harm two elements which</p>	<p>The future expansion of the University should be restricted to within the Campus East and consideration should be given to the expansion of the</p>

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			<p>contribute to the special character of the historic City.</p> <p>Firstly, this area is prominent in views from the A64. The expansion of the University to the extent of the area identified would bring development very close to the Ring Road. This will fundamentally change the relationship which the southern edge of York has with the countryside to its south. It will also alter people's perceptions when travelling along this route about the setting of the City within an area of open countryside.</p> <p>Moreover, it is by no means certain that the requirement for an <i>"appropriately landscaped buffer"</i> between the site and the A64, will not, itself, further harm the openness of the Green Belt in this location. Previous landscaping schemes by the University in this part of the City have simply resulted in earth bunding an alien features in the flat landscape to the south of the City.</p> <p>Secondly, the expansion of the university towards the ring road could also harm the relationship which the historic city of York has to the surrounding villages - another element identified in the <i>Heritage Topic Paper</i> as contributing to the special character of York. This relationship relates to not simply the distance between the</p>	<p>university in a northerly direction onto Site ST4 instead.</p>

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			<p>settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements.</p> <p>The expansion of the University would effectively reduce the gap between the edge of the built up area of the City and this proposed new settlement west of Elvington Lane (Site ST15) to 1.6km.</p>	
73	Policy SS23 – Site ST19 (Northminster Business Park)	Unsound	<p>In order to retain the separation between the Business Park and nearby villages, the southern extent of this area should not extend any further south than the existing car park to the south of Redwood House.</p> <p>Without this reduction, the development of this area would threaten the separation of Northminster Business Park from the village of Knapton which would be just 250 metres from the southern boundary of this area.</p>	Amend the extent of Site ST19 so that the southern extent of this area extends no further south than the existing car park to the south of Redwood House.
74	Policy SS24 – Site ST37 (Whitehall Grange)	Unsound	<p>This site forms part of the green wedge that extends into the north of City which is centred on Bootham Stray. Although there are a handful of buildings on this particular site, it is clearly perceived as a part of this open area. The loss of this site and its subsequent development would result in the considerable narrowing of this wedge and harm one of the key elements identified in the <i>Heritage Topic Paper</i> and on Figure 3.1 of the Local Plan as contributing to the special character and setting</p>	Deleted Site ST37

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			of York.	
76	Policy EC1	Unsound	<p>For the reasons set out above, we do not consider that the following allocations as currently identified are sound:-</p> <ul style="list-style-type: none"> • ST5 (York Central) • ST19 (Northminster Business Park) • ST27 (University of York) • ST37 (Whitehall Grange, Wiggington Road) 	Amend these sites as detailed above.
76	Policy EC1, site E16 (Poppleton Garden Centre)	Unsound	<p>Whilst we have no objection to the redevelopment of that part of the site which is currently occupied by buildings, employment development should not be allowed in the undeveloped including the Poppleton Garden Centre Car Park and the undeveloped area to the south of the existing buildings.</p> <p>The development of that open area would considerably reduce the gap between the Ring Road and what, in effect, would become the southern edge of the village of Poppleton. As such, it would harm a number of elements identified in the <i>Heritage Topic Paper Update</i> as contributing to the special character and setting of the City.</p> <p>With the development of Site ST2 on the southern side of the Ring Road this would result in a considerable alteration to the free-standing nature of Poppleton. This would harm the relationship of Poppleton to the City.</p>	Reduce the extent of Site E16 to exclude the Poppleton Garden Centre Car Park and the currently undeveloped area to the south of the existing buildings.

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			It would also reduce the gap between what would be perceived as being the southern edge of the village of Poppleton and the Northminster Business Park leading to the threat of the coalescence of these two areas.	
81	Policy R1	Sound	We support the intention to maintain the City Centre as the main focus for future retail and commercial activity. The continued viability and vitality of the heart of the City is essential if its historic environment is to be maintained.	-
85	Policy R3, first Paragraph, third bullet-point	Sound	We 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 key components of the special historic character of York. Whilst it is important that the retail economy is enabled to grow and adapt, this has to be consistent with the conservation of these important elements of the distinctive character of the City.	-
85	Policy R3, first Paragraph, final bullet-point	Sound	We support the intention to improve the appearance of the City Centre through improvements to the public realm. A high-quality environment is a key element of a successful City Centre and there are several areas within York which currently fall well-short of the standard one should	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			expect of a historic City of this importance,	
91	Policy H1	Unsound	<p>The development of several of the sites identified in this Policy could, potentially, result in harm to elements which contribute to the historic environment of York. It also possible that a number of them would also affect other elements which contribute towards other aspects of York’s environmental quality (such as the natural environment). Because of the sensitive nature of some of these locations, it is not sufficient to rely on the general, non-site-specific Policies of this Plan as the basis for ensuring that the development of these areas is delivered in a way which will safeguard the area’s natural and historic environment.</p> <p>In order to assist those preparing detailed schemes for these allocations and to help ensure that the sites are developed in a sustainable manner, an Appendix should be added to the end of the Local Plan setting out the key considerations that need to be taken into consideration in the development of each of these areas. This could also address other issues such as highways and drainage as appropriate.</p> <p>In order to ensure that these development principles are effectively tied into the Local Plan, Policy H1 should be amended to</p>	<p>(a) Add an Appendix at the end of the Plan which sets out the detailed considerations which would need to be taken into account in the development of each of the proposed allocations.</p> <p>(b) Add the following to the end of the first Paragraph of Policy H1:-</p> <p><i>“Proposals for the development of the allocated sites will be required to accord with the development principles set out in Appendix 1”</i></p>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>include a requirement for any development proposals to have regard to the development principles set out in this Appendix.</p> <p>Such an approach would help to provide certainty to both potential developers and local communities about precisely what will, and will not, be permitted on each of these sites.</p>	
91	Policy H1 - Site H1 (Former Gas Works, 24 Heworth Green)	Unsound	<p>This site lies opposite the boundary of the Heworth Green/East Parade/Huntington Road Conservation Area. 26 Heworth Green, on the northern side of this site, is a Grade II Listed Building.</p> <p>Whilst we have no objection to the principle of allocating this site for development, the Plan should make it clear that development proposals for this area would need to ensure that those elements which contribute to the significance of the Conservation Area and nearby Listed Building are not harmed.</p>	If this site is allocated, the Plan should make it clear that development proposals for this area would need to ensure that those elements which contribute to the significance of the Heworth Green/East Parade/Huntington Road Conservation Area and the adjacent Listed Building are not harmed.
91	Policy H1 - Site H10 (The Barbican)	Unsound	<p>This site lies opposite the City Walls (a Scheduled Monument) and the Central Historic Core Conservation Area.</p> <p>Whilst we have no objection to the principle of allocating this site for development, given the importance of the City Walls, great care would need to be taken to ensure that the elements which contribute to their significance are not harmed Therefore it is essential that the</p>	If this site is allocated, the Plan should make it clear that development proposals for this area would need to ensure that those elements which contribute to the significance of the City Walls and Central Historic Core Conservation Area are

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			Plan alerts potential developers to the need to have regard to the proximity of the City Walls and the Conservation Area but also sets out specific parameters for the design of any buildings in this sensitive location..	not harmed and also set out specific parameters for the design of any buildings in this sensitive location...
91	Policy H1 - Site H46 (Land to the north of Willow Bank)	Unsound	<p>This area that is proposed for development lies close to the northern edge of the New Earswick Conservation Area.</p> <p>Whilst we do not object to the principle of identifying this site for development, if this site is allocated, the Plan should make it clear that any development proposals would need to ensure that those elements which contribute to the significance of the nearby Conservation Area are not harmed.</p>	If this site is allocated, the Plan should make it clear that development proposals for this area would need to ensure that those elements which contribute to the significance of the New Earswick Conservation Area are not harmed.
91	Policy H1 - Site H52 (Willow House, EPH, 34 Long Close Road)	Unsound	This site lies adjoins the City Walls (a Scheduled Monument) and lies within the Central Historic Core Conservation Area. Given the importance of the City Walls, great care would need to be taken to ensure that the elements which contribute to their significance are not harmed. Therefore it is essential that the Plan alerts potential developers to the need to have regard to the proximity of the City Walls and the Conservation Area.	It is essential that the Plan alerts potential developers to the need to ensure that any scheme would be required to demonstrate that they would safeguard those elements which contribute to the significance of the City Walls and the Conservation Area.
91	Policy H1 - Site H58 (Clifton Without Primary School)	Unsound	<p>This area lies opposite to the eastern edge of Clifton (Malton Way and Shipton Road) Conservation Area.</p> <p>Whilst we do not object to the</p>	If this site is allocated, the Plan should make it clear that development proposals for this area would need to

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			principle of identifying this site for development, the site and the existing historic school buildings make a strong contribution to the setting of the nearby Conservation Area are not harmed.	ensure that those elements which contribute to the significance of the Clifton (Malton Way and Shipton Road) Conservation Area are not harmed.
100	Policy H2, final Paragraph	Sound	We welcome the requirement that the density of new developments should be informed by the character of the local area. We also support the requirement that, in Conservation Areas, the density should have regard to any relevant guidance set out in the appraisal of that area. This will help to ensure that new residential schemes respond sensitively to the distinctive character of the various parts of the City.	-
106	Policy H5, Criterion (c) i	Sound	We support the requirement that sites for Gypsy and Travellers will only be permitted where they do not conflict with the objective of conserving and enhancing York's historic environment including the city's character and setting, This requirement will help to ensure that any such developments safeguard those elements which contribute to the historic City's character.	-
107	Policy H6, Criterion (c) i	Sound	We support the requirement that sites for Travelling Showpeople will only be permitted where they do not conflict with the objective of conserving and enhance York's historic environment including the city's character and setting, This requirement will help to ensure that	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			any such developments safeguard those elements which contribute to the historic City's character.	
135	Policy ED2	Unsound	The architectural historian Pevsner considered that this was the best of the new University Campuses and the design and layout of the campus and its buildings are increasingly being recognised for their architectural and historic interest in terms of post-War University developments. Therefore, a Policy which would enable existing buildings on this campus to simply be demolished and replaced could result in considerable harm the overall design concept underpinning the original University and loss of key elements which contribute to understanding and appreciation of its architectural and historic interest.	Policy ED2 insert the following additional Criterion:- <i>"Proposals for the redevelopment of existing buildings must be informed by an assessment of their architectural and historic interest and their contribution to the original campus design. Those buildings which are considered to be of architectural of historic interest should be retained and reused"</i> .
136	Policy ED3 – Proposed Expansion	Unsound	Notwithstanding the caveats within the Planning Principles regarding the limits on the development footprint of any new development and for an <i>"appropriately landscaped buffer between the site and the A64"</i> , this proposal could harm two elements which contribute to the special character of the historic City. Firstly, this area is prominent in views from the A64. The expansion of the University to the extent of the area identified would bring development very close to the Ring Road. This will fundamentally	The future expansion of the University should be restricted to within the Campus East and consideration should be given to the expansion of the university in a northerly direction onto Site ST4 instead.

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			<p>change the relationship which the southern edge of York has with the countryside to its south. It will also alter people’s perceptions when travelling along this route about the setting of the City within an area of open countryside.</p> <p>Moreover, it is by no means certain that the requirement for an “<i>appropriately landscaped buffer</i>” between the site and the A64, will not, itself, further harm the openness of the Green Belt in this location. Previous landscaping schemes by the University in this part of the City have simply resulted in earth bunding -an alien features in the flat landscape to the south of the City.</p> <p>Secondly, the expansion of the university towards the ring road could also harm the relationship which the historic city of York has to the surrounding villages - another element identified in the <i>Heritage Topic Paper</i> as contributing to the special character of York. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements.</p> <p>The expansion of the University would effectively reduce the gap between the edge of the built-up area of the City and the proposed</p>	

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			new settlement at Elvington Lane (Site ST15) to 1.6km.	
138	Policy ED4	Sound	The Lord Mayor's Walk Campus lies opposite the City Walls, partly in a Conservation Area, and includes a number of Listed Buildings. Consequently, we support the requirement that future development on this site needs to take account of its sensitive setting.	
140	Paragraph 7.18, Proposed Student Housing, Site SH1 (Land at Heworth Croft)	Sound	This site adjoins the boundary of the Heworth Green/East Parade/Huntington Road Conservation Area.. We welcome the requirement that development proposals for this area would need to ensure that those elements which contribute to the significance of the Conservation Area are not harmed.	-
145	Table 8.1	Sound	Over the past few years, as part of the background work on the emerging City of York Local Plan, the Council has undertaken a great deal of work to identify the various elements which contribute to the special character and setting of the historic City. This work, the <i>Heritage Topic Paper</i> , has helped to provide a framework against which to consider not only the appropriateness of the development strategy for the future growth of the City, but also the individual sites where that growth might be accommodated. We welcome the inclusion of this Table which provides a summary of	-

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			the Six Principal Characteristics which contribute towards York's special character and setting and illustrates how the various elements of the Plan are intended to safeguard or reinforce these characteristics.	
146	Policy D1	Sound	Subject to the small modification set out below, we support this Policy. This should help to ensure that the elements which contribute to the special character of the City are safeguarded. We particularly welcome the requirement that development proposals that fail to take account of York's special qualities, fail to make a positive design contribution to the city, or cause damage to the character and quality of an area will be refused. Given the international importance of the historic city of York, it is absolutely right that developments which are likely to harm its character are refused.	-
146	Policy D1, Criterion iv, first bullet-point	Unsound	It is unlikely that any development would " <i>challenge ... the city centre roofscape</i> ". Consequently, this bullet-point would benefit from a small amendment	Policy D1, Criterion iv, first bullet-point amend to read:- " <i>.. the Minster or harm the city centre roofscape</i> "
149	Policy D2	Sound	We support this Policy. This should help to ensure that development proposals do not harm the landscape of the City and its wider setting.	-
152	Policy D4	Sound	Subject to the changes set out below, we support this Policy. In its City Centre Conservation Area York	-

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			has one of the Country’s most distinctive Conservation Areas and which provides the setting for some very significant historic assets. It is essential that the plan sets out a robust Policy framework for the management of this area and the other Conservation Areas across the City.	
152	Policy D4, first Paragraph, Criteria i	Unsound	<p>This Criterion is confusing. The opening sentence requires proposals to either preserve <u>or</u> enhance the character of a Conservation Area (reflecting S69 of the 1990 Act). Later on, by the inclusion of ‘and’, this sentence sets out a requirement that they also have to enhance or better reveal its significance.</p> <p>Moreover, S69 of the Act refers to “character or appearance” (not character and appearance).</p> <p>This Criterion needs amending to be consistent with primary legislation and to make its intentions more clear. It would also be preferable if it included reference to the “elements” which contribute to the character of the Conservation Area.</p>	<p>Policy D4, first Paragraph, replace Criteria i with the following:-</p> <p><i>“i. are designed to preserve or enhance those elements which contribute to the character or appearance of the Conservation Area</i></p> <p><i>ii would enhance or better reveal its significance or would help secure a sustainable future for a building at risk“</i></p>
152	Policy D4, first Paragraph, Criteria ii	Unsound	<p>As the City Centre Conservation Area Appraisal notes, views across the City are one of the most important yet fragile components of the City’s historic townscape. The appraisal identified 26 Key Views which it states:-</p> <p><i>“The protection and enhancement of</i></p>	<p>Policy D4, first Paragraph, Criteria ii amend to read:-</p> <p><i>“safeguard the Key Views identified in the York Historic Core Conservation Area Appraisal and other</i></p>

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			<i>these views should be a material consideration in the determination of planning applications which might have an impact on them, and applicants should be required to demonstrate accurately how proposed development would impact on these Key Views as part of the pre-application process. This should include accurately rendered images or a 3D model”.</i>	<i>Local Views”</i>
152	Policy D4, first Paragraph, Criteria iii	Unsound	This Criterion is not about decision-making but, rather, the information that needs to be submitted in support of any application affecting a Conservation Area. As such it would be better taken out of this first part of the Policy and included later on.	Policy D4, first Paragraph, delete Criterion iii and insert the following at the end of the Policy:- <i>“Applications should be accompanied by an appropriate evidence-based assessment of the conservation area’s special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood”.</i>
152	Policy D4, third Paragraph	Unsound	As worded, this Criterion would allow a change of use even if it caused harm to the significance of a Conservation Area. A proposal which resulted in any harm to the significance of a Conservation Area would not be “conserving it” and, therefore, would not be delivering sustainable development in terms	Policy D4, third Paragraph amend to read:- <i>“Changes of use will be supported where it has been demonstrated that the original use of the</i>

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			of the historic environment. In addition, it would be preferable to refer to the “original use” rather than the “primary use”.	<i>building is no longer viable or appropriate and where the proposed new use would not harm the significance of the area”.</i>
153	Policy D5	Sound	Subject to the change set out below, we support this Policy which will help to ensure that development proposals conserve the City Listed Buildings.	-
153	Policy D5, first Paragraph, Criterion iii	Unsound	This Criterion is not about decision-making but, rather, the information that needs to be submitted in support of any application affecting a Conservation Area. As such it would be better taken out of this first part of the Policy and included later on.	Policy D5, first Paragraph, delete Criterion iii and insert the following at the end of the Policy:- <i>“Applications should be accompanied by an appropriate evidence-based heritage statement assessing the significance of the building”.</i>
155	Policy D6	Unsound	Whilst we fully support much of the thrust of this Policy, it does not differentiate sufficiently between the approach that will be taken to Scheduled Monuments and other nationally-important archaeological sites compared to archaeological remains of less than national importance	Delete Criterion vi and add the following additional Paragraphs to the end of the Policy:- <i>“Harm to an element which contributes to the significance of a Scheduled Monument or other nationally-important remains will be permitted only where this is</i>

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				<p><i>outweighed by the public benefits of the proposal. Substantial harm or total loss of a Scheduled Monument or other nationally-important remains will be permitted only where it can be demonstrated that the proposal would bring substantial public benefits.</i></p> <p><i>Harm to archaeological remains of less than national importance will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the archaeology.</i></p> <p><i>In those cases where development affecting an archaeological site is acceptable in principle, detailed mitigation measures will need to be agreed with the City of York Council that include, where appropriate, provision for deposit monitoring, investigation,</i></p>

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				<i>recording, analysis, publication, archive deposition and community involvement”.</i>
155	Paragraph 8.31	Unsound	The 1990 York Development and Archaeology Study by Ove Arup Report was updated recently. This Paragraph may need reviewing and updating to better reflect that review. If necessary, this should also be reflected in Policy D6	Amend accordingly
155	Policy D7	Unsound	<p>Whilst we fully support much of the thrust of this Policy it is rather confusing since although it is headed ‘non-designated heritage assets’ it also deals with the historic environment more widely (in the opening Paragraph) and designated heritage assets (in the final Paragraph).</p> <p>The final Paragraph would be more appropriate included within Policy D9</p>	<p>(a) Delete the first Paragraph and replace with:-</p> <p><i>“Development proposals affecting a non-designated heritage asset or its setting will be supported where they conserve those elements which contribute to its significance.</i></p> <p>(b) Delete the final Paragraph and move to Policy D9</p>
158	Policy D8	Unsound	We support this Policy which will help to ensure that development proposals conserve the City’s Registered Historic Parks and Gardens.	
159	Policy D9	Sound	We support this Policy which will ensure that the results from any archaeological assessments or investigations are deposited in the	-

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			HER. This will help to increase the understanding of the archaeology of York and assist in predicting the potential impacts of future development proposals across the City.	
160	Policy D10	Sound	Subject to the change set out below, we whole-heartedly support the inclusion of a Policy to manage change in the vicinity of the City Walls.	
160	Policy D10, third Paragraph	Minor modification	In order to ensure that there is no misunderstanding, this Criterion would benefit from a slight amendment.	Policy D10, third Paragraph amend to read:- <i>“Other development proposals adjacent to ...”</i>
160	Policy D10, third Paragraph Criterion i	Unsound	This Criterion would benefit from a slight amendment to improve its clarity.	Policy D10, third Paragraph, Criterion i amend to read:- <i>“... the elements which contribute to their significance and the six principal characteristics of the City as identified in the ‘Heritage Topic Paper’”</i>
160	Policy D11	Sound	We support this Policy which will help to ensure that extensions and alterations to existing buildings take place in a manner which will safeguard those elements which contribute to the distinctive character of the City.	-
162	Policy D12	Sound	We support this Policy especially the protection that is given to the retention of high-quality or historic	-

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			shop fronts. York has many fine historic shopfronts which make a valuable contribution to the distinctive character of their local area.	
163	Policy D13	Sound	We support this Policy which sets out a good framework for the control of advertisements. This should help to ensure that any proposals safeguard the distinctive character of the City.	-
164	Policy D14	Sound	We support this Policy which sets out a good framework for the control of security shutters. Poorly-designed security shutters can considerably detract from the character of an area and its vitality. This Policy should help to ensure that the character of the City is maintained.	-
165	Policy GI1	Sound	We support this Policy and especially, in Criterion v, the recognition of the contribution which the City's heritage assets make to the Green Infrastructure network	-
168	Policy GI3	Sound	We support this Policy which should help to protect the integrity of York's Green Infrastructure network - a key element of the special character of the historic City.	-
169	Policy GI4	Unsound	We support this Policy especially the requirement, in Criterion iii, that trees or hedgerows which contribute to the character of a Conservation Area or Listed Building or are an element of a designed landscape should be retained.	-
175	Policy GB1, first Paragraph,	Sound	We support this Criterion. This will help to ensure that any	-

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	Criterion iii		development in the Green Belt safeguards those elements which contribute to the special character and setting of the historic City.	
175	Policy GB1, second Paragraph, tenth bullet-point	Unsound	NPPF Paragraph 90 makes it clear that local transport infrastructure is only appropriate in a Green Belt <i>“where it can demonstrate a requirement for a Green Belt location”</i> . There is nothing in the NPPF which indicates that Park and Ride Sites as a matter of course are appropriate developments in the Green Belt	Policy GB1, second Paragraph, tenth bullet-point amend to read:- <i>“.. including highways work and Park and Ride facilities which can demonstrate a requirement for a Green Belt location”</i>
182	Policy CC1	Sound	Whilst we would broadly support the thrust of this Policy, applicants are required to do no more than “consider” the impact of any scheme upon the various elements set out in the seven Criteria of the Policy. In order to provide a framework to enable the decision-maker to determine how they ought to react to a development proposal, the wording of the sentence before the Criteria needs to be more positive.	Policy CC1, third Paragraph amend to read:- <i>“Applications will be supported where they can demonstrate that they would not have an adverse impact upon:..”</i>
185	Policy CC2, Conversion of Existing Buildings, second Paragraph	Sound	Whilst it may be possible to achieve BREEAM “very good” and “excellent” for some conversions, there may be historic properties where it is impossible to attain these standards without compromising elements which contribute to their significance. This Paragraph recognises that these standards would only be a requirement where they can be achieved in a manner	-

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			consistent with the appropriate conservation of that asset.	
213	Policy T2, Medium Term	Unsound	<p>We have concerns about the impact which the following might have upon elements which contribute to the special character and setting of the historic City:-</p> <ul style="list-style-type: none"> • The expansion of the Park and Ride Sites at Askham Bar and Poppleton Bar • A segregated grade-separated bus route across the 1237 	<p>(a) Policy T2, Medium Term, Criterion ii amend to read:-</p> <p><i>“... to match rising demand subject to minimising any impact upon the purposes of the Green Belt”</i></p> <p>(a) Policy T2, Medium Term, Criterion iii amend to read:-</p> <p><i>“... to the north west of the City subject to minimising any impact upon the purposes of the Green Belt”</i></p>
216	Policy T3, Criteria I and ii	Sound	York Station is a Grade II* Listed Building. We welcome the requirements of these two Criteria which will assist in ensuring that improvements to the Station happen in a manner which conserves those elements which contribute to the significance of this building.	-
223	Policy T6, sixth and seventh bullet-points	Sound	We welcome the requirement that development near public transport corridors should not have an adverse impact upon the historic environment or the purpose of the Green Belt. It is imperative that making the best use of public transport corridors does not harm	-

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			the elements which make York distinctive.	
230	Policy C1, Criterion iv	Sound	We support the statement that proposals for communications infrastructure will only be supported where there will be no demonstrable adverse impacts upon the landscape character, setting, views, heritage assets or Green Belt objectives. This will help to ensure that those elements which contribute to the character of York are retained.	-
254	Table 15.2, Section 8	Sound	Subject to the change below, we support the Targets for the historic environment	-
254	Table 15.2, Section 8, Indicators, second bullet-point	Unsound	It would be preferable to refer to the number of designated heritage assets on the Historic England <i>'Heritage at Risk Register'</i> .	Table 15.2, Section 8, Indicators, second bullet-point amend to read:- <i>"Number of designated heritage assets on the Historic England 'Heritage at Risk Register'."</i>

If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours faithfully,

Ian Smith

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28 March 2018

Dear Sir or Madam,

City of York Local Plan: Publication Draft – Sustainability Appraisal

Thank you for consulting Historic England about the Sustainability Appraisal of the Pre-Publication Draft of the Local Plan.

On the whole, we would broadly endorse the evaluation of the likely impact which the Policies and proposals of the Plan might have upon the historic environment and, where an adverse effect has been identified, the proposed mitigation measures which have been proposed to reduce that harm.

We are pleased to note that many of the comments which we made to the previous version of the Appraisal have been incorporated into this latest iteration of the document.

Specific Comments

We have the following comments to make regarding the content of the Appraisal

Page	Section	Comments	Suggested Change
13	Paragraph 1.7.2 et seq	Over the past few years, as part of the background work on the emerging City of York Local Plan, the Council has undertaken a great deal of work to identify the various elements which contribute to the special character and setting of the historic City. This work, which was set out in the Heritage Topic Paper. The use of that document as the basis for the Heritage Impact Appraisal has enabled the Council to provide a good evaluation of the potential impact which the emerging plan might have upon the six principal characteristics of the historic City identified in the Heritage Topic Paper.	(a) The local planning authority needs to review and update the September 2017 <i>Heritage Impact Appraisal</i> in the light of the comments received to the Reg. 18 Consultation. (b) The <i>Heritage Impact Appraisal</i> should be included as an appendix to the

Page	Section	Comments	Suggested Change
		<p>As part of the Reg. 18 Consultation on the Pre-Publication Draft last year, views were invited on the content of the <i>Heritage Impact Appraisal</i>. However, it does not appear that there has been any consideration by the local planning authority of any of the comments submitted by consultees regarding that document nor has the appraisal been updated.</p> <p>Moreover, as one of the key documents which underpins the Sustainability Appraisal, the <i>Heritage Impact Appraisal</i> should have been included as an appendix to the SA.</p>	Sustainability Appraisal.
117 and Appendix I	Table 6.2, SAO14 (Cultural Heritage)	The <i>Heritage Impact Appraisal</i> evaluates the impact of each of the allocations against each of the six Principal Characteristics of the City which are set out in the <i>Heritage Topic Paper</i> . However, <i>Heritage Impact Appraisal</i> does not make an overall conclusion about the likely impact of each of those sites upon the historic environment. Consequently, it is not clear how Table 6.2 (or, indeed, any of the tables in Appendix I) has arrived at its assessment of the likely impact of each of the sites upon SAO14.	There needs to be a closer correlation between the conclusions of the <i>Heritage Impact Appraisal</i> and the SA.
117	Table 6.2, Site ST5 (York Central) against SAO6 (Reduce the need to travel) and SAO 7 (Greenhouse Gasses)	When originally proposed, this site was proposed to be linked to a Park and Ride site on the northern edge of the City by a light rail link. With the removal of this element of the scheme, it is increasingly likely that people will access this site by car – the latest Masterplans show a new large car park adjacent to the Station. Consequently, far from reducing the amounts of trips by private car, the current proposals seem likely to increase them resulting in an adverse impact against both SAO6 and SAO7.	The impact of the development of this site upon SOA6 and SAO7 should be amended to “negative”
117	Table 6.2, Site ST5 (York Central) against SAO14 (Cultural Heritage)	The amount of development required on the edges of the City and in its surrounding settlements is very much predicated on being able to deliver a sizeable proportion of the plan’s new housing requirements within the York Central site. Whilst we whole-heartedly	The impact of the development of this site upon SOA14 should be amended to “uncertain”

Page	Section	Comments	Suggested Change
		<p>support the principle of the redevelopment of this large brownfield site and in maximising its development potential, we remain to be convinced that the quantum of development being proposed (a total greater than the last iteration of the Plan proposed) is actually deliverable in a manner which will, not only, safeguard the significance of the numerous heritage assets in its vicinity but also not have significant knock-on effects upon the remainder of the historic core of York.</p>	
117	Table 6.2, Site ST7 (Land East of Metcalfe Lane) against SAO14 (Cultural Heritage)	<p>Whilst there may well be potential to accommodate some of York’s development needs on the eastern side of the City, as currently proposed, the Allocation of this area will harm a number of key elements identified in the Heritage Topic Paper Update as contributing to the special character and setting of York.</p> <p>Firstly, this site is prominent in views from the ring road. The development of this area would reduce the gap between the A64 and the edge of the built-up area from 1.3km, at its narrowest point, to just 575 metres. This would result in not only a large encroachment into the open countryside to the east of the City but also considerable harm to the views towards the eastern edge of the City from the ring road - key element identified in the Heritage Topic Paper Update.</p> <p>This allocation will, in effect create a new free-standing settlement within the ring road under 160 metres from edge of the existing built-up area. The Heritage Topic Paper Update identifies the relationship which York has to its surrounding settlements as being one of the elements which contribute to its special character and setting. A new settlement this close to the City would appear out of keeping with the current pattern of development around York and harm this element of York’s</p>	The impact of the development of this site upon SOA14 should be amended to “serious harm”

Page	Section	Comments	Suggested Change
		character.	
117	Table 6.2, site ST8 (Land to the North of Monks Cross) against SAO14 (Cultural Heritage)	<p>Whilst there may well be potential to accommodate some of York's development needs on the eastern side of Huntington, as currently depicted, the Allocation of this area seems likely to harm several elements which contribute to the special character and setting of York.</p> <p>Firstly, the development of this site would substantially reduce the gap between the edge of the built-up area and the Ring Road and, as such, would adversely affect its rural setting of the City in this location.</p> <p>Secondly, it would start to enclose the western edge of the green wedge that is centred on Monk Stray. These wedges have been identified as one of the defining features of the special character of York.</p> <p>Thirdly, the open areas either side of Monk's Cross Link Road with the remnants of its historic field patterns contribute to the character of this area.</p>	The impact of the development of this site upon SOA14 should be amended to "serious harm"
117	Table 6.2, Site ST31 (Land to the south of Tadcaster Road, Copmanthorpe) against SAO14 (Cultural Heritage)	<p>The development of this site could harm a number of elements which contribute to the special character of the historic City.</p> <p>Firstly, this site is perceived as being very much a part of the swathe of open countryside to the south of the ring road. Although the railway runs to the south of Site ST31, the perception is of a rail line running through open countryside rather than an area which has been severed from the surrounding landscape by the railway.</p> <p>Secondly, the relationship of the historic city of York to the surrounding villages is one of the elements identified as contributing to the special character of York. This relationship relates to not simply the distance between the settlements but also the size of the villages</p>	The impact of the development of this site upon SOA14 should be amended to "serious harm"

Page	Section	Comments	Suggested Change
		<p>themselves, and the fact that they are free-standing, clearly definable settlements.</p> <p>The new Park and Ride site at Askham Bar has effectively extended the southern edge of the built-up area of the City to within 350 metres of the A64. As a result, this has narrowed the gap between what might now be regarded as the southern edge of York and the northern edge of Copmanthorpe. This Allocation would bring Copmanthorpe 175 metres closer to the edge of the City and would reduce the gap between York and the village to less than 1km. This would harm a key element of the special character and setting of the City identified in the <i>Heritage Topic Paper Update</i>.</p>	
117	Table 6.2, Site ST27 (University of York Expansion Site) against SAO14 (Cultural Heritage)	<p>Notwithstanding the caveats within the Planning Principles regarding the limits on the development footprint of any new development and for an “<i>appropriately landscaped buffer between the site and the A64</i>”, this proposal could harm two elements which contribute to the special character of the historic City.</p> <p>Firstly, this area is prominent in views from the A64. The expansion of the University to the extent of the area identified would bring development very close to the Ring Road. This will fundamentally change the relationship which the southern edge of York has with the countryside to its south. It will also alter people’s perceptions when travelling along this route about the setting of the City within an area of open countryside.</p> <p>Moreover, it is by no means certain that the requirement for an “<i>appropriately landscaped buffer</i>” between the site and the A64, will not, itself, further harm the openness of the Green Belt in this location. Previous landscaping schemes by the University in this part of the City have simply resulted in earth bunding and</p>	The impact of the development of this site upon SOA14 should be amended to “serious harm”

Page	Section	Comments	Suggested Change
		<p>swathes of tree planting, both alien features in the flat landscape to the south of the City.</p> <p>Secondly, the expansion of the university towards the ring road could also harm the relationship which the historic city of York has to the surrounding villages - another element identified in the <i>Heritage Topic Paper Update</i> as contributing to the special character of York. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements.</p> <p>The expansion of the University would effectively reduce the gap between the edge of the built up area of the City and this proposed new settlement at Elvington Lane (Site ST15) to 1.6km.</p>	
117	Table 6.2, Site ST19 (Northminster Business Park) against SAO14 (Cultural Heritage)	<p>In order to retain the separation between the Business Park and nearby villages, the southern extent of this area should not extend any further south than the existing car park to the south of Redwood House.</p> <p>Without this reduction, the development of this area would threaten the separation of Northminster Business Park from the village of Knapton which would be just 250 metres from the southern boundary of this area.</p>	The impact of the development of this site upon SOA14 should be amended to “serious harm”
117	Table 6.2, Site ST37 (Whitehall Grange) against SAO14 (Cultural Heritage)	This site forms part of the green wedge that extends into the north of City which is centred on Bootham Stray. Although there are a handful of buildings on this particular site, it is clearly perceived as a part of this open area. The loss of this site and its subsequent development would result in the considerable narrowing of this wedge and harm one of the key elements identified in the <i>Heritage Topic Paper</i> as contributing to the special character and setting of York.	The impact of the development of this site upon SOA14 should be amended to “serious harm”
122	Table 6.3, site	Whilst we have no objection to the	The impact of the

Page	Section	Comments	Suggested Change
	E16 (Poppleton Garden Centre) against SAO14 (Cultural Heritage)	<p>redevelopment of that part of the site which is currently occupied by buildings, residential development should not be allowed in the undeveloped area to the south of the existing buildings.</p> <p>The development of that open area would considerably reduce the gap between the Ring Road and what, in effect, would become the southern edge of the village of Poppleton. As such, it would harm a number of elements identified in the <i>Heritage Topic Paper Update</i> as contributing to the special character and setting of the City.</p> <p>Moreover, it would also reduce the gap between what would be perceived as being the southern edge of the village of Poppleton and the Northminster Business Park leading to the threat of the coalescence of these two areas.</p>	development of this site upon SOA14 should be amended to “serious harm”

Finally, we should like to stress that this opinion is based on the information provided in the Report dated February 2018. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the Plan) where we consider that, despite the SA/SEA, these would have an adverse effect upon the historic environment.

If you have any queries about any of the matters raised in this letter or would like to discuss anything further, please do not hesitate to contact me.

Yours faithfully,



Ian Smith

Historic Environment Planning Adviser (Yorkshire)

e-mail: [Redacted]

From: Smith, Ian [REDACTED]
Sent: 28 March 2018 12:04
To: localplan@york.gov.uk
Subject: City of York Local Plan: Publication Draft
Attachments: e PubDft28mar18.pdf; g3 SA 28mar18.pdf

Dear Sir/Madam,

Thank you for consulting Historic England about the City of York Local Plan: Publication Draft and the associated Sustainability Appraisal. Please find attached our comments on those documents. Copies of these letters are in the post for your records.

If you have any queries about any of the matters raised in our responses or would like to discuss anything further, please do not hesitate to contact me.

Regards

Ian Smith
Historic Environment Planning Adviser (Yorkshire)
Planning Group
Historic England
Direct Line: [REDACTED] Mobile phone: [REDACTED]

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City of York Council,
West Offices,
Station Rise
YORK YO1 6GA

Our Ref: HD/P5343/02
Your Ref:

Telephone: XXXXXXXXXX

28 March 2018

Dear Sir or Madam,

City of York Local Plan: Publication Draft

Thank you for consulting Historic England about the Publication Draft of the Local Plan.

General Comments

Over the past few years, as part of the background work on the emerging City of York Local Plan, the Council has undertaken a great deal of work to identify the various elements which contribute to the special character and setting of the historic City. This work has helped to provide a framework against which to consider not only the appropriateness of the development strategy for the future growth of the City, but also the individual sites where that growth might be accommodated.

We welcome the intention to limit the amount of growth which is proposed around the periphery of the built-up area of the City. Such a strategy will help to safeguard a number of key elements which have been identified in the *Heritage Topic Paper* as contributing to the special character and setting of the historic City. These include its compact nature, the views towards the City from the ring road and the relationship of the City to its surrounding settlements. However, whilst we welcome much of the content of the Plan, nevertheless, we do have a number of significant concerns about certain aspects of the proposed Spatial Strategy:-

York Central - The amount of development required on the edge of the City and in its surrounding settlements is very much predicated, in part, on being able to deliver a sizeable proportion of the plan's new housing requirements within the York Central site. Whilst we whole-heartedly support the principle of the redevelopment of this large brownfield site and in maximising its development potential, we are extremely concerned about the potential impact which the quantum of development being proposed might have upon the city's heritage. There has been nothing provided as part of the Evidence Base to demonstrate that this site is capable of accommodating 2,500

dwellings and 100,000sq m of office floorspace in a manner which would not result in a form of development whose scale, massing, design and impact upon the city's infrastructure (particularly the road network in and around the historic core) would not have a considerable adverse impact upon the centre of the City.

Consequently, there needs to be a lot more work done to demonstrate that the volume of development being suggested (and the resultant heights and massing of the buildings) will not harm the setting of the heritage assets in its vicinity or those elements identified in the *Heritage Topic Paper* as contributing to the special character and setting of York. It will also be necessary to show how the amount of traffic generated by this scale of development (in conjunction with the other proposed developments in and around this sector of the City) will not result in increased congestion and worsening air quality - particularly given the fact that the light rail link originally proposed for this development is no longer a requirement.

The new free-standing settlements - As part of the strategy for accommodating York's assessed development needs, we consider that there is considerable merit in the potential offered by these new settlements. Whilst such an approach clearly affects the openness of the Green Belt in those locations (and, as a consequence, will result in harm to certain elements which contribute to the special character and setting of the historic City), nevertheless, the degree of harm is likely to be far less than would be caused should the housing in those settlements be located, instead, on the edge of the existing built-up area of the City or in its surrounding settlements. As such, a strategy in which part of York's development needs are met in new free-standing settlements beyond the ring road would help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements.

The size of these settlements and their location, as currently indicated, appears to have taken into account of the relationship which York has with its existing surrounding villages - an element which has been identified in the *Heritage Topic Paper* as being part of the character of the City. It is also apparent that they have been designed to ensure that they do not threaten the individual identity or rural setting of their neighbouring villages, the green wedges that penetrate into the urban area, and important views from the ring road. We would have significant concerns were the size of either of these settlements to increase (either in this or subsequent Plan periods) beyond the boundaries currently shown.

However, nowhere in the Local Plan does it clearly articulate the precise reasons why such a development strategy has been selected or the benefits that new settlements

would deliver in terms of safeguarding those elements which contribute to the special historic character and setting of York.

The University - We have particular concerns about the area identified for the future expansion of the University and consider that further consideration needs to be had to how the growth of this important institution might delivered in a manner which best safeguards the elements which contribute to the setting of this important historic City.

Other Strategic Sites - In terms of other aspects of the Plan, despite reduction in their size and/or alterations to their configuration, several of the sites do not appear to have taken account of the elements which the Council has identified as contributing to York's special character. We have set out below, where we consider amendments need to be made to address their shortcomings.

Detailed comments on the Plan

We have the following specific comments to make regarding the Policies and proposals of the Publication Draft:-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
-	Proposals Map – Conservation Areas	Unsound	It is not sufficient simply to indicate the general location of a Conservation Area by means of a star. In order to assist those using the Plan know exactly where the Plan's Policies relating to Conservation Areas apply, the Proposals Map should show the precise boundaries of each of York's Conservation Areas.	The Proposals Map should show the precise boundaries of each of the City's Conservation Areas.
-	Proposals Map – Areas of Archaeological Importance	Unsound	The depiction of archaeological sites on the Proposals Map is extremely confusing. The Key indicates that the stars are the locations of " <i>Areas of archaeological Importance</i> ". However, what is depicted on the Proposals Map by the star is unclear as these neither denote the extent of the 'Area of	(a) The Proposals Map should show the precise boundaries of each of the Scheduled Monuments insofar as the scale of the maps allow. Where it is not possible to

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>Archaeological Importance’ nor the locations of the numerous Scheduled Monuments around the City.</p> <p>The central part of the City is designated as an ‘Area of Archaeological Importance’ under the Ancient Monuments and Archaeological Areas Act, 1979. Since Paragraph 8.31 specifically refers to this area, its boundaries should be shown on the Proposals Map.</p> <p>Furthermore, in order to assist those using the Plan know precisely where the Plan’s Policies relating to Scheduled Monuments apply (and, particularly, for the Policy dealing specifically with the City Walls (Policy D10) which has a spatial extent), the Proposals Map should show the precise boundaries of each of the Scheduled Monuments in the Plan area. Where because of the scale of the map it is not possible to show the precise extent of a Monument, a symbol should identify their location.</p>	<p>show the precise extent, a symbol should identify the location of that Scheduled Monument.</p> <p>(b) The Proposals Map should show the extent of the ‘Area of Archaeological Importance’</p>
8	Paragraph 1.32	Sound	We support the acknowledgement of the importance of the historic environment and the City’s heritage assets to the tourism economy of the York.	-
9	Paragraph 1.38	Sound	We support the recognition of the important role which heritage and cultural tourism plays in underpinning a multi-layer retail offer in the City.	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
9	Paragraph 1.41 et seq	Sound	This section provides a good summary of the important contribution that York's historic environment makes to the tourist industry and the key role which this sector plays the economic well-being of the City.	-
11	Paragraph 1.49 line 8	Factual correction	The York Green Belt has a number of purposes of which safeguarding the special character and setting of the historic City is only one of them. It would be preferable, therefore, to make it clear that the role it plays in safeguarding York's special character and setting is the "primary" purpose of this particular Green Belt. It would also be better if it actually used the terminology of the NPPF and saved RSS Policy	Paragraph 1.49 line 8 amend to read:- <i>"Although the York Green Belt performs a number of purposes to some extent, its primary purpose is to safeguard the special character and setting of the historic city."</i>
11	Paragraph 1.51 et seq	Sound	This section sets out an excellent summary of the rich wealth of heritage assets in the City, why York is such a unique place, and the reasons just why it is imperative that the Local Plan sets out a robust strategy which will ensure that the future growth of the City is delivered in a way which safeguards this incredible historic environment.	-
12	Paragraph 1.54	Sound	This Paragraph provides a good summary of the green infrastructure of York and the inter-relationship between these open areas and the elements which contribute to the special character of the historic city.	-
16	Vision	Unsound	Other than the mention of York on the first line, the Vision is not particularly place-specific nor does it articulate the special qualities and	Amend the beginning of the Vision as follows:-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			distinctiveness of the historic city. York's character is its main selling-point. It is the reason why it gets so many visitors each year, what attracts businesses to invest in this part of Yorkshire, and why people choose to live and work in the City. Consequently, the starting point for the Vision should be to ensure that whatever happens in York, does so in a manner which not only safeguards, but also strengthens, the city's unique character.	<i>"York aspires to be a City whose special qualities and distinctiveness are recognised worldwide, where its unique legacy of historic assets are preserved and enhanced, and where the full potential that its historic buildings, spaces and archaeology can contribute to the economic and social welfare of the community is realised. The Local Plan ... etc".</i>
16	Section 2	Unsound	Given the international importance of York's historic environment, the need for the plan to ensure that this resource is appropriately managed should be at the forefront of the plan. Whilst it is understandable why the desire for economic growth has been given prominence, nevertheless, York's historic environment plays such a key role in the economic well-being of the City (as set out in Paragraphs 1.32, 1.38 and 1.41), in the quality of life enjoyed by its communities, and in making York such an attractive distinct place, that the vision and approach to managing the City's heritage assets should be at the forefront of the plan.	Move Paragraphs 2.8 to 2.11 to below the box containing the Vision.
17	Paragraph 2.3	Sound	We support the intentions for York City centre as set out in the this	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>Paragraph particularly the bullet-points which relate to:-</p> <ul style="list-style-type: none"> • ensuring development contributes to the creation of a world class, high-quality, accessible public realm; • improving the tourism, cultural and leisure offer by ensuring a flexible approach to the use of land; • ensuring development sustains, enhances and adds values to York’s culture; • protecting and enhancing its unique historic and cultural assets; 	
18	Main heading in bold before Paragraph 2.8	Unsound	The Government’s Core planning Principles for both the natural and historic environment are not just that they should be “ <i>protected</i> ” but rather that they should be “ <i>conserved and enhanced</i> ”. As the glossary to the NPPF makes clear, conservation is not the same as preservation. Consequently, it would be more appropriate if this Section heading was amended to more- closely reflect that used in national planning guidance. It would also be consistent with the wording used in Policy DP2 Criterion iii.	Main heading in bold before Paragraph 2.8 amend to read:- <i>“Conserving and enhancing the environment”</i>
18	Sub-heading before Paragraph 2.8	Unsound	This Section deals wholly with York’s historic environment. Moreover, it also deals with several non-built elements – such as Museum Gardens, the Strays and the Green Belt. Therefore, the heading needs to be amended accordingly	Sub-heading before Paragraph 2.8 amend to read:- <i>“The historic environment”</i>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
18	Paragraph 2.8 et seq	Sound	We support the vision and outcomes that are set out in these Paragraphs for York’s historic environment.	-
20	Policy DP1, Criterion vi	Unsound	<p>Whilst it is well recognised that the historic environment of York is “outstanding”, this it is not necessarily the case for its natural environment. In view of the fact that the natural environment is already adequately addressed in Criterion vii, it would be far simpler (and more accurate) if Criterion vi simply dealt with the historic environment.</p> <p>In addition, the reason why York’s historic environment should be conserved is only partially because of its contribution it makes to the economic welfare of this part of Yorkshire. The historic environment also makes a significant contribution to the quality of life enjoyed by the City’s communities and in making York such an attractive, distinctive place. These elements should also be recognised within this Policy.</p> <p>Finally, York’s historic environment plays such a key role in the economic well-being of the City, in the quality of life enjoyed by its communities, and in making York such an attractive, distinctive place, that the conservation and enhancement of the City’s heritage assets should be the starting point for any Development Strategy for this City.</p>	<p>(a) Policy DP1 move Criterion vi to the beginning of the list of Criteria</p> <p>(b) Amend Policy DP1 Criterion vi to read:-</p> <p><i>“The City of York’s outstanding historic environment will be conserved and, where appropriate, enhanced recognising its important contribution to the economic well fare of area, to the quality of life enjoyed by the City’s communities and in making York such an attractive, distinctive place”</i></p>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
20	Policy DP1, Criterion viii	Sound	We support this Criterion. The definition of a Green Belt around the city which will help safeguard its special historic character and setting is a key element of the Development Strategy for York.	-
22	Policy DP2, Criterion iii	Sound	We support this Criterion especially the first bullet-point. National policy guidance makes it clear that protecting and enhancing the historic environment is a key element of the environmental leg of sustainable development.	-
24	Policy DP3	Sound	We support this Policy which should help ensure that new development not only conserves those elements which contribute to the character of the City but also enhances its distinctive character. We particularly endorse the requirement that new development should:- <ul style="list-style-type: none"> • respect and enhance the historic character, green spaces and landscape of York; • deliver high-quality design and appropriate density, layout and scale whilst ensuring appropriate building materials are used; • create a high-quality, locally-distinctive place which relates well to the surrounding area and its historic character, and exploits opportunities for creating new and enhancing existing key views; 	-
26	Section 3 – Spatial Strategy	Unsound	As part of the strategy for accommodating York’s assessed development needs, we consider	Add a section which explains the reasons why the Plan is

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>that there is considerable merit in the potential offered by the proposed new settlements. Whilst such an approach clearly affects the openness of the Green Belt in those locations (and, as a consequence, will result in harm to certain elements which contribute to the special character and setting of the historic City), nevertheless, the degree of harm is likely to be far less than would be caused should the housing in those settlements be located, instead, on the edge of the existing built-up area of the City or in its surrounding settlements.</p> <p>As such, a strategy in which part of York's development needs are met in new free-standing settlements beyond the ring road would help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements.</p> <p>The size of these settlements and their location, as currently indicated, appears to have taken into account of the relationship which York has with its existing surrounding villages – an element which has been identified in the Heritage Topic Paper as being part of the character of the City. It is also</p>	<p>proposing to develop the two new settlements and the justification for their form and size.</p>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>apparent that they have been designed to ensure that they do not threaten the individual identity or rural setting of their neighbouring villages, the green wedges that penetrate into the urban area, and important views from the ring road. We would have significant concerns were the size of either of these settlements to increase (either in this or subsequent Plan periods) beyond the boundaries currently shown.</p> <p>However, nowhere in the Local Plan does it clearly articulate the precise reasons why such a development strategy has been selected, why the settlements are located where they are, or why they are the size proposed nor does it set out the benefits that such a strategy is likely to deliver in terms of safeguarding those elements which contribute to the special historic character and setting of York..</p>	
26	Policy SS1, second Paragraph	Unsound	In order to achieve sustainable growth in terms of York's environmental assets, it is important that not only the locations of growth safeguard these assets, but also the scale of growth proposed in each area.	Policy SS1, second Paragraph amend to read:- <i>"The location and scale of development through the plan etc"</i>
27	Paragraph 3.5	Unsound	Whilst we would broadly concur that the areas identified on Figure 3.1 are the main ones which help to safeguard elements which contribute to the special character and setting of the historic city, one	Paragraph 3.5 line 11 amend to read:- <i>"... are illustrated in Figure 3.1. However, many areas of the</i>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>of the aspects which it fails to adequately depict is the contribution made by the wider rural landscape.</p> <p>As illustrated, Figure 3.1 could be interpreted as implying that no land beyond the Ring Road needs to be kept open in order to safeguard the rural setting of the historic City. This is clearly not the case. The rural setting of York is not restricted solely to land lying within the Ring Road and that the special character of York could be harmed by development which went beyond it.</p> <p>Indeed, if it were to be the case that only land within the Ring Road contributed to the rural setting of York, there would be no requirement to define a Green Belt with an outer boundary six miles from the city centre.</p>	<p><i>open countryside beyond the ring road also makes an important contribution to the wider rural setting of the historic city”</i></p>
31	Policy SS2, first Paragraph	Unsound	<p>This Policy needs to more closely reflect the requirements set out in SI2013 No. 117, i.e. that the purpose of the York Green Belt is to safeguard the special character and setting of the <u>historic</u> city. At present there is no reference to the historic element.</p> <p>Whilst the Development Strategy of the Plan is influenced by the need to define a Green Belt which safeguards the special character and setting of the historic city, the primary purpose of the Green Belt is not to deliver the Local Plan</p>	<p>Policy SS2, first Paragraph amend to read:-</p> <p><i>“The primary purpose of the Green Belt is to safeguard the special character and setting of the historic city of York. New building in the Green Belt ... etc”</i></p>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			Strategy. This element should be deleted	
31	Policy SS2, third Paragraph	Unsound	Paragraph 79 of the NPPF states that <i>“the essential characteristics of Green Belts are their openness and their permanence”</i> . A Green Belt which might need to be amended only five years after the end-date of this Local Plan does not appear to have the degree of “permanence” expected by national planning guidance.	The end-date by which the Green Belt boundaries may need to be reviewed needs to be amended in order to give the York Green Belt the degree of permanence envisaged by Paragraph 79 of the NPPF.
32	Policy SS3	Sound	We support the proposals for the City Centre particularly:- <ul style="list-style-type: none"> • The requirement that the economic and social aspirations for the City Centre will be achieved in a manner which conserves and enhances its special qualities and distinctiveness • The intention that the streets, places and spaces of the city centre will be revitalised • The requirement to prioritise pedestrian and cycle movement and improve linkages between key places such as the railway station, York Central and the National Railway Museum, the Minster, Castle Gateway, Hungate and the universities • The intention for the Council to work with the Minster authorities to future plan for its development to better reveal the significances of the Minster’s special character and appearance. 	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
32	Policy SS3, final Paragraph	Sound	We support the development principles which will be taken into account when considering proposals within the City Centre as set out on page 33, especially Criteria i to iv, vii, viii and xi. Together these principles should help to safeguard and enhance those elements which contribute to the special character of this part of York.	
35	Policy SS4 Site ST5 (York Central), proposed amounts of development	Unsound	The amount of development required on the edge of the City and in its surrounding settlements is very much predicated, in part, on being able to deliver a sizeable proportion of the plan's new housing requirements within the York Central site. Whilst we wholeheartedly support the principle of the redevelopment of this large brownfield site and in maximising its development potential, we are extremely concerned about the potential impact which the quantum of development being proposed might have upon the city's heritage. There has been nothing provided as part of the Evidence Base to demonstrate that this site is capable of accommodating 2,500 dwellings and 100,000sq m of office floorspace in a manner which would not result in a form of development whose scale, massing, design and impact upon the city's infrastructure (particularly the road network in and around the historic core) would not have a considerable adverse	The Evidence Base needs to demonstrate that the volume of development being suggested (and the resultant heights and massing of the buildings) will not harm the setting of the heritage assets in its vicinity or those elements identified in the Heritage Topic Paper as contributing to the special character and setting of York. It will also be necessary to show how the amount of traffic generated by this scale of development (in conjunction with the other proposed developments in and around this sector of the City) will not result in increased

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>impact upon the centre of the City.</p> <p>Consequently, the Evidence Base needs to demonstrate that the volume of development being suggested (and the resultant heights and massing of the buildings) will not harm the setting of the heritage assets in its vicinity or those elements identified in the Heritage Topic Paper as contributing to the special character and setting of York. It will also be necessary to show how the amount of traffic generated by this scale of development (in conjunction with the other proposed developments in and around this sector of the City) will not result in increased congestion and worsening air quality - particularly given the fact that the light rail link originally proposed for this development is no longer a requirement.</p>	<p>congestion and worsening air quality - particularly given the fact that the light rail link originally proposed for this development is no longer a requirement.</p>
35	Policy SS4 – Site ST5 (York Central), development principles	Sound	<p>We support the requirement that development within the York Central site will be permitted where it will comply with the following development principles:-</p> <ul style="list-style-type: none"> • Enhance the quality of the cultural area around the National Railway Museum through high-quality public realm and improved connectivity to the wider city. • Create a distinctive new place of outstanding quality and design which complements the existing historic urban fabric of the city, respects those elements which 	-

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			<p>contribute to its distinctive historic character, and assimilates into its setting and surrounding communities.</p> <ul style="list-style-type: none"> • Conserve and enhance the special character and/or appearance of the adjacent Central Historic Core Conservation Area and St Paul’s Square/ Holgate Road Conservation Area. • Maximise the benefits of job creation and sustainable economic growth. <p>However, whilst supporting the development principles for this area, we have significant concerns whether or not the amount of development is achievable in a manner consistent with conservation of those elements which contribute to the special character and setting of York.</p>	
38	Policy SS5 – Site ST20 (Castle Gateway), General introductory Paragraphs	Sound	<p>Subject to the amendments set out below, we broadly support this Policy which will assist in realising the potential of this important part of the City, especially:-</p> <ul style="list-style-type: none"> • The intention that this regeneration will:- <ul style="list-style-type: none"> ○ Radically enhance the setting of Clifford’s Tower and the Eye of York to recognise and interpret their importance to York’s unique history. ○ Integrate the area with the broader city centre. ○ Improve pedestrian and 	-

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			<p>cycle flow throughout the area and in to the wider city.</p> <ul style="list-style-type: none"> • That the development will be delivered through:- <ul style="list-style-type: none"> ○ Removing the Castle Car Park to create new public spaces and a high-quality development opportunity. ○ The addition of a new landmark River Foss pedestrian cycle bridge. ○ Where possible, the opening up of both frontages of the River Foss with riverside walkways on one or both banks. 	
38	Policy SS5 – Site ST20 Criterion ix and xvii	Unsound	Ass worded Criteria ix and xvii would both support the provision of a new car park in this area. We would suggest that the car park proposed by Criterion ix is deleted. Instead the Castle Mills site should be identified as a potential residential development opportunity.	Amend Criterion ix accordingly.
38	Policy SS5 – Site ST20 Criterion xi	Unsound	This Criterion would benefit from a slight amendment to improve its clarity.	<p>Criterion xi amend to read:-</p> <p><i>“... historic assets and their setting”</i></p>
38	Policy SS5 – Site ST20 Criterion xvi	Unsound	This Criterion would benefit from a slight amendment to improve its clarity.	<p>Criterion xvii amend to read:-</p> <p><i>“.. sightlines to, from and across the Castle Gateway”</i></p>
38	Policy SS5 – Site ST20 Castle and the Eye of York	Unsound	The redevelopment of this area offer huge potential to improve the access to the museums and the curation and display of their collections. However, none of this is	Amend accordingly

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			recognised within the Policy	
38	Policy SS5 – Site ST20 (Castle Gateway), King’s Staith/ Coppergate	Sound	<p>We support the development principles for King’s Staith/ Coppergate particularly the requirements that they should:-</p> <ul style="list-style-type: none"> • Improve the physical fabric, permeability and appearance of the Coppergate Centre to present an appropriate and well-designed aspect when viewed from Clifford’s Tower • Improve the permeability of Coppergate as a key gateway into the area for pedestrians and cyclists. • Improve the Castlegate streetscape by reducing vehicle dominance and creating a pedestrian friendly environment. 	-
38	Policy SS5 – Site ST20 (Castle Gateway), Castle and Eye of York	Sound	<p>We support the development principles for Castle and Eye of York particularly the requirements that they should:-</p> <ul style="list-style-type: none"> • Create a public realm scheme for the Castle and Eye of York which celebrates the significance of historic assets and the setting of the historic Castle and prison. • Consider the opportunity to provide a new building to improve the southern aspect of the Coppergate Centre and service yard and enhance the setting of Clifford’s Tower and the Eye of York. • Provide a new landmark bridge for pedestrians and cyclists across the River Foss linking the 	-

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			<p>Castle and Eye of York with Piccadilly</p> <ul style="list-style-type: none"> • Improve Tower Street to make it easier and safer to move between the Eye of York, Tower Gardens and St George's Field, by reducing vehicle dominance and creating a more pedestrian-friendly environment. • Consider important sightlines across the Castle Gateway area.. 	
44	Policy SS7, Site ST2 (Civil Service Sports Gound, Millfield Lane), Criterion viii	Sound	<p>Although the Millfield Road frontage of this site has existing development to the north and south, the frontage alongside the A59 is undeveloped. This open area contributes to the setting and approach to the City from the north-west.</p> <p>The development of the southern part of this site, therefore, would harm elements which contribute to the special character and setting of the City. Consequently we welcome the requirement in this Criterion that development should be set back from the A59 frontage and retain the mature trees in order to preserve the perception of openness.</p>	-
45	Policy SS8 – Site ST4 (Land adjacent to Hull Road), General	Unsound	<p>Whilst there is no objection to the principle of allocating this site for development, the future of this site needs to be considered in the context of the likely future needs of the University and the impact which development on Site ST27 might have upon the elements which contribute to York's special character and setting. If Site ST27 is</p>	<p>Consideration should be given to the use of this site as an allocation to meet the future needs of the University and thereby enable a reduction in Site ST27 to a scale less likely to harm the special</p>

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			<p>developed to the extent that is shown on the Proposals Map, notwithstanding the caveats set out in the Planning Principles, it could bring development very close to the Ring Road. Even without the development of the proposed new settlement to the west of Elvington Lane (Site ST15), the development of Site ST27 will fundamentally change the relationship which the southern edge of the built-up area of York has with the countryside to its south. It will also alter people's perceptions when travelling along this route about the setting of the City within an area of open countryside.</p> <p>It would be preferable, therefore, if Site ST4 was allocated, instead, to help meet the future needs of the University and the southern extent of the Campus moved further back from the A64.</p>	character and setting of the City.
45	Policy SS8 – Site ST4 (Land adjacent to Hull Road), Criterion iv	Sound	This site sites on the terminal moraine and, therefore, depending upon the extent of the site that is built upon, development could be visible both from Hull Road and across the University Campus to the south. Therefore we welcome the inclusion of the development principle relating to the need to protect important views and that the site is designed appropriately in relation to its gradient	-
46	Policy SS9 – Site ST7 (Land East of Metcalfe	Unsound	Whilst there may well be potential to accommodate some of York's development needs on the eastern	The eastern edge of Site ST7 needs to be pulled away from the

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	Lane)		<p>side of the City, as currently proposed, this allocation will harm a number of key elements identified in the <i>Heritage Topic Paper</i> as contributing to the special character and setting of York.</p> <p>Firstly, this site is prominent in views from the ring road. The development of this area would reduce the gap between the A64 and the edge of the built-up area from 1.3km, at its narrowest point, to just 575 metres. This would result in not only a large encroachment into the open countryside to the east of the City but also cause considerable harm to views towards the eastern edge of the City from the ring road - key element identified in the <i>Heritage Topic Paper</i>.</p> <p>This allocation will, in effect create a new free-standing settlement within the ring road under 160 metres from edge of the existing built-up area. The <i>Heritage Topic Paper</i> identifies the relationship which York has to its surrounding settlements as being one of the elements which contribute to its special character and setting. A new settlement this close to the City would appear out of keeping with the current pattern of development around York and harm this element of York's character.</p> <p>In order to reduce the impact which this allocation would have upon a</p>	<p>ring road. The most appropriate approach might be for some limited development on the eastern edge of the main built-up area of the City but this must be of a scale which does not harm the scale or compact nature of the City</p>

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			<p>number of key elements which contribute to the special character and setting of the historic City (especially views of the City from the A64) development needs to be pulled away from the ring road. The most appropriate approach might be for some limited development on the eastern edge of the main built-up area of the City but this must be of a scale which does not harm the scale or compact nature of the City</p>	
48	Policy SS10 – Site ST8 (Land to the North of Monks Cross)	Unsound	<p>Whilst there may well be potential to accommodate some of York’s development needs on the eastern side of Huntington, as currently depicted, this allocationh seems likely to harm several elements which contribute to the special character and setting of York.</p> <p>Firstly, the development of this site would substantially reduce the gap between the edge of the built-up area and the Ring Road and, as such, would adversely affect its rural setting of the City in this location.</p> <p>Secondly, it would start to enclose the western edge of the green wedge that is centred on Monk Stray. These wedges have been identified as one of the defining features of the special character of York.</p> <p>Thirdly, the open areas either side of Monk’s Cross Link Road with the remnants of its historic field</p>	<p>In order to reduce the impact upon the setting of the City from the A1237 and to retain the pattern of historic fields, development should be pulled away from the northern Ring Road and Monk’s Cross Link Road.</p>

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			<p>patterns contribute to the character of this area.</p> <p>Whilst it is appreciated why the Strategic Greenspace has been created alongside the western boundary of this site, this has pushed the development towards the ring road and the edge of the green wedge. It also looks likely to create a development poorly linked to and integrated with the neighbouring residential areas.</p> <p>In order to reduce the impact upon the setting of the City from the A1237 and to retain the pattern of historic fields, development should be pulled away from the northern Ring Road and Monk's Cross Link Road.</p>	
52	Policy SS12 – Site ST14 (Land West of Wiggington Road)	Sound	<p>Subject to the changes set out below, we support the principle of accommodating a proportion of the City's development needs in a new settlement of this size in this location.</p> <p>As part of the strategy for accommodating York's assessed development needs, we consider that there is considerable merit in the potential offered by this new settlement. Whilst such an approach would, clearly, affect the openness of the Green Belt in this location (and, as a consequence, result in harm certain to elements which contribute to the special character and setting of the historic</p>	-

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			<p>City), nevertheless, the degree of harm is likely to be far less than would be caused should the housing in this settlement (and the one at ST15) be located, instead, on the edge of the existing built-up area of the City or within the surrounding villages.</p> <p>As such, a strategy in which part of York's development needs are met in new free-standing settlements beyond the ring road might help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements.</p> <p>It is evident that the size of this settlement and its location relative to Clifton Moor, Skelton and Haxby has been designed to reflect the relationship which York has with its surrounding villages – an element which has been identified as being part of the character of the City. It is also clear that consideration has also been given to the need to safeguard the setting of the Skelton village and prevent the threat of coalescence or visual intrusion on the green wedge.</p> <p>Given the above, Historic England would oppose any increase in the</p>	

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			size of this settlement over and above that currently proposed because of the harm that this would cause to numerous elements which contribute to the special character and setting of York.	
52	Policy SS12 – Site ST14 (Land West of Wiggington Road), Criterion vi	Unsound	It is essential that the infrastructure necessary to deliver this scale of development in this location can be achieved in a manner which does not harm other elements which contribute to the special character and setting of York. This needs to be better reflected within this Criterion.	Policy SS12 – Site ST14 (Land West of Wiggington Road), Criterion vi amend to read:- <i>“.. proposals map). The design and layout of the road should minimise the impact upon the openness of the Green Belt and demonstrate how it would safeguard those elements which contribute to the special character and setting of the historic City”</i>
54	Policy SS13 – Site ST15 (Land to the west of Elvington Lane)	Sound	Subject to the changes set out below, we support the principle of accommodating a proportion of the City’s development needs in a new settlement of this size in this location. As part of the strategy for accommodating York’s assessed development needs, we consider that there is considerable merit in the potential offered by this new settlement. Whilst such an approach would, clearly, affect the openness of the Green Belt in this	-

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			<p>location (and, as a consequence, result in harm certain to elements which contribute to the special character and setting of the historic City), nevertheless, the degree of harm is likely to be far less than would be caused should the housing in this settlement (and the one at ST15) be located, instead, on the edge of the existing built-up area of the City or within the surrounding villages.</p> <p>As such, a strategy in which part of York's development needs are met in new free-standing settlements beyond the ring road might help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements.</p> <p>It is evident that the size of this settlement and its location has been designed to reflect the relationship which York has with its surrounding villages – an element which has been identified as being part of the character of the City. It is also clear that consideration has also been had to the need to increase in the separation of the settlement from the ring road and to produce a form of development which sits more comfortably into</p>	

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			<p>the rural landscape, maintain the impression of York being a settlement sitting within an extensive rural hinterland, and maintained the important views of the open countryside from the A64 travelling south-westwards.</p> <p>Given the above, Historic England would oppose any increase in the size of this settlement over and above that currently proposed because of the harm that this would cause to numerous elements which contribute to the special character and setting of York.</p>	
54	Policy SS13 – Site ST15 (Land to the west of Elvington Lane), Criterion xii	Unsound	It is essential that the infrastructure necessary to deliver this scale of development in this location can be achieved in a manner which does not harm other elements which contribute to the special character and setting of York. This needs to be better reflected within this Criterion.	<p>Policy SS13 – Site ST15 (Land to the west of Elvington Lane), Criterion xii amend to read:-</p> <p><i>“.. is limited. The design and layout of these roads should minimise the impact upon the openness of the Green Belt and demonstrate how they safeguard those elements which contribute to the special character and setting of the historic City”</i></p>
57	Policy SS14 – Site ST16 (Terry’s Extension Site 1 (Terry’s Car	Sound	This site adjoins the boundary of the Racecourse and Terry’s Factory Conservation Area. The Head Office Building and Time Office Block are Grade II Listed Buildings.	-

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	Park))		<p>We support the following key principles for this site's development:-</p> <ul style="list-style-type: none"> • For Terry's Extension Site (Phase 1) – (Terry's Clock Tower) the requirement that development:- <ul style="list-style-type: none"> ○ Achieves high quality urban design which respects the character and fabric of the wider Terry's factory site and buildings of architectural merit. ○ Conserves and enhances the special character and/or appearance of the Tadcaster Road and the Racecourse and Terry's Factory Conservation Areas • For Terry's Extension Site (Phase 2) – (Terry's Car Park) the requirement that development:- <ul style="list-style-type: none"> ○ Delivers development with high-quality urban design, given the site's association with the wider Terry's factory site and the site's location as an entry point to the city, to contribute to the architectural merit of the city. ○ Conserves and enhances the special character and/or appearance of the Tadcaster Road and The Racecourse and Terry's Factory Conservation Areas. ○ Is of a low height and complements existing views to the factory building and 	

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			<p>clock tower from the Ings, Bishopthorpe Road and the Racecourse.</p> <ul style="list-style-type: none"> ○ Constrains development to the boundary of the car park including any open space requirements. ● For Terry's Extension Site (Phase 3) – (Land to the rear of Terry's Factory) the requirement that development:- <ul style="list-style-type: none"> ○ Retains and enhances the formal gardens area adjacent to the site. ○ Achieves high-quality urban design which respects the character and fabric of the wider Terry's factory site and buildings of architectural merit. ○ Conserves and enhances the special character and/or appearance of the Tadcaster Road and the Racecourse and Terry's Factory Conservation Areas. ○ Complements existing views to the factory and clock tower. <p>These measures will help to ensure that the development of this site takes place in a manner which reflects its sensitive location.</p>	
59	Policy SS15 – Site ST17 (Nestle South)	Sound	The buildings on the eastern side of this site lie within The Nestle/Rowntree Factory Conservation Area. The Joseph Rowntree Memorial Library on Haxby Road is a Grade II Listed	-

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			<p>Building.</p> <p>We support the Planning Principles that are set out for this site especially the requirement that development :-</p> <ul style="list-style-type: none"> • Achieves high-quality urban design which recognises the distinctive character of this part of the city and respects the character and fabric of the factory buildings of distinction including those on the Haxby Road Frontage including the library. • Conserves and enhance the special character and/or appearance of the Nestle/Rowntree Factory Conservation Area. • Retains the mature trees along Haxby Road frontage and protects the setting of the site. <p>These measures will help to ensure that the development of this site takes place in a manner which reflects its sensitive location.</p>	
60	Policy SS16 – Site ST31 (Land to the south of Tadcaster Road, Copmanthorpe)	Unsound	<p>The development of this site could harm a number of elements which contribute to the special character of the historic City.</p> <p>Firstly, this site is perceived as being very much a part of the swathe of open countryside to the south of the ring road. Although the railway runs to the south of Site ST31, the perception is of a rail line running through open countryside rather</p>	Delete Site ST31

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			<p>than an area which has been severed from the surrounding landscape by the railway.</p> <p>Secondly, the relationship of the historic City of York to the surrounding villages is one of the elements identified as contributing to the special character of York. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements. The new Park and Ride site at Askham Bar has effectively extended the southern edge of the built-up area of the City to within 350 metres of the A64. As a result, this has narrowed the gap between what might now be regarded as the southern edge of York and the northern edge of Copmanthorpe. This Allocation would bring Copmanthorpe 175 metres closer to the edge of the City and would reduce the gap between York and the village to less than 1km. This would harm a key element of the special character and setting of the City identified in the <i>Heritage Topic Paper</i>.</p>	
62	Policy SS18 – Site ST33 (Station Yard, Wheldrake)	Sound	A small portion of this site adjoins the boundary of the Wheldrake Conservation Area. Therefore we welcome the requirement for development to conserve and enhance the special character and/or appearance of the Conservation	-

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			<p>Area.</p> <p>This will help to ensure that the development of this site takes place in a manner safeguards the character of this area.</p>	
63	Policy SS19 – Site ST35 (Queen Elizabeth Barracks), Criteria v. and vi.	Sound	<p>Queen Elizabeth Barracks retains a coherent group early twentieth century buildings and structures. This military camp has close associations with Imphal Barracks and, therefore, is a part of the long military associations of the City.</p> <p>The starting point for the consideration of how this site might contribute toward meeting the housing needs of the Local Plan area must be an assessment of the significance of this area and whether or not any of the buildings would warrant retention and reuse (if not as buildings on the National List for England at least as local non-designated heritage assets).</p> <p>In addition, a key characteristic of this site are its open spaces and, indeed, it is a site in which the open spaces dominate. The redevelopment of this area should also consider how the pattern of development of the barracks might be reflected in the design and layout of any new development.</p> <p>Therefore we support the development requirements set out in these two Criteria.</p>	-
67	Policy SS20 –	Unsound	Imphal Barracks represents a well-	-

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	<p>Site ST36 (Imphal Barracks), Criteria iii. iv., v. and vii.</p>		<p>preserved example of a purpose-built Victorian Regimental Depot laid out under the Cardwell Reforms. It is clear from the First Edition OS Map just how intact the infantry barracks built between 1877 to 1880 are today.</p> <p>The Keep is a Grade II Listed Building and the eastern part of the site adjacent to Fulford Road lies within the Fulford Road Conservation Area.</p> <p>The barracks are of considerable historic interest and are an important element of the social history of the City. Of key importance is the relationship of buildings to open spaces and, particular, the parade round.</p> <p>The starting point for any development of this site must be a better understanding of significance of this site and its buildings. Although many of the buildings have been altered in the hundred or so years since their construction, nevertheless, it may well be the case that several of the buildings are of national importance.</p> <p>Notwithstanding this, the barracks is of considerable architectural and historic interest</p> <p>Therefore we support the development requirements set out in these Criteria.</p>	

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68	Paragraph 3.90	Sound	<p>We welcome the intention to should undertake a review of Imphal Barracks to ascertain whether it is of sufficient architectural or historic interest that it should be included within the Fulford Road Conservation Area.</p> <p>Imphal Barracks represents a well-preserved example of a purpose-built Victorian Regimental Depot laid out under the Cardwell Reforms. It is clear from the First Edition OS Map just how intact the infantry barracks built between 1877 to 1880 are today.</p> <p>The barracks are of considerable historic interest and are an important element of the social history of the City. Of key importance is the relationship of buildings to open spaces and, particular, the parade round.</p> <p>We welcome the intention (as is set out in Paragraph 3.90) that the Council intend to review the boundaries of the Fulford Conservation Area to ascertain whether any of the barracks should be included in it.</p>	-
71	Policy SS22 – Site ST27 (University of York Expansion Site)	Unsound	<p>Notwithstanding the caveats within the Planning Principles regarding the limits on the development footprint of any new development and for an “<i>appropriately landscaped buffer between the site and the A64</i>”, this proposal could harm two elements which</p>	<p>The future expansion of the University should be restricted to within the Campus East and consideration should be given to the expansion of the</p>

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			<p>contribute to the special character of the historic City.</p> <p>Firstly, this area is prominent in views from the A64. The expansion of the University to the extent of the area identified would bring development very close to the Ring Road. This will fundamentally change the relationship which the southern edge of York has with the countryside to its south. It will also alter people's perceptions when travelling along this route about the setting of the City within an area of open countryside.</p> <p>Moreover, it is by no means certain that the requirement for an <i>"appropriately landscaped buffer"</i> between the site and the A64, will not, itself, further harm the openness of the Green Belt in this location. Previous landscaping schemes by the University in this part of the City have simply resulted in earth bunding an alien features in the flat landscape to the south of the City.</p> <p>Secondly, the expansion of the university towards the ring road could also harm the relationship which the historic city of York has to the surrounding villages - another element identified in the <i>Heritage Topic Paper</i> as contributing to the special character of York. This relationship relates to not simply the distance between the</p>	<p>university in a northerly direction onto Site ST4 instead.</p>

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			<p>settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements.</p> <p>The expansion of the University would effectively reduce the gap between the edge of the built up area of the City and this proposed new settlement west of Elvington Lane (Site ST15) to 1.6km.</p>	
73	Policy SS23 – Site ST19 (Northminster Business Park)	Unsound	<p>In order to retain the separation between the Business Park and nearby villages, the southern extent of this area should not extend any further south than the existing car park to the south of Redwood House.</p> <p>Without this reduction, the development of this area would threaten the separation of Northminster Business Park from the village of Knapton which would be just 250 metres from the southern boundary of this area.</p>	Amend the extent of Site ST19 so that the southern extent of this area extends no further south than the existing car park to the south of Redwood House.
74	Policy SS24 – Site ST37 (Whitehall Grange)	Unsound	<p>This site forms part of the green wedge that extends into the north of City which is centred on Bootham Stray. Although there are a handful of buildings on this particular site, it is clearly perceived as a part of this open area. The loss of this site and its subsequent development would result in the considerable narrowing of this wedge and harm one of the key elements identified in the <i>Heritage Topic Paper</i> and on Figure 3.1 of the Local Plan as contributing to the special character and setting</p>	Deleted Site ST37

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			of York.	
76	Policy EC1	Unsound	<p>For the reasons set out above, we do not consider that the following allocations as currently identified are sound:-</p> <ul style="list-style-type: none"> • ST5 (York Central) • ST19 (Northminster Business Park) • ST27 (University of York) • ST37 (Whitehall Grange, Wiggington Road) 	Amend these sites as detailed above.
76	Policy EC1, site E16 (Poppleton Garden Centre)	Unsound	<p>Whilst we have no objection to the redevelopment of that part of the site which is currently occupied by buildings, employment development should not be allowed in the undeveloped including the Poppleton Garden Centre Car Park and the undeveloped area to the south of the existing buildings.</p> <p>The development of that open area would considerably reduce the gap between the Ring Road and what, in effect, would become the southern edge of the village of Poppleton. As such, it would harm a number of elements identified in the <i>Heritage Topic Paper Update</i> as contributing to the special character and setting of the City.</p> <p>With the development of Site ST2 on the southern side of the Ring Road this would result in a considerable alteration to the free-standing nature of Poppleton. This would harm the relationship of Poppleton to the City.</p>	Reduce the extent of Site E16 to exclude the Poppleton Garden Centre Car Park and the currently undeveloped area to the south of the existing buildings.

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			It would also reduce the gap between what would be perceived as being the southern edge of the village of Poppleton and the Northminster Business Park leading to the threat of the coalescence of these two areas.	
81	Policy R1	Sound	We support the intention to maintain the City Centre as the main focus for future retail and commercial activity. The continued viability and vitality of the heart of the City is essential if its historic environment is to be maintained.	-
85	Policy R3, first Paragraph, third bullet-point	Sound	We 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 key components of the special historic character of York. Whilst it is important that the retail economy is enabled to grow and adapt, this has to be consistent with the conservation of these important elements of the distinctive character of the City.	-
85	Policy R3, first Paragraph, final bullet-point	Sound	We support the intention to improve the appearance of the City Centre through improvements to the public realm. A high-quality environment is a key element of a successful City Centre and there are several areas within York which currently fall well-short of the standard one should	-

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			expect of a historic City of this importance,	
91	Policy H1	Unsound	<p>The development of several of the sites identified in this Policy could, potentially, result in harm to elements which contribute to the historic environment of York. It also possible that a number of them would also affect other elements which contribute towards other aspects of York’s environmental quality (such as the natural environment). Because of the sensitive nature of some of these locations, it is not sufficient to rely on the general, non-site-specific Policies of this Plan as the basis for ensuring that the development of these areas is delivered in a way which will safeguard the area’s natural and historic environment.</p> <p>In order to assist those preparing detailed schemes for these allocations and to help ensure that the sites are developed in a sustainable manner, an Appendix should be added to the end of the Local Plan setting out the key considerations that need to be taken into consideration in the development of each of these areas. This could also address other issues such as highways and drainage as appropriate.</p> <p>In order to ensure that these development principles are effectively tied into the Local Plan, Policy H1 should be amended to</p>	<p>(a) Add an Appendix at the end of the Plan which sets out the detailed considerations which would need to be taken into account in the development of each of the proposed allocations.</p> <p>(b) Add the following to the end of the first Paragraph of Policy H1:-</p> <p><i>“Proposals for the development of the allocated sites will be required to accord with the development principles set out in Appendix 1”</i></p>

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>include a requirement for any development proposals to have regard to the development principles set out in this Appendix.</p> <p>Such an approach would help to provide certainty to both potential developers and local communities about precisely what will, and will not, be permitted on each of these sites.</p>	
91	Policy H1 - Site H1 (Former Gas Works, 24 Heworth Green)	Unsound	<p>This site lies opposite the boundary of the Heworth Green/East Parade/Huntington Road Conservation Area. 26 Heworth Green, on the northern side of this site, is a Grade II Listed Building.</p> <p>Whilst we have no objection to the principle of allocating this site for development, the Plan should make it clear that development proposals for this area would need to ensure that those elements which contribute to the significance of the Conservation Area and nearby Listed Building are not harmed.</p>	If this site is allocated, the Plan should make it clear that development proposals for this area would need to ensure that those elements which contribute to the significance of the Heworth Green/East Parade/Huntington Road Conservation Area and the adjacent Listed Building are not harmed.
91	Policy H1 - Site H10 (The Barbican)	Unsound	<p>This site lies opposite the City Walls (a Scheduled Monument) and the Central Historic Core Conservation Area.</p> <p>Whilst we have no objection to the principle of allocating this site for development, given the importance of the City Walls, great care would need to be taken to ensure that the elements which contribute to their significance are not harmed Therefore it is essential that the</p>	If this site is allocated, the Plan should make it clear that development proposals for this area would need to ensure that those elements which contribute to the significance of the City Walls and Central Historic Core Conservation Area are

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			Plan alerts potential developers to the need to have regard to the proximity of the City Walls and the Conservation Area but also sets out specific parameters for the design of any buildings in this sensitive location..	not harmed and also set out specific parameters for the design of any buildings in this sensitive location...
91	Policy H1 - Site H46 (Land to the north of Willow Bank)	Unsound	<p>This area that is proposed for development lies close to the northern edge of the New Earswick Conservation Area.</p> <p>Whilst we do not object to the principle of identifying this site for development, if this site is allocated, the Plan should make it clear that any development proposals would need to ensure that those elements which contribute to the significance of the nearby Conservation Area are not harmed.</p>	If this site is allocated, the Plan should make it clear that development proposals for this area would need to ensure that those elements which contribute to the significance of the New Earswick Conservation Area are not harmed.
91	Policy H1 - Site H52 (Willow House, EPH, 34 Long Close Road)	Unsound	This site lies adjoins the City Walls (a Scheduled Monument) and lies within the Central Historic Core Conservation Area. Given the importance of the City Walls, great care would need to be taken to ensure that the elements which contribute to their significance are not harmed. Therefore it is essential that the Plan alerts potential developers to the need to have regard to the proximity of the City Walls and the Conservation Area.	It is essential that the Plan alerts potential developers to the need to ensure that any scheme would be required to demonstrate that they would safeguard those elements which contribute to the significance of the City Walls and the Conservation Area.
91	Policy H1 - Site H58 (Clifton Without Primary School)	Unsound	<p>This area lies opposite to the eastern edge of Clifton (Malton Way and Shipton Road) Conservation Area.</p> <p>Whilst we do not object to the</p>	If this site is allocated, the Plan should make it clear that development proposals for this area would need to

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			principle of identifying this site for development, the site and the existing historic school buildings make a strong contribution to the setting of the nearby Conservation Area are not harmed.	ensure that those elements which contribute to the significance of the Clifton (Malton Way and Shipton Road) Conservation Area are not harmed.
100	Policy H2, final Paragraph	Sound	We welcome the requirement that the density of new developments should be informed by the character of the local area. We also support the requirement that, in Conservation Areas, the density should have regard to any relevant guidance set out in the appraisal of that area. This will help to ensure that new residential schemes respond sensitively to the distinctive character of the various parts of the City.	-
106	Policy H5, Criterion (c) i	Sound	We support the requirement that sites for Gypsy and Travellers will only be permitted where they do not conflict with the objective of conserving and enhancing York's historic environment including the city's character and setting, This requirement will help to ensure that any such developments safeguard those elements which contribute to the historic City's character.	-
107	Policy H6, Criterion (c) i	Sound	We support the requirement that sites for Travelling Showpeople will only be permitted where they do not conflict with the objective of conserving and enhance York's historic environment including the city's character and setting, This requirement will help to ensure that	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			any such developments safeguard those elements which contribute to the historic City's character.	
135	Policy ED2	Unsound	The architectural historian Pevsner considered that this was the best of the new University Campuses and the design and layout of the campus and its buildings are increasingly being recognised for their architectural and historic interest in terms of post-War University developments. Therefore, a Policy which would enable existing buildings on this campus to simply be demolished and replaced could result in considerable harm the overall design concept underpinning the original University and loss of key elements which contribute to understanding and appreciation of its architectural and historic interest.	Policy ED2 insert the following additional Criterion:- <i>"Proposals for the redevelopment of existing buildings must be informed by an assessment of their architectural and historic interest and their contribution to the original campus design. Those buildings which are considered to be of architectural of historic interest should be retained and reused"</i> .
136	Policy ED3 – Proposed Expansion	Unsound	Notwithstanding the caveats within the Planning Principles regarding the limits on the development footprint of any new development and for an <i>"appropriately landscaped buffer between the site and the A64"</i> , this proposal could harm two elements which contribute to the special character of the historic City. Firstly, this area is prominent in views from the A64. The expansion of the University to the extent of the area identified would bring development very close to the Ring Road. This will fundamentally	The future expansion of the University should be restricted to within the Campus East and consideration should be given to the expansion of the university in a northerly direction onto Site ST4 instead.

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			<p>change the relationship which the southern edge of York has with the countryside to its south. It will also alter people's perceptions when travelling along this route about the setting of the City within an area of open countryside.</p> <p>Moreover, it is by no means certain that the requirement for an "appropriately landscaped buffer" between the site and the A64, will not, itself, further harm the openness of the Green Belt in this location. Previous landscaping schemes by the University in this part of the City have simply resulted in earth bunding -an alien features in the flat landscape to the south of the City.</p> <p>Secondly, the expansion of the university towards the ring road could also harm the relationship which the historic city of York has to the surrounding villages - another element identified in the <i>Heritage Topic Paper</i> as contributing to the special character of York. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements.</p> <p>The expansion of the University would effectively reduce the gap between the edge of the built-up area of the City and the proposed</p>	

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			new settlement at Elvington Lane (Site ST15) to 1.6km.	
138	Policy ED4	Sound	The Lord Mayor's Walk Campus lies opposite the City Walls, partly in a Conservation Area, and includes a number of Listed Buildings. Consequently, we support the requirement that future development on this site needs to take account of its sensitive setting.	
140	Paragraph 7.18, Proposed Student Housing, Site SH1 (Land at Heworth Croft)	Sound	This site adjoins the boundary of the Heworth Green/East Parade/Huntington Road Conservation Area.. We welcome the requirement that development proposals for this area would need to ensure that those elements which contribute to the significance of the Conservation Area are not harmed.	-
145	Table 8.1	Sound	Over the past few years, as part of the background work on the emerging City of York Local Plan, the Council has undertaken a great deal of work to identify the various elements which contribute to the special character and setting of the historic City. This work, the <i>Heritage Topic Paper</i> , has helped to provide a framework against which to consider not only the appropriateness of the development strategy for the future growth of the City, but also the individual sites where that growth might be accommodated. We welcome the inclusion of this Table which provides a summary of	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			the Six Principal Characteristics which contribute towards York's special character and setting and illustrates how the various elements of the Plan are intended to safeguard or reinforce these characteristics.	
146	Policy D1	Sound	Subject to the small modification set out below, we support this Policy. This should help to ensure that the elements which contribute to the special character of the City are safeguarded. We particularly welcome the requirement that development proposals that fail to take account of York's special qualities, fail to make a positive design contribution to the city, or cause damage to the character and quality of an area will be refused. Given the international importance of the historic city of York, it is absolutely right that developments which are likely to harm its character are refused.	-
146	Policy D1, Criterion iv, first bullet-point	Unsound	It is unlikely that any development would " <i>challenge ... the city centre roofscape</i> ". Consequently, this bullet-point would benefit from a small amendment	Policy D1, Criterion iv, first bullet-point amend to read:- " <i>.. the Minster or harm the city centre roofscape</i> "
149	Policy D2	Sound	We support this Policy. This should help to ensure that development proposals do not harm the landscape of the City and its wider setting.	-
152	Policy D4	Sound	Subject to the changes set out below, we support this Policy. In its City Centre Conservation Area York	-

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			has one of the Country’s most distinctive Conservation Areas and which provides the setting for some very significant historic assets. It is essential that the plan sets out a robust Policy framework for the management of this area and the other Conservation Areas across the City.	
152	Policy D4, first Paragraph, Criteria i	Unsound	<p>This Criterion is confusing. The opening sentence requires proposals to either preserve <u>or</u> enhance the character of a Conservation Area (reflecting S69 of the 1990 Act). Later on, by the inclusion of ‘and’, this sentence sets out a requirement that they also have to enhance or better reveal its significance.</p> <p>Moreover, S69 of the Act refers to “character or appearance” (not character and appearance).</p> <p>This Criterion needs amending to be consistent with primary legislation and to make its intentions more clear. It would also be preferable if it included reference to the “elements” which contribute to the character of the Conservation Area.</p>	<p>Policy D4, first Paragraph, replace Criteria i with the following:-</p> <p><i>“i. are designed to preserve or enhance those elements which contribute to the character or appearance of the Conservation Area</i></p> <p><i>ii would enhance or better reveal its significance or would help secure a sustainable future for a building at risk“</i></p>
152	Policy D4, first Paragraph, Criteria ii	Unsound	<p>As the City Centre Conservation Area Appraisal notes, views across the City are one of the most important yet fragile components of the City’s historic townscape. The appraisal identified 26 Key Views which it states:-</p> <p><i>“The protection and enhancement of</i></p>	<p>Policy D4, first Paragraph, Criteria ii amend to read:-</p> <p><i>“safeguard the Key Views identified in the York Historic Core Conservation Area Appraisal and other</i></p>

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			<i>these views should be a material consideration in the determination of planning applications which might have an impact on them, and applicants should be required to demonstrate accurately how proposed development would impact on these Key Views as part of the pre-application process. This should include accurately rendered images or a 3D model”.</i>	<i>Local Views”</i>
152	Policy D4, first Paragraph, Criteria iii	Unsound	This Criterion is not about decision-making but, rather, the information that needs to be submitted in support of any application affecting a Conservation Area. As such it would be better taken out of this first part of the Policy and included later on.	Policy D4, first Paragraph, delete Criterion iii and insert the following at the end of the Policy:- <i>“Applications should be accompanied by an appropriate evidence-based assessment of the conservation area’s special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood”.</i>
152	Policy D4, third Paragraph	Unsound	As worded, this Criterion would allow a change of use even if it caused harm to the significance of a Conservation Area. A proposal which resulted in any harm to the significance of a Conservation Area would not be “conserving it” and, therefore, would not be delivering sustainable development in terms	Policy D4, third Paragraph amend to read:- <i>“Changes of use will be supported where it has been demonstrated that the original use of the</i>

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			of the historic environment. In addition, it would be preferable to refer to the “original use” rather than the “primary use”.	<i>building is no longer viable or appropriate and where the proposed new use would not harm the significance of the area”.</i>
153	Policy D5	Sound	Subject to the change set out below, we support this Policy which will help to ensure that development proposals conserve the City Listed Buildings.	-
153	Policy D5, first Paragraph, Criterion iii	Unsound	This Criterion is not about decision-making but, rather, the information that needs to be submitted in support of any application affecting a Conservation Area. As such it would be better taken out of this first part of the Policy and included later on.	Policy D5, first Paragraph, delete Criterion iii and insert the following at the end of the Policy:- <i>“Applications should be accompanied by an appropriate evidence-based heritage statement assessing the significance of the building”.</i>
155	Policy D6	Unsound	Whilst we fully support much of the thrust of this Policy, it does not differentiate sufficiently between the approach that will be taken to Scheduled Monuments and other nationally-important archaeological sites compared to archaeological remains of less than national importance	Delete Criterion vi and add the following additional Paragraphs to the end of the Policy:- <i>“Harm to an element which contributes to the significance of a Scheduled Monument or other nationally-important remains will be permitted only where this is</i>

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				<p><i>outweighed by the public benefits of the proposal. Substantial harm or total loss of a Scheduled Monument or other nationally-important remains will be permitted only where it can be demonstrated that the proposal would bring substantial public benefits.</i></p> <p><i>Harm to archaeological remains of less than national importance will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the archaeology.</i></p> <p><i>In those cases where development affecting an archaeological site is acceptable in principle, detailed mitigation measures will need to be agreed with the City of York Council that include, where appropriate, provision for deposit monitoring, investigation,</i></p>

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				<i>recording, analysis, publication, archive deposition and community involvement”.</i>
155	Paragraph 8.31	Unsound	The 1990 York Development and Archaeology Study by Ove Arup Report was updated recently. This Paragraph may need reviewing and updating to better reflect that review. If necessary, this should also be reflected in Policy D6	Amend accordingly
155	Policy D7	Unsound	<p>Whilst we fully support much of the thrust of this Policy it is rather confusing since although it is headed ‘non-designated heritage assets’ it also deals with the historic environment more widely (in the opening Paragraph) and designated heritage assets (in the final Paragraph).</p> <p>The final Paragraph would be more appropriate included within Policy D9</p>	<p>(a) Delete the first Paragraph and replace with:-</p> <p><i>“Development proposals affecting a non-designated heritage asset or its setting will be supported where they conserve those elements which contribute to its significance.</i></p> <p>(b) Delete the final Paragraph and move to Policy D9</p>
158	Policy D8	Unsound	We support this Policy which will help to ensure that development proposals conserve the City’s Registered Historic Parks and Gardens.	
159	Policy D9	Sound	We support this Policy which will ensure that the results from any archaeological assessments or investigations are deposited in the	-

Page	Section	Sound/ Unsound	Comments	Suggested Changes
			HER. This will help to increase the understanding of the archaeology of York and assist in predicting the potential impacts of future development proposals across the City.	
160	Policy D10	Sound	Subject to the change set out below, we whole-heartedly support the inclusion of a Policy to manage change in the vicinity of the City Walls.	
160	Policy D10, third Paragraph	Minor modification	In order to ensure that there is no misunderstanding, this Criterion would benefit from a slight amendment.	Policy D10, third Paragraph amend to read:- <i>“Other development proposals adjacent to ...”</i>
160	Policy D10, third Paragraph Criterion i	Unsound	This Criterion would benefit from a slight amendment to improve its clarity.	Policy D10, third Paragraph, Criterion i amend to read:- <i>“... the elements which contribute to their significance and the six principal characteristics of the City as identified in the ‘Heritage Topic Paper’”</i>
160	Policy D11	Sound	We support this Policy which will help to ensure that extensions and alterations to existing buildings take place in a manner which will safeguard those elements which contribute to the distinctive character of the City.	-
162	Policy D12	Sound	We support this Policy especially the protection that is given to the retention of high-quality or historic	-

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			shop fronts. York has many fine historic shopfronts which make a valuable contribution to the distinctive character of their local area.	
163	Policy D13	Sound	We support this Policy which sets out a good framework for the control of advertisements. This should help to ensure that any proposals safeguard the distinctive character of the City.	-
164	Policy D14	Sound	We support this Policy which sets out a good framework for the control of security shutters. Poorly-designed security shutters can considerably detract from the character of an area and its vitality. This Policy should help to ensure that the character of the City is maintained.	-
165	Policy GI1	Sound	We support this Policy and especially, in Criterion v, the recognition of the contribution which the City's heritage assets make to the Green Infrastructure network	-
168	Policy GI3	Sound	We support this Policy which should help to protect the integrity of York's Green Infrastructure network - a key element of the special character of the historic City.	-
169	Policy GI4	Unsound	We support this Policy especially the requirement, in Criterion iii, that trees or hedgerows which contribute to the character of a Conservation Area or Listed Building or are an element of a designed landscape should be retained.	-
175	Policy GB1, first Paragraph,	Sound	We support this Criterion. This will help to ensure that any	-

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	Criterion iii		development in the Green Belt safeguards those elements which contribute to the special character and setting of the historic City.	
175	Policy GB1, second Paragraph, tenth bullet-point	Unsound	NPPF Paragraph 90 makes it clear that local transport infrastructure is only appropriate in a Green Belt <i>“where it can demonstrate a requirement for a Green Belt location”</i> . There is nothing in the NPPF which indicates that Park and Ride Sites as a matter of course are appropriate developments in the Green Belt	Policy GB1, second Paragraph, tenth bullet-point amend to read:- <i>“.. including highways work and Park and Ride facilities which can demonstrate a requirement for a Green Belt location”</i>
182	Policy CC1	Sound	Whilst we would broadly support the thrust of this Policy, applicants are required to do no more than “consider” the impact of any scheme upon the various elements set out in the seven Criteria of the Policy. In order to provide a framework to enable the decision-maker to determine how they ought to react to a development proposal, the wording of the sentence before the Criteria needs to be more positive.	Policy CC1, third Paragraph amend to read:- <i>“Applications will be supported where they can demonstrate that they would not have an adverse impact upon:..”</i>
185	Policy CC2, Conversion of Existing Buildings, second Paragraph	Sound	Whilst it may be possible to achieve BREEAM “very good” and “excellent” for some conversions, there may be historic properties where it is impossible to attain these standards without compromising elements which contribute to their significance. This Paragraph recognises that these standards would only be a requirement where they can be achieved in a manner	-

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			consistent with the appropriate conservation of that asset.	
213	Policy T2, Medium Term	Unsound	<p>We have concerns about the impact which the following might have upon elements which contribute to the special character and setting of the historic City:-</p> <ul style="list-style-type: none"> • The expansion of the Park and Ride Sites at Askham Bar and Poppleton Bar • A segregated grade-separated bus route across the 1237 	<p>(a) Policy T2, Medium Term, Criterion ii amend to read:-</p> <p><i>“... to match rising demand subject to minimising any impact upon the purposes of the Green Belt”</i></p> <p>(a) Policy T2, Medium Term, Criterion iii amend to read:-</p> <p><i>“... to the north west of the City subject to minimising any impact upon the purposes of the Green Belt”</i></p>
216	Policy T3, Criteria I and ii	Sound	York Station is a Grade II* Listed Building. We welcome the requirements of these two Criteria which will assist in ensuring that improvements to the Station happen in a manner which conserves those elements which contribute to the significance of this building.	-
223	Policy T6, sixth and seventh bullet-points	Sound	We welcome the requirement that development near public transport corridors should not have an adverse impact upon the historic environment or the purpose of the Green Belt. It is imperative that making the best use of public transport corridors does not harm	-

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			the elements which make York distinctive.	
230	Policy C1, Criterion iv	Sound	We support the statement that proposals for communications infrastructure will only be supported where there will be no demonstrable adverse impacts upon the landscape character, setting, views, heritage assets or Green Belt objectives. This will help to ensure that those elements which contribute to the character of York are retained.	-
254	Table 15.2, Section 8	Sound	Subject to the change below, we support the Targets for the historic environment	-
254	Table 15.2, Section 8, Indicators, second bullet-point	Unsound	It would be preferable to refer to the number of designated heritage assets on the Historic England <i>'Heritage at Risk Register'</i> .	Table 15.2, Section 8, Indicators, second bullet-point amend to read:- <i>"Number of designated heritage assets on the Historic England 'Heritage at Risk Register'."</i>

If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours faithfully,

Ian Smith

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28 March 2018

Dear Sir or Madam,

City of York Local Plan: Publication Draft – Sustainability Appraisal

Thank you for consulting Historic England about the Sustainability Appraisal of the Pre-Publication Draft of the Local Plan.

On the whole, we would broadly endorse the evaluation of the likely impact which the Policies and proposals of the Plan might have upon the historic environment and, where an adverse effect has been identified, the proposed mitigation measures which have been proposed to reduce that harm.

We are pleased to note that many of the comments which we made to the previous version of the Appraisal have been incorporated into this latest iteration of the document.

Specific Comments

We have the following comments to make regarding the content of the Appraisal

Page	Section	Comments	Suggested Change
13	Paragraph 1.7.2 et seq	Over the past few years, as part of the background work on the emerging City of York Local Plan, the Council has undertaken a great deal of work to identify the various elements which contribute to the special character and setting of the historic City. This work, which was set out in the Heritage Topic Paper. The use of that document as the basis for the Heritage Impact Appraisal has enabled the Council to provide a good evaluation of the potential impact which the emerging plan might have upon the six principal characteristics of the historic City identified in the Heritage Topic Paper.	(a) The local planning authority needs to review and update the September 2017 <i>Heritage Impact Appraisal</i> in the light of the comments received to the Reg. 18 Consultation. (b) The <i>Heritage Impact Appraisal</i> should be included as an appendix to the

Page	Section	Comments	Suggested Change
		<p>As part of the Reg. 18 Consultation on the Pre-Publication Draft last year, views were invited on the content of the <i>Heritage Impact Appraisal</i>. However, it does not appear that there has been any consideration by the local planning authority of any of the comments submitted by consultees regarding that document nor has the appraisal been updated.</p> <p>Moreover, as one of the key documents which underpins the Sustainability Appraisal, the <i>Heritage Impact Appraisal</i> should have been included as an appendix to the SA.</p>	Sustainability Appraisal.
117 and Appendix I	Table 6.2, SAO14 (Cultural Heritage)	The <i>Heritage Impact Appraisal</i> evaluates the impact of each of the allocations against each of the six Principal Characteristics of the City which are set out in the <i>Heritage Topic Paper</i> . However, <i>Heritage Impact Appraisal</i> does not make an overall conclusion about the likely impact of each of those sites upon the historic environment. Consequently, it is not clear how Table 6.2 (or, indeed, any of the tables in Appendix I) has arrived at its assessment of the likely impact of each of the sites upon SAO14.	There needs to be a closer correlation between the conclusions of the <i>Heritage Impact Appraisal</i> and the SA.
117	Table 6.2, Site ST5 (York Central) against SAO6 (Reduce the need to travel) and SAO 7 (Greenhouse Gasses)	When originally proposed, this site was proposed to be linked to a Park and Ride site on the northern edge of the City by a light rail link. With the removal of this element of the scheme, it is increasingly likely that people will access this site by car – the latest Masterplans show a new large car park adjacent to the Station. Consequently, far from reducing the amounts of trips by private car, the current proposals seem likely to increase them resulting in an adverse impact against both SAO6 and SAO7.	The impact of the development of this site upon SOA6 and SAO7 should be amended to “negative”
117	Table 6.2, Site ST5 (York Central) against SAO14 (Cultural Heritage)	The amount of development required on the edges of the City and in its surrounding settlements is very much predicated on being able to deliver a sizeable proportion of the plan’s new housing requirements within the York Central site. Whilst we whole-heartedly	The impact of the development of this site upon SOA14 should be amended to “uncertain”

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		<p>support the principle of the redevelopment of this large brownfield site and in maximising its development potential, we remain to be convinced that the quantum of development being proposed (a total greater than the last iteration of the Plan proposed) is actually deliverable in a manner which will, not only, safeguard the significance of the numerous heritage assets in its vicinity but also not have significant knock-on effects upon the remainder of the historic core of York.</p>	
117	Table 6.2, Site ST7 (Land East of Metcalfe Lane) against SAO14 (Cultural Heritage)	<p>Whilst there may well be potential to accommodate some of York’s development needs on the eastern side of the City, as currently proposed, the Allocation of this area will harm a number of key elements identified in the Heritage Topic Paper Update as contributing to the special character and setting of York.</p> <p>Firstly, this site is prominent in views from the ring road. The development of this area would reduce the gap between the A64 and the edge of the built-up area from 1.3km, at its narrowest point, to just 575 metres. This would result in not only a large encroachment into the open countryside to the east of the City but also considerable harm to the views towards the eastern edge of the City from the ring road - key element identified in the Heritage Topic Paper Update.</p> <p>This allocation will, in effect create a new free-standing settlement within the ring road under 160 metres from edge of the existing built-up area. The Heritage Topic Paper Update identifies the relationship which York has to its surrounding settlements as being one of the elements which contribute to its special character and setting. A new settlement this close to the City would appear out of keeping with the current pattern of development around York and harm this element of York’s</p>	The impact of the development of this site upon SOA14 should be amended to “serious harm”

Page	Section	Comments	Suggested Change
		character.	
117	Table 6.2, site ST8 (Land to the North of Monks Cross) against SAO14 (Cultural Heritage)	<p>Whilst there may well be potential to accommodate some of York's development needs on the eastern side of Huntington, as currently depicted, the Allocation of this area seems likely to harm several elements which contribute to the special character and setting of York.</p> <p>Firstly, the development of this site would substantially reduce the gap between the edge of the built-up area and the Ring Road and, as such, would adversely affect its rural setting of the City in this location.</p> <p>Secondly, it would start to enclose the western edge of the green wedge that is centred on Monk Stray. These wedges have been identified as one of the defining features of the special character of York.</p> <p>Thirdly, the open areas either side of Monk's Cross Link Road with the remnants of its historic field patterns contribute to the character of this area.</p>	The impact of the development of this site upon SOA14 should be amended to "serious harm"
117	Table 6.2, Site ST31 (Land to the south of Tadcaster Road, Copmanthorpe) against SAO14 (Cultural Heritage)	<p>The development of this site could harm a number of elements which contribute to the special character of the historic City.</p> <p>Firstly, this site is perceived as being very much a part of the swathe of open countryside to the south of the ring road. Although the railway runs to the south of Site ST31, the perception is of a rail line running through open countryside rather than an area which has been severed from the surrounding landscape by the railway.</p> <p>Secondly, the relationship of the historic city of York to the surrounding villages is one of the elements identified as contributing to the special character of York. This relationship relates to not simply the distance between the settlements but also the size of the villages</p>	The impact of the development of this site upon SOA14 should be amended to "serious harm"

Page	Section	Comments	Suggested Change
		<p>themselves, and the fact that they are free-standing, clearly definable settlements.</p> <p>The new Park and Ride site at Askham Bar has effectively extended the southern edge of the built-up area of the City to within 350 metres of the A64. As a result, this has narrowed the gap between what might now be regarded as the southern edge of York and the northern edge of Copmanthorpe. This Allocation would bring Copmanthorpe 175 metres closer to the edge of the City and would reduce the gap between York and the village to less than 1km. This would harm a key element of the special character and setting of the City identified in the <i>Heritage Topic Paper Update</i>.</p>	
117	Table 6.2, Site ST27 (University of York Expansion Site) against SAO14 (Cultural Heritage)	<p>Notwithstanding the caveats within the Planning Principles regarding the limits on the development footprint of any new development and for an “<i>appropriately landscaped buffer between the site and the A64</i>”, this proposal could harm two elements which contribute to the special character of the historic City.</p> <p>Firstly, this area is prominent in views from the A64. The expansion of the University to the extent of the area identified would bring development very close to the Ring Road. This will fundamentally change the relationship which the southern edge of York has with the countryside to its south. It will also alter people’s perceptions when travelling along this route about the setting of the City within an area of open countryside.</p> <p>Moreover, it is by no means certain that the requirement for an “<i>appropriately landscaped buffer</i>” between the site and the A64, will not, itself, further harm the openness of the Green Belt in this location. Previous landscaping schemes by the University in this part of the City have simply resulted in earth bunding and</p>	The impact of the development of this site upon SOA14 should be amended to “serious harm”


Page	Section	Comments	Suggested Change
		<p>swathes of tree planting, both alien features in the flat landscape to the south of the City.</p> <p>Secondly, the expansion of the university towards the ring road could also harm the relationship which the historic city of York has to the surrounding villages - another element identified in the <i>Heritage Topic Paper Update</i> as contributing to the special character of York. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements.</p> <p>The expansion of the University would effectively reduce the gap between the edge of the built up area of the City and this proposed new settlement at Elvington Lane (Site ST15) to 1.6km.</p>	
117	Table 6.2, Site ST19 (Northminster Business Park) against SAO14 (Cultural Heritage)	<p>In order to retain the separation between the Business Park and nearby villages, the southern extent of this area should not extend any further south than the existing car park to the south of Redwood House.</p> <p>Without this reduction, the development of this area would threaten the separation of Northminster Business Park from the village of Knapton which would be just 250 metres from the southern boundary of this area.</p>	The impact of the development of this site upon SOA14 should be amended to “serious harm”
117	Table 6.2, Site ST37 (Whitehall Grange) against SAO14 (Cultural Heritage)	This site forms part of the green wedge that extends into the north of City which is centred on Bootham Stray. Although there are a handful of buildings on this particular site, it is clearly perceived as a part of this open area. The loss of this site and its subsequent development would result in the considerable narrowing of this wedge and harm one of the key elements identified in the <i>Heritage Topic Paper</i> as contributing to the special character and setting of York.	The impact of the development of this site upon SOA14 should be amended to “serious harm”
122	Table 6.3, site	Whilst we have no objection to the	The impact of the

Page	Section	Comments	Suggested Change
	E16 (Poppleton Garden Centre) against SAO14 (Cultural Heritage)	<p>redevelopment of that part of the site which is currently occupied by buildings, residential development should not be allowed in the undeveloped area to the south of the existing buildings.</p> <p>The development of that open area would considerably reduce the gap between the Ring Road and what, in effect, would become the southern edge of the village of Poppleton. As such, it would harm a number of elements identified in the <i>Heritage Topic Paper Update</i> as contributing to the special character and setting of the City.</p> <p>Moreover, it would also reduce the gap between what would be perceived as being the southern edge of the village of Poppleton and the Northminster Business Park leading to the threat of the coalescence of these two areas.</p>	development of this site upon SOA14 should be amended to “serious harm”

Finally, we should like to stress that this opinion is based on the information provided in the Report dated February 2018. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the Plan) where we consider that, despite the SA/SEA, these would have an adverse effect upon the historic environment.

If you have any queries about any of the matters raised in this letter or would like to discuss anything further, please do not hesitate to contact me.

Yours faithfully,



Ian Smith

Historic Environment Planning Adviser (Yorkshire)

e-mail: 

From: Sustainable Places, Yorkshire [REDACTED]
Sent: 28 March 2018 17:16
To: localplan@york.gov.uk
Cc: Cooke, Alison(City Development)
Subject: Comments on York Local Plan Publication Consultation
Attachments: York Local Plan Publication Draft Consultation EA Comments.pdf; York Local Plan Publication Draft Consultation EA Comments in Response Form.pdf

Dear Alison,

Further to recent discussions, please find attached, our response to your Local Plan Publication Draft consultation. Please note, in the response, our intention to provide additional comments at a later date, which should be considered as an addendum to the attached.

In addition, please don't be too alarmed by the fact that we have consider the plan unsound. This is related to the fact that the plan does not currently contain an appropriate WFD policy. We discussed in our recent meeting that this will be included. Once an appropriate policy is included, we should be in a position to fully support your plan.

If you would like to discuss this further, please feel free to contact me.

Kind Regards

Nick

Nick Beyer
Yorkshire Sustainable Places | Environment Agency



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City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr	
First Name	Nick	
Last Name	Beyer	
Organisation (where relevant)	Environment Agency	
Representing (if applicable)	Environment Agency	
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

Please see comments under section 6 and attached

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework



5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared **Justified**
Effective **Consistent with national policy**

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

Please see comments under section 6 and attached

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Main Local Plan Document

- **Policy H7: Student Housing (Sites SH1 / OS6)**

We would like to reiterate our previous comments regarding this site.

This site has an area designated as functional floodplain (Flood Zone 3b (FZ3b)) in the current Strategic Flood Risk Assessment (SFRA). It should be noted that only Essential Infrastructure and Water Compatible development should be located in FZ3b

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

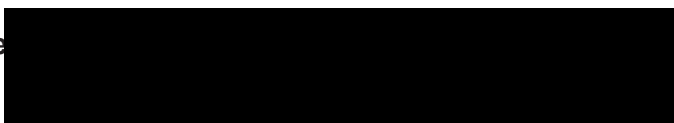
We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature



Date

28 March 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

Alison Cooke
City of York Council

Date: 28 March 2018

Via email:
localplan@york.gov.uk

Dear Alison

York Local Plan – Pre Publication Draft Consultation

Please review these comments in conjunction with our previous comments provided in response to your Regulation 18 Consultation, dated 10 November 2017. Please note that we intend to provide additional comments regarding the changes made to Site ST20/SS5 – Castle Gateway and possibly Water Framework Directive at a later date. Please consider these as an addendum to this response, when you receive them.

Main Local Plan Document

- **Policy H7: Student Housing (Sites SH1 / OS6)**

We would like to reiterate our previous comments regarding this site.

This site has an area designated as functional floodplain (Flood Zone 3b (FZ3b)) in the current Strategic Flood Risk Assessment (SFRA). It should be noted that only Essential Infrastructure and Water Compatible development should be located in FZ3b.

Recommendation

We recommend that you distinguish between the areas of allocation for Open Space and Student Housing, with open space only, allocated in FZ3b. Alternatively, you could provide a clear statement that the sequential approach site layout must be used on this site.

You have suggested that you will cross reference Flood Risk Policy ENV4 to cover this issue. We recommend that this is referenced in Policy H7: Student Housing.

- **Policy DP2: Sustainable Development**

We are pleased to see that you have incorporated our suggestion to add text to this policy to ensure the remediation of polluted land/groundwater and the protection of groundwater.

- **Policy CC2: Sustainable Development and Construction of New Development**

We are pleased to see that you have incorporated our suggestion to add text regarding water efficiency into Policy CC2 and section 11.16.

- **Policy Env 3: Land Contamination**

We are pleased to see that you have reworded this policy in line with our suggestion.

- **Water Framework Directive (WFD)**

In our previous comments, we recommended that a policy is inserted in the main Local Plan document that ensures that the requirements of the Water Framework Directive are adhered to, where appropriate.

As discussed in our recent meeting, section 2.14 on Page 19 of the Local Plan Document does refer to an aspiration to achieve some of the aims of the Water Framework Directive. As discussed, it is still our view that specific policy wording should be present in the plan to require developers to meet the requirements of the WFD. It was discussed that wording could be added to Policy DP2.

As it currently stands, if you incorporate some appropriate policy wording into your plan, we would have no reason to find the plan unsound for lack of consideration of WFD, however, if this wording is not incorporated then we would have to consider the plan unsound.

Below are some examples of wording incorporated into other Local Plans, which would, in our views be appropriate to meet the requirement to address WFD in your plan. There is also some additional information regarding duty to cooperate.

Conserving and enhancing the water environment

Proposals will be supported which:

1. Do not result in the deterioration of water courses or water bodies and conserve and enhance:
 - a. the natural geomorphology of watercourses, including reinstating watercourses to their natural state through removal of modifications resulting from past industrial uses;
 - b. water quality; and
 - c. the ecological value of the water environment, including the functionality of habitat networks.
2. Make positive progress towards achieving 'good status or potential' under the Water Framework Directive in surface and groundwater bodies.
3. Ensure Source Protection Zones are protected from contamination as a result of the proposal in line with national guidance.
4. Manage water demand and improve water efficiency through appropriate water conservation techniques including rainwater harvesting and grey-water recycling.
5. Improve water quality through the incorporation of appropriately constructed and maintained Sustainable Drainage Systems and surface water management techniques.
6. Dispose of surface water appropriately (in accordance with the Local Plan drainage policy) adhering to the following networks in order of preference:
 - a. to an infiltration based system wherever possible (such as soakaways);
 - b. discharge into a watercourse with the prior approval of the landowner, navigation authority or Environment Agency, where applicable. To comply with

- part a this must be following treatment where necessary or where no treatment is required to prevent pollution of the receiving watercourse;
- c. discharge to a public sewer.

Water Resource Management

To conserve and enhance the Borough's water resources proposals will be supported which:

- a. do not result in the deterioration of water courses and which conserve and enhance:
 - i. the natural geomorphology of water courses
 - ii. water quality; and
 - iii. the ecological value of the water environment, including watercourse corridors
- b. contribute towards achieving "good" status under the Water Framework Directive in the boroughs surface and ground water bodies.
- c. manage water demand and improve water efficiency through appropriate water conservation techniques including rainwater harvesting and grey-water recycling
- d. dispose of surface water appropriately and improve water quality through the incorporation of SuDS, in accordance with Policy CC4.

Statement from Sites and Policies DPD

Future development proposals will be expected to address the key objectives of the Water Framework Directive, respond to the guidance and recommendations in the Humber River Basin Management Plan, the Don Catchment Flood Management Plan and relevant Catchment Abstraction Management Strategies. These documents are available from the Environment Agency; with the associated issues considered further in Core Strategy CS24 'Conserving and Enhancing the Water Environment'.

Conserving and Enhancing the Water Environment

Proposals will be supported which:

- a. do not result in the deterioration of water courses and which conserve and enhance:
 - i. the natural geomorphology of watercourses,
 - ii. water quality; and
 - iii. the ecological value of the water environment, including watercourse corridors;
- b. contribute towards achieving 'good status' under the Water Framework Directive in the borough's surface and groundwater bodies
- c. manage water demand and improve water efficiency through appropriate water conservation techniques including rainwater harvesting and grey-water recycling;
- d. improve water quality through the incorporation of appropriately constructed and maintained Sustainable Urban Drainage Systems or sustainable drainage techniques as set out in Policy CS25 Dealing with Flood Risk,
- e. dispose of surface water appropriately according to the following networks in order of preference:
 - i. to an infiltration based system wherever possible (such as soakaways)
 - ii. discharge into a watercourse with the prior approval of the landowner and navigation

authority (to comply with part a. this must be following treatment where necessary or where no treatment is required to prevent pollution of the receiving watercourse.)
iii. discharge to a public sewer

Duty to Co-operate and WFD

The text below is an example of some WFD comments made to another LPA to draw attention to WFD as an issue that could have duty to co-operate implications.

Text:

River catchments often span many different local authority areas. New developments and proposals in areas upstream can affect issues such as flood risk (discussed above) and water quality downstream.

EA Issue 1– Compliance with Water Framework Directive/Humber River Basin Management Plan – the protection improvement and sustainable use of water bodies
Impact – Impacts on watercourse and river catchment. The LPA will need to consider the impact of proposals on water bodies. This is a relevant Duty to Cooperate issue in so far as water bodies may cross local authority boundaries. The local authority should consider at the earliest opportunity the risk that proposals could lead to deterioration of water bodies or would prevent the achievement of water body objectives. Other practical opportunities to improve water bodies should also be considered as this may result in positive cross boundary gains in the improvement of water bodies.

Areas affected – local authorities downstream of water courses within the area (also upstream in relation to river wildlife corridors).

Evidence – *Water Framework Directive 9200/60/EC* (sets out how the UK Government should approach the sustainable management of water – it's aim is that natural waters are managed so they are in good condition; objectives are to prevent deterioration of water bodies, to achieve good status in water bodies and to prevent pollutants entering water bodies); *The WFD Regulations (regulation 17)* (places a duty on each public body including local planning authorities to 'have regard to' river basin management plans (RBMPs) *Humber River Basin Management Plan* (sets out the approach to achieving the WFD aims and objectives for the water bodies in the Humber Basin); National Planning Policy Framework (para 2 – 'planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements.' Para 165 – 'planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including drawing for example, from River Basin Management Plans').

Sustainability Appraisal

- **Baseline Section 4.14**

We previously requested that you include additional recognition of the importance of the Sherwood Sandstone Aquifer. You have stated that additions will be made to para. 4.14.1. We consider the proposed additions adequately address the concern we had and support the suggested wording.

- **SA Objective 10 (SA Framework Section 5.2)**

We previously made some comments regarding how potential impacts upon groundwater quality and quantity have been incorporated into the sustainability Cont/d..

assessment. You have referred to Section 5.2.2. of the SA report. Based on this, we agree that the plan's policies and proposals on groundwater have been captured in the SA Framework and assessment criteria.

I hope that these comments are useful to you in further developing your local plan. We welcome any further discussion over the points we have raised. If I can be of any other assistance, please don't hesitate to contact me.

Yours sincerely

Nick Beyer
Planning Specialist

Telephone: [REDACTED]

E-mail: [REDACTED]

Address: [REDACTED]

From: Sustainable Places, Yorkshire [REDACTED]
Sent: 17 April 2018 16:18
To: Cooke, Alison(City Development)
Cc: localplan@york.gov.uk
Subject: York Local Plan – Publication Draft Consultation – Additional Comments regarding Site ST20 / Policy SS5 – Castle Gateway
Attachments: York Local Plan Publication Draft Consultation EA Additional Comments.pdf

Dear Alison,

Further to recent correspondence, and as previously discussed, please find attached additional comments on your Local Plan Publication Draft. I hope you will be able to address these comments give that they have been submitted after the formal consultation period.

If you would like to discuss any aspect of the attached or our previous response, please don't hesitate to contact me.

Kind regards

Nick

Nick Beyer
Yorkshire Sustainable Places | Environment Agency



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Click [here](#) to report this email as spam

Alison Cooke
City of York Council

Date: 17 April 2018

Via email:
localplan@york.gov.uk

Dear Alison

York Local Plan – Publication Draft Consultation – Additional Comments regarding Site ST20 / Policy SS5 – Castle Gateway.

Further to our recent comments dated 28 March 2018, please see the following, which is an addendum to the previous comments and should be read in conjunction.

We have now reviewed the revised section of the Publication Draft, relating to Site ST20 and Policy SS5 (Castle Gateway).

The revised information provides further detail regarding the development and growth intentions for specific areas of Site ST20. On this basis, we are able to refine our views and position regarding the allocation of this site.

We have no objections in principle to the concept of developing a multi-storey car park on the existing St Georges field car park and therefore have no objection to the proposed allocation with respect to this. It is important, however, that any applications are in line with Policy ENV 4 and clearly demonstrate that there would be no loss of flood storage and also that flood flow routes would not be altered or displaced onto others. We would not expect to see, nor would we support, any development that results in an increase in flood risk vulnerability classification at this location.

Regarding specifically the Foss Basin, we do not consider this to be an appropriate location for new development, such as is indicated in the latest version of the Local Plan. The Foss Basin is critical for the operation of both the Foss Barrier and Castle Mills Sluice. The flood storage within the Foss Basin must be available for the proper operation of flood defence infrastructure and any impact on that infrastructure and associated increases in flood risk are not considered acceptable. We would not support any development in this location, with the possible exception of water compatible uses, subject to detail. As such we do not consider it appropriate to include the Foss Basin within the ST20 site allocation and that the Local Plan should not be adopted with this allocation included.

Please also note that in addition to any planning permission obtained, that **any** works in, over or under a main river and / or a defence, or any works within 8m of the top of bank of a main river or toe of a defence will also require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency. We would not grant a permit to any works that would impact upon the operation of our assets, such as those which rely on the Foss Basin.

I hope that these comments are useful to you in further developing your local plan. We welcome any further discussion over the points we have raised. If I can be of any other assistance, please don't hesitate to contact me.

Yours sincerely

Nick Beyer
Planning Specialist

Telephone: [REDACTED]

E-mail: [REDACTED]

Address: [REDACTED]

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 28 March 2018 17:23
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104812

Date submitted: 28/03/2018

Time submitted: 17:22:53

Thank you for submitting your Local Plan Publication Draft response form (ref: 104812, on 28/03/2018 at 17:22:53) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Martin

Surname: Lumley-holmes

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

We have been fully consulted and able to contribute to the plan. The plan seems to adhere to all national policies and guidelines and takes full account of local opinion.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? Yes, I consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES]

Please give reasons for your answer(s):

The plan is sound in my view because it meets the infrastructure needs of York and Earswick, is possible to fully deliver and again meets national policies and guidelines. In addition I am pleased it includes a new railway station at Haxby which I would use regularly.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: The entirety of the plan

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

None

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 28 March 2018 17:30
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104813

Date submitted: 28/03/2018

Time submitted: 17:29:39

Thank you for submitting your Local Plan Publication Draft response form (ref: 104813, on 28/03/2018 at 17:29:39) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mrs

Forename: Deborah

Surname: Lumley-holmes

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I have been fully consulted and able to contribute to the plan via parish meetings and consultations. The plan adheres to all national policies and guidelines and takes full account of our opinions and the duty to cooperate.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? Yes, I consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES]

Please give reasons for your answer(s):

The plan is sound in my view because it fully meets the infrastructure needs of York , can be properly delivered and meets national policy. My husband and I are also looking forward to the railway station at Haxby.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: The whole plan.

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

None

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.



From: Susannah Byrne [REDACTED]
Sent: 28 March 2018 18:04
To: localplan@york.gov.uk
Cc: Gardiner Hanson
Subject: York Local Plan publication draft - York Racecourse representations
Attachments: 2018 03 28_York Representation Letter Publication and app form FINAL.pdf

Dear Local Plans team,

We have reviewed your publication draft version of York Local Plan and have prepared a letter of representation on behalf of York Racecourse. Please find this attached along with the completed form.

We would welcome the opportunity to discuss with you further the points made in our letter, and the role of the racecourse to the sustainability and future of York. We have also requested to appear at the public examination.

I would be grateful if you could confirm receipt of the attached, and look forward to hearing from you.

Kind regards,

Susie

Susie Byrne

Turnberry

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

This email is confidential and privileged. If you are not the intended recipient please accept our apologies; please do not disclose, copy, or distribute information in this email nor take any action in reliance on its contents: to do so is strictly prohibited and may be unlawful. Please inform us that this message has gone astray before deleting it. If you have received this email in error, please notify the sender. Thank you for your cooperation.

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City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title		MISS
First Name		SUSANNAH
Last Name		BYRNE
Organisation (where relevant)	YORK RACECOURSE	TURNBERRY CONSULTING LTD
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

5.(1) Do you consider the document is Sound?

Yes

No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared

Justified

Effective

**Consistent with
national policy**

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

SEE ATTACHED LETTER.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

SEE ATTACHED LETTER

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

TO EXPLAIN THE NEEDS OF YORK RAECOURSE AND THE SHORTFALLS OF THE DRAFT LOCAL PLAN.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information


We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature



Date

28TH MARCH 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

Local Plan
City of York Council
West Offices
Station Rise
York
YO1 6GA




Our ref: COYC 28.03.2018 YR-M

Your ref: Local Plan – Publication Draft Feb 2018

28th March 2018

Dear Sir/Madam

**City of York Local Plan Publication draft (Regulation 19 Consultation) (February 2018)
York Racecourse**

We write on behalf of York Racecourse in response to the City of York Council (COYC) Regulation 19 Consultation. Whilst the Racecourse is broadly supportive of the document, we consider that some key points have been omitted from the Plan.

We consider the Draft Local Plan in its current form to be **unsound** and we recommend that it is amended to take account of the contributions of the Racecourse, and is more explicitly supportive of both the Racecourse itself and its local economic contribution, which must be sustained by its ability to evolve and adapt.

York Racecourse

The success of York Racecourse is fundamental to the vitality of York and its sporting, social, cultural, historical and economic significance. York Racecourse is highly regarded for the quality of its racing, with three of the UK's top rated (Group 1) races taking place at the Racecourse every year. Given the high standard of racing on offer, the Racecourse remains one of the premier sporting venues in Yorkshire, attracting local, national and international visitors to York. In 2016 and 2017, it was named Racecourse of the Year. The Racecourse continues to make a significant contribution to the cultural and economic vitality of York.

The impact of British racing on the national and local economy is significant. In the context of York, the racecourse is a significant contributor not only to the local city, but the region as a whole, with its influence extending to a national and international level. A 2011 study by Sheffield Hallam University calculated that York Racecourse contributed approximately £58 million to the local economy per annum. It also creates a significant number of permanent and transitory employment opportunities, not only through the racing industry, but also through its conferencing, hosting everything from weddings, to major events such as the Ebor Festival which attracts runners and riders from an international audience.

The rent and rates paid by York Racecourse to COYC are directly related to its ongoing financial success.

The Racecourse also contributes substantially to local community and charitable programmes, such as the Macmillan Charity Race day which in 2017 raised over £500,000 for cancer related and local charities. The successful functioning of the Racecourse, supported by its facilities, is imperative to not only maintaining its position among top ranking national and global racecourses, but also continuing its contribution to the social and economic prosperity of the City, and indeed the COYC.

York Racecourse itself has grown in an ad-hoc fashion over the course of its existence. This is part of the reason that the Racecourse has been successful over the centuries. As needs and expectations from visitors and users change, the Racecourse has been able to adapt and remain a prominent and well-regarded fixture within British racing industry. The need to remain competitive and adapt is no less important in this modern day and age.

The Racecourse is keen to ensure that it has the support and ability to adapt and modernise when necessary, not only from the COYC, but also within the emerging draft Local Plan. In the future, it must be able to upgrade its facilities in order to bring them up to a suitable standard befitting of one of the UK's top racecourses.

It is therefore important that these contributions of the racecourse as a key visitor and tourism generator are recognised by the COYC in the Local Plan. It is critical that the Racecourse can continue to be competitive as a global racing venue, and host significant social and cultural events.

As a whole, the Publication Draft Local Plan makes little reference to the Racecourse and its contribution as a successful venue for tourism and conferencing, as well as its contributions to the economic, social and environmental sustainability of York as mentioned above. We made a number of comments in response to the pre-publication draft (letter dated 30th October 2017), and few changes appear to have resulted in the policies and sections of the Local Plan on which we commented.

Spatial Vision

The Racecourse is generally supportive of the spatial vision of the draft Local Plan and agrees that the Green Belt should be protected whilst taking a proportionate amount of land out of the Green Belt, and thus allowing for appropriate levels of growth to be supported by suitable infrastructure. We recognise that the City of York must continue to support the growth of the City in a well-managed and strategic manner, in order to support a sustainable future for the community and the local economy of the City and the greater region.

Green Belt

We consider that the Green Belt designation and section 10 *'Managing appropriate development in the Green Belt'* is **not consistent** with the policies set out by the NPPF.

Draft Local Plan Proposals Map; draft Policy GB1

In principle, York Racecourse considers that the Green Belt designation is unduly restrictive. As set out above, the Racecourse is an important local venue with influencing reaching up to an international

scale. Therefore, it is important that the Racecourse is able to continue to adapt to meet local and visitor expectations.

Former national policy (Planning Policy Guidance 2: Green Belts) made allowance for the designation of 'Major Developed Sites' within the Green Belt. As such, the City of York Development Control Local Plan (2005) designated the Racecourse under *Policy GB10: Major Developed Sites in the Green Belt* (as shown in **Figure 1**). That policy provided explicit guidance and allowances for the Racecourse to implement improvements for 'racecourse related uses'.

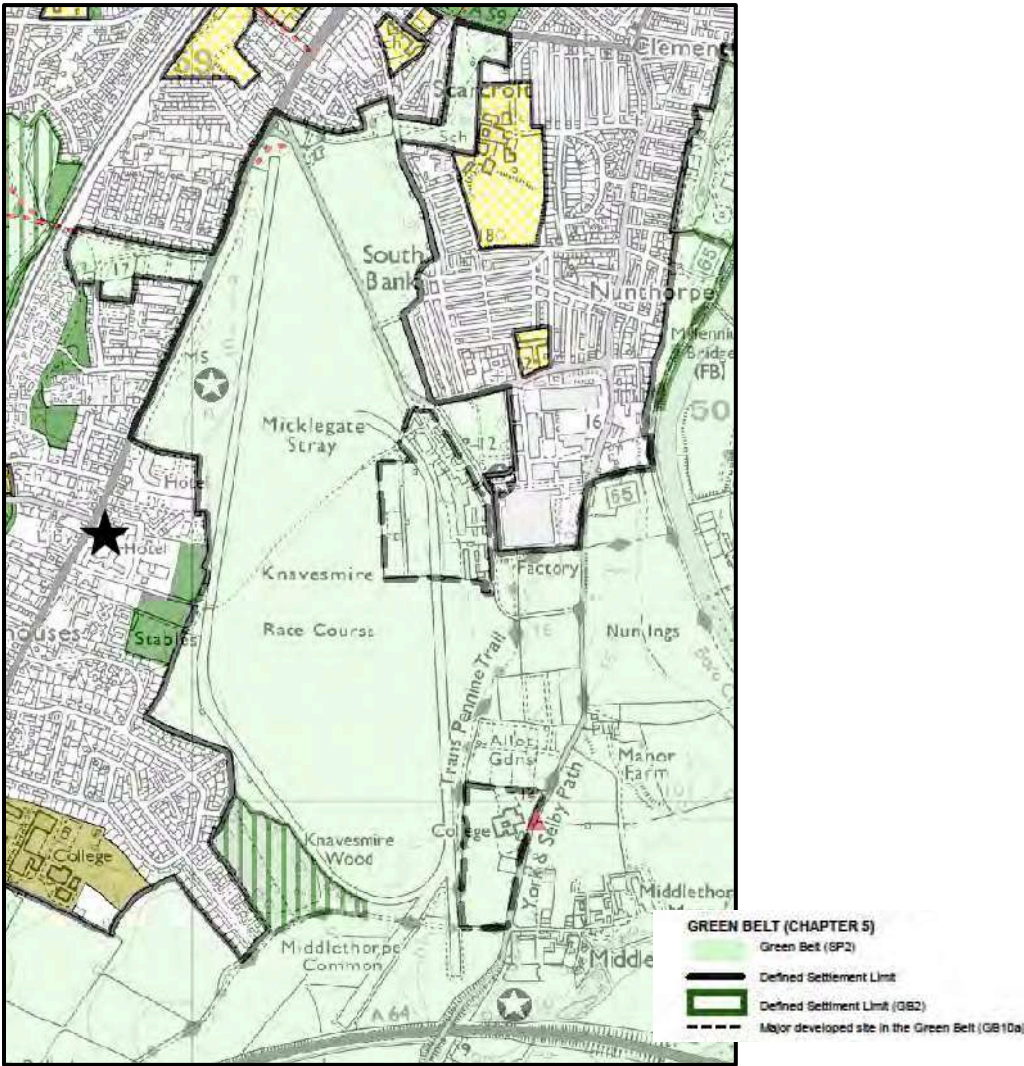


Figure 1: City of York Development Control Local Plan (2005) proposals map

Although the National Planning Policy Framework (NPPF) does not make specific reference to the allowance for 'Major Developed Sites' in the Green Belt, it does not prevent a similar designation being made within a Local Plan. By removing the 'GB10 Major Developed Sites in the Green Belt' designation, the Racecourse is now in a position where any development within the main Racecourse grounds are subject to the Green Belt restrictions as defined in 'GB1: Development in the Green Belt' of the emerging draft Local Plan, and the NPPF. However, it appears that there are other sites previously defined as

'Major Developed Sites' that are now proposed to be removed from the Green Belt (York Designer Outlet) or have been granted extra allowances (Askham Bryan College, policy ED7) within the draft Plan with no justification within the evidence base. The draft Local Plan therefore acknowledges the significance of these sites, but this has not been similarly carried over in reference to the Racecourse.

Paragraph 87 of the NPPF states that development should not be approved in the Green Belt unless under 'very special circumstances'. This would therefore require an onerous amount of justification for any scale of adaptation or development on the Racecourse grounds. Given the local, national and international significance of York Racecourse and its contribution to the local economy, its operational success is critical, and we consider that the extent of the Green Belt in this location is illogical and unnecessary and furthermore that the removal of the 'Major Developed Sites in the Green Belt' designation is highly punitive on the Racecourse.

Whilst we note that the supporting text to Policy GB1 (Para 10.12) has been amended since the previous draft Local Plan to permit '*limited infilling and development that would lead to an overall improvement in the character and appearance of the Green Belt*'. However, this limits the opportunities for redevelopment within the existing built envelope of the Racecourse. The policy should be amended to ensure York Racecourse has support through the Local Plan to continue to adapt and evolve as appropriate. If more supportive or precise language cannot be included within Policy GB1, we would alternatively suggest that it would more appropriate to exclude York Racecourse from the Green Belt.

Paragraph 83 of the NPPF allows for the alteration of Green Belt boundaries in exceptional circumstances, only through the preparation or review of the Local Plan; '*at that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period*'. York Racecourse has not been considered in a similar vein as York Designer Outlet or Askham Bryan College. York Racecourse, which has a similar amount of existing development on its site, should be considered no differently due to its existing scale of development. Nor should York Racecourse not be afforded broader allowances within draft policy that would be so restrictive on future development schemes because they are located within the Green Belt.

The removal of this area of land from the Green Belt, would not contradict the five purposes of the Green Belt as set out in paragraph 80 of the NPPF, as the open area of the racecourse, and the Knavesmire, safeguards the countryside, and preserves the character and setting of York. Furthermore, paragraph 85 of the NPPF states, '*When defining boundaries, local planning authorities should:*

- *Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *not include land which is unnecessary to keep permanently open;*
- *Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.'*

York Racecourse's success is a key component for the sustainable future of York, and therefore allowances for development within its existing built up area is fundamental to securing this future. The

area of the Racecourse, previously defined as a Major Developed Site is not open and is also clearly defined by the existing physical extent of development. Therefore, the Green Belt designation of the racecourse is inconsistent with the policies set out by the NPPF. We note that there has not been any review of the Green Belt undertaken during the Local Plan process, which would be a useful tool to inform the strength of the COYC's current Green Belt boundary. The lack of such relevant evidence is contrary to paragraph 158 of the NPPF that requires Local Plans to be based on '*adequate, up-to-date and relevant evidence*'.

For the reasons set out above, we consider the Draft Local Plan to be **unsound** in terms of Green Belt policies, which are not consistent with national policy (NPPF paras 83, 85 and 158) as required by paragraph 182 of the NPPF. Furthermore, there is no proportionate evidence base to support the strategy for alterations to the Green Belt boundary, which should only be altered in exceptional circumstances (para 83, NPPF).

City of York Council should prepare a Green Belt review in support of their proposed alterations to the Green Belt boundary, in order to provide a robust baseline strategy for development requirements. We strongly propose that the main developed area of the Racecourse (as marked on the plan in **Appendix A**), should be removed from the Green Belt designation within the City of York's emerging Local Plan. The removal of the '*Major Developed Sites*' designation restricts the overall flexibility of the Racecourse to continue to adapt and remain competitive. Alternatively, a policy which continues to recognise the developed nature of the Racecourse, and as such provides flexibility as with the former GB10, should be included within the emerging Local Plan. This should be worded to offer certainty to the operational ability, and long-term sustainable success of the Racecourse as a locally, nationally and internationally important asset.

Visitors and Tourism

Draft Policy EC4

Within York, the Racecourse makes a significant contribution from the local to international level to the unique vibrancy of the local area, generating economic, cultural and social benefits for York and the broader region. The Racecourse is one of the largest professional sporting venues in Yorkshire, attracting visitors from all over the country to York

Draft 'Policy EC4: Tourism' is a necessary and proactive policy with regard to further developing York's tourism economy and infrastructure. It also provides practical guidance on how the City seeks to utilise tourism as an economic boon and take steps to realising the vision laid out in the York Economic Strategy 2016. We welcome the supporting text to Policy EC4 which states '*tourism, leisure and cultural developments should be directed towards the city centre or other particularly significant attraction locations like York Racecourse with its conferencing facilities*' (para 4.12).

'Policy EC4: Tourism', states that Council will support:

- *maintaining and improving the choice and quality of visitor accommodation to encourage overnight stays, particularly by higher spending visitors;*
- *the provision of quality visitor attractions including temporary structures throughout the year especially ones with a national/international profile, in locations which are easily accessible by a variety of transport modes and complement York's existing cultural heritage;*

- *the retention and growth of existing visitor attractions;*
- *maintaining and improving the choice and quality of business, conferencing and events facilities to encourage business visitors;*
- *the enhancement of the built environment and public realm, particularly around access to the river and showcasing York's built heritage; and*
- *the establishment of a more diverse evening economy.'*

Whilst the Racecourse fits the criteria of a tourism venue set out in the policy, the supporting text refers only to the Racecourse as a conferencing venue and does not pay enough particular attention to the contributions that York Racecourse provides in supporting the tourism industry and the broader local economy.

In order for York Racecourse to expand and remain viable, the Racecourse must be able to adapt, particularly outside the primary racing season. In regard to York Racecourse specifically, the language of Policy EC4 and how it seeks to promote the tourism sector, runs counter to the designation of York Racecourse being placed in the Green Belt and therefore being restricted by its limits on development. It would be helpful for the Local Plan to specifically refer to sites that the Council supports for growth within Policy EC4. The inclusion of such sites would provide greater clarity for York Racecourse, and other visitor focused attractions, to be acknowledged and supported if and when any applications were to come forward for consideration. Our suggested wording for such a policy to add to Policy EC4 is as follows:

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).

Hotel sites

York Racecourse has long term aspirations for the development of a hotel within the main racecourse area. This would meet the aspirations of Policy EC4 for *'maintaining and improving the choice and quality of visitor accommodation to encourage overnight stays, particularly by higher spending visitors.*

However, the supportive text at paragraph 4.13, states that hotels are defined as a town centre use and that the town centre is to be viewed as the primary location for hotels. Section 4.12 also states that: *'where suitable sites are not available in the city centre, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered'*. York Racecourse approximately 1 mile from the City Centre, and a sustainable venue for a hotel, given that many visitors to York are already likely to be visiting the Racecourse during the day, and so the provision of overnight accommodation could help to reduce the number of journeys made by visitors around York. However, the Local Plan should be more explicit in its support for the development of hotels at existing tourism venues, such as the Racecourse.

We suggest that the draft Local Plan include York Racecourse as a preferred site for hotel development within the policy to allow for the development of additional visitor facilities in the future if appropriate. Our suggested re-wording for such a policy to add to Policy EC4 is as follows:

- *the provision of quality visitor attractions including temporary structures throughout the year especially ones with a national/international profile, in locations which are easily accessible by a variety of transport modes and complement York's existing cultural heritage, such as York Racecourse.*

We wish to reiterate that there is a widely acknowledged need and requirement for hotels to be provided in York and we do support '*Policy EC4: Tourism*'. This policy generally supports the activities of the Racecourse, and thus could provide a greater boost to the economy and local employment opportunities through the conferencing and events aspect of the Racecourse. Overall, providing additional accommodation for race-goers, stable staff and international owners in York would also allow the Racecourse to accommodate a greater range of conferences and non-racing events, which often require overnight accommodation. This potential expansion of services at the Racecourse would greatly assist the Racecourse to diversify its revenue model over a much broader timeframe beyond the primary racing season. The Racecourse must continue to find alternative ways to generate revenue so that it can sustainably fund and deliver required upgrades across the entire Estate. This diversification of the racecourse's activities would therefore deliver additional significant economic benefits to the local area and to the Council through increased revenue via our mutually beneficial revenue sharing model.

According to paragraph 156 of the NPPF, Local Plans should set out **strategic priorities** for the area in the Local Plan, including for the delivery of '*retail, leisure and other commercial development*'. Policy EC4 does not set out such priorities.

We would suggest, therefore, the wording on Policy EC4 be revised to provide more flexibility for new visitor accommodation at York Racecourse and ensure it is consistent with national policy. The policy should refer to York Racecourse as a preferred site so as to protect the long-term viability of the Racecourse and its tourism related functions.

Residential sites

The COYC are relying on around 169 dwellings each year to be delivered through windfall development sites. The Racecourse is constantly reviewing its Estate and there are two sites which could conceivably accommodate residential accommodation in order to meet the Objectively Assessed Need of the City of York through windfall development.

Middlethorpe Village Site

The Racecourse currently owns a site within Middlethorpe Village which currently houses the Racecourse greenhouses. As part of a long-term strategic review of uses across the Estate, a more suitable location could be found for these greenhouses, thereby freeing this brownfield site for an appropriately scaled housing development. As per '*Policy H2 – Density of Residential Development*', this site is classified as being 'rural area and villages' and would therefore support up to 35 housing units per acre. The site is in a sustainable location and can contribute to a sustainable pattern of growth as the site is within the settlement boundary of the village and would therefore be subject to '*Policy GB2 – Development in Settlement 'Washed Over' by the Green Belt*', which states:

“planning permission for the erection of new buildings...will only be permitted provided:

- I. the proposed development would be located within the built-up area of the settlement; and*
- II. the location, scale and design of the proposed development would be appropriate to the form and character of the settlement and neighbouring property; and*
- III. the proposed development would constitute limited infilling and would not prejudice the openness or the purposes of the Green Belt.”*

Furthermore, Paragraph 55 of the NPPF supports building housing in rural areas under certain circumstances. It states: *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby”*. In this context, additional housing in Middlethorpe could contribute to the sustainability of the nearby village of Bishopthorpe.

Stables Site

The Racecourse owns a site that houses its stables, accessed from Tadcaster Road to the west of the Knavesmire and Racecourse. The site has previously been put forward by the Racecourse in the Council's Call for Sites in 2015, but has not been carried forward as an allocated site within the current draft Local Plan.

This site, through a long-term strategic review of uses across the Estate could be relocated to a more suitable area. It falls outwith the Green Belt designation and is a sustainable location for housing in close proximity to existing residential development. In accordance with *‘Policy H2 – Density of Residential Development’*, the site is located within the ‘York urban area’, and therefore could support up to 50 housing units per acre.

York Racecourse would therefore put forward these sites for residential development in the long term to assist COYC meet its objectively assessed housing need through its annual windfall allowance. Due to these two sites strategic and sustainable locations, they will help the COYC meet the policy guidance of *‘Policy DP2 – Sustainable Development’*, *‘Policy DP3 – Sustainable Communities’*, *‘Policy SS1 – Delivering Sustainable Growth for York’* and *‘Policy H3 – Balancing the Housing Market’*, of the draft Local Plan. They could also assist the Racecourse with disposing of underutilised sites and enable revenue to be reinvested into other strategic projects located elsewhere on the Racecourse Estate, thus improving the long-term sustainability of the Racecourse.

Summary

York Racecourse in principle supports the draft Local Plan. We believe it will contribute to the overall sustainable growth of the community in the long-term. However, the Local Plan does not currently support the sustainable development and growth of the Racecourse sufficiently in order to allow it to continue its important social, cultural and economic contributions within the City. The Racecourse is an important venue for racing at a local and international level, and a significant tourist attraction. The revenue is linked to the performance of the Racecourse and in turn is a contributor to the economic

City of York Draft Local Plan – Publication draft
Regulation 19 Consultation
York Racecourse
28th March 2018

success of the City of York. It is therefore necessary for the vitality of the Racecourse and the City that these contributions are recognised and supported through the Local Plan to allow the Racecourse to continue to thrive.

We suggest that the Green Belt boundary is amended within the Local Plan Proposals Map, in accordance with the former 'Major Developed Sites' designation within the Local Plan 2005. This is a well-established and developed area, and the restrictions that the Green Belt policies place on the development of the Racecourse, restrict its ability to continue to evolve and adapt, and ensure its long term sustainable contribution to the City of York. Alternatively, the previous allowances from policy '*GB10: Major Developed Sites in the Green Belt*', should be carried over in the form of a supportive policy that does not restrict the Racecourse in such punitive measures.

Furthermore, we suggest that the draft Local Plan should better recognise the need for new visitor and tourism accommodation in locations within or adjacent to existing visitor attractions, and identify the Racecourse as a specific important tourism venue. We consider that the draft Local Plan is an opportunity to recognise the contribution of the specific tourist assets within York, including York Racecourse. It would be a benefit to the City as a whole, if the Plan included a policy that supports proportionate and sustainable development of those assets in order to preserve their ability to evolve, adapt and continue to contribute economically and culturally at the local and national scale. In particular, the Local Plan should support the development of a hotel at the Racecourse, which would meet the identified preferences of the Local Plan to locate new hotel development at established tourism venues.

In terms of paragraph 182 of the NPPF, the Local Plan in its current form cannot be considered **sound**, as it does not have a proportionate evidence base for to justify the amendments to the Green Belt boundary. It is also inconsistent with national policy in relation to its approach to the Green Belt boundary, support for sustainable leisure developments, and strategic priorities for York have not been defined.

I trust that these comments are of assistance and will be given due. Should you require any clarification regarding the contents of this letter in further detail, please do not hesitate to contact me.

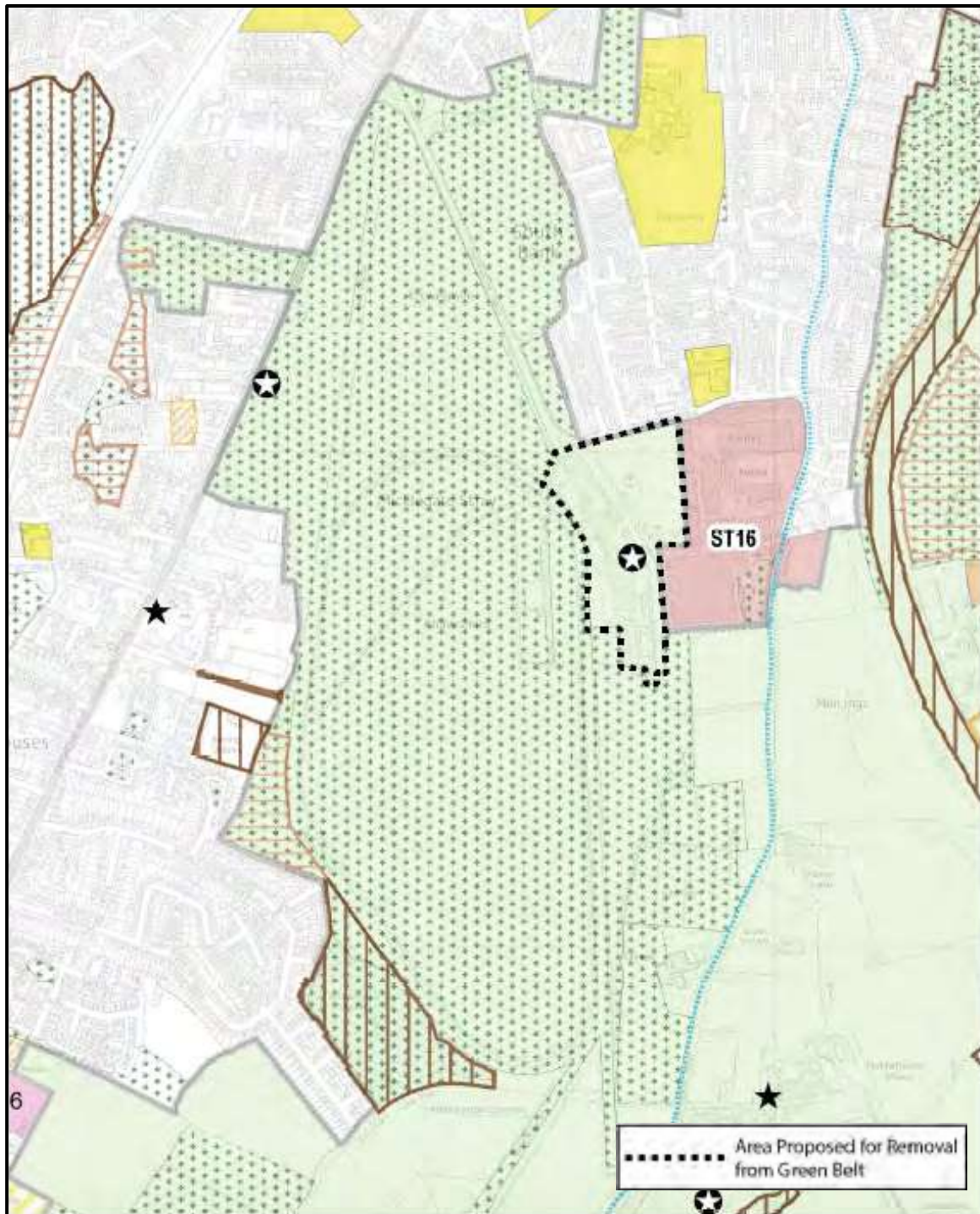
Yours faithfully,

Susannah Byrne

Turnberry Consulting Limited

Enclosed:

Appendix A – Main developed area of the Racecourse to be removed from Green Belt designation



City of York Draft Local Plan – Publication draft
Regulation 19 Consultation
York Racecourse
28th March 2018

Appendix B – Letter to COYC re Call for Sites

Our ref: WJPD/SJR

14 October 2011

Core Strategy Consultation
City Strategy
City of York Council
FREEPOST (YO239)
YORK
YO1 7ZZ

Dear Sir/Madam

CORE STRATEGY SUBMISSION – LOCAL DEVELOPMENT FRAMEWORK

York Racecourse would like to submit the following comment regarding the documents supporting the Local Development Framework.

Our representation relates to the supporting document “Strategic Housing Land Availability Assessment” dated September 2011. Under paragraph 9.63, figure 17, number 247 ‘Land adjacent to Racing Stables, Tadcaster Road’ – we note that this site has been removed from the SHLAA.

York Racecourse would like to comment that this land is owned by the racecourse itself, and is not part of the Knavesmire or Micklegate Stray. The land has, in the past, been identified as a possible development site and the racecourse would like the land to remain as a possible site for housing development in the future. York Racecourse owns the stables site and it may be that in the future the stables may/will have to be relocated to the stands side of the racecourse (due to safety/economic reasons) and the site on Tadcaster Road may become redundant and required to be sold off to fund any redevelopment. The current stables site fronts Tadcaster Road so would have good vehicular access for any future housing development. We would formally request that this land be put back on to the list as a potential residential site.

Yours faithfully

William Derby
Chief Executive and Clerk of the Course

From: [REDACTED]
Sent: 28 March 2018 20:31
To: localplan@york.gov.uk
Subject: Local Plan 2018 - Earswick Parish Council Comments
Attachments: Earswick Parish Council comments on Local Plan draft 2018.docx

Dear Sir/Madam

Please find attached a letter of support for the recently published Local Plan Publication draft, from Earswick Parish Council.

Please would you acknowledge receipt of this letter.

Kind regards

Joanne Fisher
Clerk to Earswick Parish Council

Planning and Environmental Team
West Offices
York
YO1 6GA



25th March 2018

Dear Sir/Madam

Earswick Parish Council has asked me to write to you to offer its support for the recently published Local Plan Publication draft.

The Parish Council is pleased to note that Site SF14 has been removed from the revised draft Local Plan and that, in line with the majority of Earswick residents who responded to two residents' surveys that were conducted as part of the Earswick Neighbourhood Plan consultation process, there should be no green belt development within the parish boundary of Earswick. The Parish Council strongly urges that this should remain the case in any future drafts of the plan.

The Parish Council wish to record as part of this consultation process, their support for, and agreement with, the following points and provisions within the latest draft Local Plan:

1. Safeguarded land is no longer designated (because unnecessary) and green belt boundaries will not need to be altered at the end of the Plan period.
2. Protection of environmental assets (including those of historic character and setting, nature and conservation); protection of existing open space; and prevention of coalescence of villages between themselves and/or the main urban areas.
3. In setting detailed green belt boundaries, it is also important to consider the period beyond the end date of the plan (2032) to 2037 - to provide an enduring green belt, a requirement of the NPPF. With this in mind, Earswick Parish Council wish to reiterate there should be no green belt development within the parish boundary of Earswick, even beyond 2032.

The Parish Council note that the plan echoes the wishes expressed by residents in the last round of consultation to:

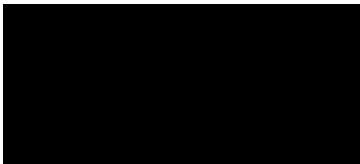
- protect as much of the Green Belt as possible;
- retain agricultural land with open views over the countryside;

- maintain the character and individuality of our ancient village settlements;
- mitigate overloading of infrastructure and public services;
- prevent traffic congestion and consequential environmental pollution on arterial routes into and out of the city.

It is noted that the proposed development of the army barracks at Strensall would inevitably lead to a considerable increase in the volume of traffic passing through Earswick village. The Parish Council is prepared to work closely with the City of York Council and potential developers to identify measures to mitigate against any such increase in traffic flows.

The Parish Council would be grateful if you could please acknowledge receipt of this letter.

Yours faithfully

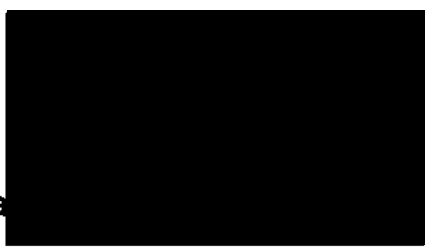


Joanne Fisher

Clerk to Earswick Parish Council

Planning and Environmental Team
West Offices
York
YO1 6GA

City of York Council
03 APR 2018
RECEIVED



25th March 2018

RECEIVED
04 APR 2018
BY: _____

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The Parish Council is pleased to note that Site SF14 has been removed from the revised draft Local Plan and that, in line with the majority of Earswick residents who responded to two residents' surveys that were conducted as part of the Earswick Neighbourhood Plan consultation process, there should be no green belt development within the parish boundary of Earswick. The Parish Council strongly urges that this should remain the case in any future drafts of the plan.

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3. In setting detailed green belt boundaries, it is also important to consider the period beyond the end date of the plan (2032) to 2037 - to provide an enduring green belt, a requirement of the NPPF. With this in mind, Earswick Parish Council wish to reiterate there should be no green belt development within the parish boundary of Earswick, even beyond 2032.

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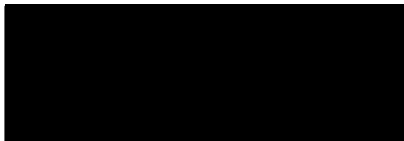
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The Parish Council would be grateful if you could please acknowledge receipt of this letter.

Yours faithfully



Joanne Fisher

Clerk to Earswick Parish Council

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 28 March 2018 20:38
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104824

Date submitted: 28/03/2018

Time submitted: 20:38:28

Thank you for submitting your Local Plan Publication Draft response form (ref: 104824, on 28/03/2018 at 20:38:28) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: MR

Forename: PAUL

Surname: FIRTH

Name of the organisation/individual/group you're representing: HAXBY AND WIGGINTON NEIGHBOURHOOD PLAN STEERING GROUP

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Quite happy with how it was put together.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not consistent with national policy

Please give reasons for your answer(s):

Crooklands Lane Bridleway

The 'National Planning Policy Framework' 'promoting healthy communities' para. 8.75 states: 'Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails'.

Crooklands Lane, an unspoilt bridleway, is unique in Haxby and is a valued amenity for residents. It passes through the centre of the development at Land North of Haxby (ST9). When responding during the local plan consultations, residents have expressed their wish that this bridleway be conserved. Despite this and the government policy above, there is no mention of preserving Crooklands Lane in the key principles for ST9 in the 'City of York Local Plan – Publication Draft (February 2018)' - page 50.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: ST9 page 50

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

We suggest that within Policy SS11, sub paragraph xi that an addition line(s) are added to include a reference to the special status of Crooklands Lane and the immediate area. That is is where possible protected from development.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 29 March 2018 11:04
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104834

Date submitted: 29/03/2018

Time submitted: 11:03:56

Thank you for submitting your Local Plan Publication Draft response form (ref: 104834, on 29/03/2018 at 11:03:56) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Robin

Surname: McGinn

Name of the organisation/individual/group you're representing: Persimmon Homes Ltd

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Whilst the plan is considered to be fundamentally not sound in several areas that go to it's heart, it appears to be legally compliant and comply with the Duty to Cooperate.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not effective,not consistent with national policy

Please give reasons for your answer(s):

The Plan is not considered to be sound in many areas which go to it's heart. These are as follows;

Policy SS1

Policy SS1 is not considered to be sound as it is not positively prepared, effective or consistent with national policy for the following reasons:

The York Draft Local Plan 2017 proposed a housing requirement of 867 new dwellings a year. The representations to that Plan made it clear this figure was not acceptable as it was not calculated in accordance with NPPG guidance. The Council chose to reject even its own consultant's advice on having a higher dwelling requirement of 950 dwellings per year.

The danger of the Council not taking the opportunity to amend the dwelling requirement figure was made clear – that it was likely the Local Plan would be rejected before it even reached Examination. It with the great regret that the Council has chosen not to accept the representations and advice of its own officers and has published the submission Local Plan (CYLPS) based on a housing requirement of 867 dwellings per annum.

Persimmon together with other developers appointed Lichfields to provide its recommendation on the dwelling requirement figure in 2017 and has repeated the appointment for the 2018 Local Plan. Lichfields is submitting its opinion separately but it is confirmed Persimmon supports the figure of 1,150 dwellings per annum proposed by Lichfields.

The housing requirement in the CYLPS is being progressed contrary to:

- guidance in NPPF
- advice from GL Hearn, its own consultant
- advice from Council officers
- representations from Lichfields
- representation from the development industry

No evidence has been put forward by the Council to support the dwelling requirement figure of 867 dwellings a year. In fact, the contrary is the case. CYLPS Paragraph 1.46 encapsulates the worsening housing problem facing York:

- By Q2 2016 median house prices in York had reached £225,000 a notable increase on the Q4 2014 position of £195,000 (my emphasis)

- The median rental price of £700 pcm for York compares to the average in England of £650 and in the Yorkshire and Humber region of £500 pcm respectively
- The lower quartile house prices in York are 8.9 times higher than lower quartile earnings.

Above it is explained the continued refusal to take the opportunity for the Submission Local Plan to make proper provision for new housing makes it likely the CYLPS will be rejected and there will be further delay to York Council having an adopted Local Plan in place. This situation creates a vast amount of wasted effort and expense for the Council and all those who need to participate in the Local Plan process but the biggest cost is borne by those who live and work in the City. The ongoing failure to have an adopted Local Plan means yet more delay in proper provision of housing and employment opportunities. Whilst this is extremely annoying the real concern is for the households and individuals who make up the figures behind the bullet points above and who experience greater difficulties and hardships on a daily basis.

It is imperative the Council acts responsibly and withdraws the CYLPS so it can make provision for a more realistic new dwelling requirement of 1,105 units per year.

Economic Growth

It is also noted the CYLPS has ambitions for growth in employment yet the implications of this on housing need are never addressed. In itself this is a serious omission but against a background of decades of under-provision of housing it is a disgrace.

Previously Developed Land Developed First

Policy SS1 states:

- Where viable and deliverable, the re-use of previously developed land will be phased first.

How does this work then? It appears to suggest there is:

- A vast amount of previously undeveloped land available and waiting to be developed – incorrect.
- Plenty of time available to monitor the uptake of previously developed land and then choose when to release it – incorrect.

The unfortunately reality is that the Council's anachronistic overly restrictive development policies at York means any previously developed land that is available and can be developed has been or is being brought forward. The City does not have a large supply of previously developed land available and waiting to come forward for development. Further, in view of the long lead it time for development to come forward the Council is not in a position to debate exactly when sufficient previously developed land has come forward in its first Phase to allow other sites to be developed.

The Council needs to understand new houses are needed right now and the long lead in timescales for delivering new houses does not allow it the luxury of dividing release of sites into phases.

Policy SS2

Policy SS1 is not considered to be sound as it is not positively prepared, effective or consistent with national policy for the following reasons:

Policy SS2 states it allocates sufficient land for development to meet the needs identified in the plan and for a further minimum period of five years to 2038. Policy SS1 provides a minimum dwelling requirement. It is established above that the dwelling requirement is too low.

Notwithstanding that, the dwelling requirement in the CYLPS will be the minimum requirement; the figure is a floor, not a ceiling.

The City of York Green Belt boundary has artificially limited development of the City for many years and has been a major contribution to the massive housing problem facing the city residents. The CYLPS provides an opportunity to introduce some flexibility in setting the Green Belt boundary so residents of the city in the future are not treated so unfairly. There need to be areas of safeguarded land. If they are not needed in the future then they remain safeguarded. If they are needed then they can be released for development with requiring full scale review of Green Belt boundaries.

Policy SS2 Pond Field, GB boundary See separate Housing omission representation

Policy SS2 Common Lane, GB boundary See separate Housing omission representation

Policy H1: Housing Allocations

Policy H1 is not considered to be sound as it is not positively prepared, effective or consistent with national policy for the following reasons:

NPPF requires a Local Plan to be positively prepared and flexible. It has been established previously the Local Plan is under-providing dwellings therefore the schedule of housing allocations in Table 5.1 is insufficient to allow the true housing requirement to be met.

Policy H1 H7: Bootham Crescent See separate reps

Policy H1 SS8 : Land Adjacent to Hull Road See separate reps

Policy H1 SS9 : Land East of Metcalfe Lane See separate reps

Policy H1: Usher Park Road Omission Site See separate reps

Policy H1: New Lane Omission Site See separate reps

Policy H1: Common Lane Omission Site See separate reps

Policy H2 : Density of Residential Development

Policy H2 is not considered to be sound as it is not positively prepared, effective or consistent with national policy for the following reasons:

NPPF, paragraph 47, puts forward five actions local authorities can take to boost significantly the supply of housing. One of these says they should set their own approach to housing density to reflect local circumstances.

The context therefore is one of boosting housing supply. Paragraph 5.17 in the Local Plan appears to consider density solely as a function of creating walkable communities. Whilst this is an important consideration it cannot be the only one. House buyers look for accessibility to services but of more importance to them is the nature of the house, the space around it, privacy and space to park one or more cars.

The Local Plan does not take into account the other considerations. The publication of PPG3 in March 2000 may seem a long time ago but it included a minimum density requirement of 30 units/hectare and limited parking requirements. It resulted in a period of house building with

houses close together, with insufficient off-road car parking and introducing 2½ to 3 storey houses. Such schemes are readily identifiable, and usually for the wrong reasons. The reality of living in these developments requires a very level of acceptance of behaviour between neighbours and housing areas at weekends seemingly awash with cars. Policy H2 does not want to recreate the PPG3 development period.

NPPF refers to local circumstances. It is not doubted that densities of 100 units/ha in the city centre and 50 units/ha in the urban area are being achieved but it is doubted if these are universally applicable. It is reasonable where proposed housing schemes adjoin areas of terraced housing to have a density of c.50 units/ha but adjacent inter- and post-war housing areas new housing at densities between 35 to 40 units/ha would seem more challenging to the existing circumstances.

The shortage of new housing in York with its consequent impact on house and rental prices means households can move into properties which are not what they want but are what they can afford. This effect was experienced in the overheated housing market leading up to spring 2008 where households bought or rented a house just because it was all they could afford.

The CYLPS needs to take a more relaxed stance on housing density and reduce each band by 5 units per hectare.

Policy H3: Balancing the Housing Market

Policy H3 is not considered to be sound as it is not positively prepared, effective or consistent with national policy for the following reasons:

NPPF paragraph 50 encourages local planning authorities to deliver a wide choice of homes. Policy H3 says the Council will seek to balance the housing market across the plan period and work towards a mix of housing identified in the Strategic Housing Market Assessment (published June 2016). The SHMA housing mix is a theoretical exercise across the District. It cannot hope to be applied at a site level to set a requirement for each new housing proposal. In practical terms, a housing applicant could not be reasonably expected to know what other housing applications have just been approved across the city or are being considered by the Council at any one time.

The policy is also too ambitious in setting a requirement for residential proposals to balance the housing market to reflect the diverse mix of need across the city. Each year's supply of new housing (at Council requirement level) will add about 1% to the City's housing stock. It is evident that the practical application of this policy has not been thought through.

HBF propose that the policy is modified as follows:

- 'Proposals for residential development should seek to will be required to balance the housing market by including a mix of types of housing which reflects the local market demand and the diverse mix of need across the city'.
- 'The housing mix proposed should have reference to the SHMA and be informed by:
 - Up to date evidence of need including at a local level;
 - Market demand and local aspirations; and
 - The nature of the development site and the character of the local surrounding area'.

Policy H4 Promoting Self-Build and Custom House Building

Policy H4 is not considered to be sound as it is not positively prepared, effective or consistent with

national policy for the following reasons:

The Council has not provided evidence that supports 5% of plots on sites of 5 ha and above is justified. It is not clear why the Local Plan expects the output of new dwellings to be increased by introducing a requirement for this kind of building. The large builders can build a house for sale far more quickly than a self build or custom house builder. Application of the policy will slow down house production for those houses provided by these means.

Persimmon supports the proposed HBF policy modification as follows:

- 'On strategic sites (sites 5ha and above) developers will be required to supply at least 5% of dwelling plots for sale to self builders or to small/custom house builders subject to appropriate demand being identified. Developers will be able to provide dwelling plots for sale to self-builders or to small/custom house builders if demand is identified. Plots should be made available at competitive rates, to be agreed through Section 106 agreements, which are fairly related to the associated site/plot costs. In determining considering the nature and scale of provision the Council will have regard to viability considerations and site-specific circumstances'.

Policy H5 : Gypsies and Travellers

Policy H5 is not considered to be sound as it is not positively prepared, effective or consistent with national policy for the following reasons:

The provision of pitches for travellers as part of strategic housing allocations appears to be an unusual approach to providing for this group of households who now fall outside the definition of Traveller. On this basis, it would be expected housing needs would be met within the overall housing provision. The explanation for the policy presents a number of specific requirements which will have an impact on how they are addressed on the smaller of the strategic sites. There are practical issues of how any protected spaces are managed and how the demand or not for them is dealt with. We are not aware of work undertaken by the Council to demonstrate what the physical impact will be on new development. In addition, it would be interesting to understand how demand for pitches within new housing developments has been assessed and how this may compare with opportunities for individual pitches in the existing urban areas.

Persimmon supports the HBF recommendation to amend the policy as follows:

'b) Within Strategic Allocations

In order to meet the need of those 44 Gypsies and Traveller households that do not meet the planning definition:

Applications for larger development sites of 5 ha or more will be required to:

- provide a number of pitches within the site; or
- provide alternative land that meets the criteria set out in part (c) of this policy to accommodate the required number of pitches; or
- provide commuted sum payments to contribute towards to development of pitches elsewhere.

The calculations for this policy will be based on the hierarchy below:

- 100 - 499 dwellings - 2 pitches should be provided
- 500 - 999 dwellings - 3 pitches should be provided
- 1000 - 1499 dwellings - 4 pitches should be provided
- 1500 - 1999 dwellings - 5 pitches should be provided
- 2000 or more dwellings - 6 pitches should be provided'

Policy H9 : Older Persons Specialist Housing

Policy H9 is not considered to be sound as it is not positively prepared, effective or consistent with national policy for the following reasons:

Persimmon Homes supports the HBF comment that the Council needs to:

- Clarify the type of housing for older persons that the Council seeks to be provided
- Demonstrate need and

Consider:

- The suitability of a site for this type of accommodation
- Any impact on viability should be taken into account.

Persimmon proposes that the policy is modified as follows:

- 'Strategic sites (over 5ha) should incorporate the appropriate provision of accommodation types for older persons within their site masterplanning, where the need is demonstrated. The Council will give consideration to the viability of the development and to the suitability of the site to provide appropriate older persons housing. For sheltered/extra care accommodations a mix of tenures will be supported.'

If a particular type of older persons housing is expected to be provided further clarity should be provided

Policy CC1 : Renewable and Low Carbon Energy Generation and Storage

Policy CC1 is not considered to be sound as it is not positively prepared, effective or consistent with national policy for the following reasons:

The Deregulation Act 2015 put in place the changes of the Housing Standards Review. An amendment to the Energy Act 2008 removed the ability of local authorities to require higher than Building Regulations energy efficiency standards for new homes. Before that local planning authorities across the country were putting forward a wide variety of energy efficiency requirements. Seeking to comply with these on a District by District basis was inefficient and expensive and therefore less effective for the UK. Hence the recent Government Act of Parliament.

Policy CC1 therefore should be amended as follows:

New buildings must achieve a reasonable reduction in carbon emissions of at least 28% unless it can be demonstrated that this is not viable. This should be achieved through the provision of renewable and low carbon technologies in the locality of the development or through energy efficiency measures. Proposals for how this will be achieved and any viability issues should be set out in an energy statement.

And:

Strategic sites will be required to produce energy masterplans to ensure that the most appropriate low carbon, renewable and energy efficient technologies are deployed at each site, taking into account local factors and the specifics of the masterplans.

Policy CC2: Sustainable Design and Construction of New Development

Policy CC2 is not considered to be sound as it is not effective, justified or consistent with national policy for the following reasons:

i Emission Rate

This policy requires new dwellings to achieve a 19% reduction in the dwelling emission rate. The explanation states: “The:

- Deregulation Act 2015,
- Ministerial statement following the Housing Standards Review, and
- HM Treasury report Fixing the Foundations: Creating a More Prosperous Nation (2015)

all directly affect Policy CC2 for housing. Currently the above measures mean councils in England can no longer demand energy efficiency improvements beyond the requirements of Building Regulations, require new homes to achieve zero carbon standards, implement ‘allowable solutions’, or ask for new housing to meet any level of the Code for Sustainable Homes (CfSH).”

It is evident the YLP does not consider the national approach is appropriate and wishes to introduce its individual standard. The justification it provides is not good enough. It reads as though a naughty child has been told off and its response is along the lines of, “Well at least you cannot stop me doing this.” In the context of the importance of this subject to the nation, the need for a country-wide strategic approach to address the issue, and the Government effort that has gone into setting and increasing energy efficiency standards at a national level the YLP justification for one-off standards is unacceptable.

It is clear the YLP fails to justify why York City should be treated differently to the rest of the UK and policy CC2 should be amended by the deletion of sub-section i as follows:

i. at least a 19% reduction in Dwelling Emission Rate compared to the Target Emission Rate (calculated using Standard Assessment Procedure methodology as per Part L1A of the Building Regulations 2013); and

ii Water Consumption

Building Regulations set a water consumption rate of 125 litres/person/day). Local planning authorities can set out policies requiring new dwellings to meet the tighter optional requirement of 110 litres/person/day, where there is a clear local need (our emphasis).

The explanation of policy CC2 refers to the Humber River Basin District River Basin Management Plan (HBMP) to justify introducing 110 litres/day/person. It is not considered the HBMP provides the justification.

First, the area covered by the HBMP is 26,100km² and extends from the West Midlands in the south, northwards to North Yorkshire and from Staffordshire in the west to part of Lincolnshire and the Humber Estuary in the east. More than 10.8 million people live and work in towns and cities within the Humber Basin District; the main urban centres being Birmingham, Leeds, Bradford, Sheffield, Hull and Grimsby. There is no specific reference to York City; no clear local need.

The fourth item in importance in the HBMP schedule of seven significant water management issues is “Changes to natural flow and levels of water” and affects 6% of water bodies in the region. Following a reference about climate change impact affecting England it states, “In the long term, there will be less water available to abstract for drinking, industry and irrigating crops.” There is no specific reference to the area of Yorkshire or York City in particular; no clear local need.

YLP quotes HBMP as stating: “implementing water efficiency measures is essential to prepare and be able to adapt to climate change and increased water demand in future.” In the context of the HBMP this has to be a reasonable statement. However, there is no linkage in the HBMP between this reasonable statement and the requirement of a local planning authority wishing to introduce a policy for 110 litres/person/day. To introduce a requirement of 110 litres/person/day a LPA

must establish a clear need based on: existing sources of evidence; consultations with the local water and sewerage company, the Environment Agency and catchment partnerships; and consideration of the impact on viability and housing supply of such a requirement.

It is clear the YLP falls far short of establishing a clear local need and policy CC2 should be amended by the deletion of sub-section ii as follows:

ii. a water consumption rate of 110 litres per person per day (calculated as per Part G of the Building Regulations).

Policy H1: Housing Allocations site H7 Bootham Crescent 86 dwellings

Persimmon supports the allocation of this site for residential development.

The company has a legal agreement with the owners of the site which allows the site to be redeveloped. There is an extant planning application which will be superseded by a new residential planning application. It is intended that once the football club moves to its replacement ground, for which contracts have now been let, the residential redevelopment will be able to commence.

Policy ST4: Land Adjacent to Hull Road

Persimmon supports the allocation of this site for residential development.

It is noted the policy states the site's dwelling capacity as approximately 211 units. Persimmon considers the site has a capacity of about 240 houses.

As requested, Persimmon has completed the Council's standard site viability pro-form based on the site providing 211 units in accordance with policy, and one with the preferred unit numbers, attached. The site has not been subject of a detailed technical review therefore all costs are estimates.

Policy ST7: Boundary amendment, Land East of Metcalfe Lane

Persimmon supports the proposed allocation of housing in the area which includes ST7, but objects to the site boundaries.

The potential development of land east of Metcalfe Lane was proposed by York Council in its draft Core Strategy. Although indicative, it was clear the development was seen as an urban extension to the built up area of York but without suitable vehicular access. This omission was thoroughly investigated at design and technical workshops and subsequently the site was extended to abut Stockton Lane.

The September 2016 Draft Local Plan showed ST7 standing isolated from the main urban area as a satellite development and this continues in the CYLPS. Persimmon considers this approach:

- is counter to the wider objectives of the Local Plan
- does not create good urban form
- is not a sustainable form of development
- is an inefficient use of land

In brief, Persimmon proposes the CYLPS reverts to the development boundaries put forward by the Council in its Publication Draft Proposals Plan Consultation Draft October 2014 Local Plan for the northern part of ST7. The impact on site size and estimated yield is provided at the end.

Western Boundary

Paragraph 2.9 in the CYLPS refers to six defining characteristics of York's built environment. The first and second bullet points are "urban form" and "compactness". SS9 is allocated for 845 dwellings. This number of houses means the development will not have the critical mass needed to justify it as a stand-alone settlement. It cannot fit into the same category as a new settlement as do ST14 (1,348 units) and ST15 (2,200 units).

If developed as proposed the new houses will sit between 70 and 250 metres from the existing edge of the urban area. The area left between the new and existing houses would be too large to provide open space and green infrastructure yet too small and close to housing to allow it to be used for agriculture. The 'buffer' area would become an uncomfortable, ill-managed, overgrown, artificial gap with no clear function; a no man's land.

The buffer would not make a positive contribution to the urban form. It would not engender compactness because it would be introducing open land with no purpose other than providing a marginal gap between two housing areas. Urban areas have expanded over hundreds of years and it is unclear what possible justification there can be in this instance to create such an artificial and pointless gap.

There should only be a gap between allocation ST7 and the existing eastern urban boundary if there are technical reasons why the land is not otherwise suitable for development and then designed as an integral and positive part of the development proposal.

Northern Boundary

The northern boundary of the allocation is about 170 metres south of Stockton Lane. The Proposals Map indicates a highway link across the intervening land. Divorcing a development from its main road access introduces a number of problems.

Additional land over and above that needed for development dilutes site value. This affects both the landowners and the community who could otherwise benefit. This could affect site viability but is likely to introduce delay in delivery.

A highway link will need to be constructed across green land to access the development. The road, its associated footpaths, street lighting and vehicle, cycle and pedestrian usage will introduce a dominant urban character into the area; it will not be agricultural land or open countryside as it is at present. The impact of the road will spill onto adjacent land. The extra length of highway without housing fronting it will add to the cost of highway maintenance.

It is not clear what use the land crossed by the road can be put to. Wherever the north / south road is located it will cut off land to the west of it from land to the east. The land will not be able to continue in its agricultural use. The danger is that it will become land with no real function, neither benefiting existing nor new residents. It would be far more efficient to use the land fronting Stockton Lane for development with the development access being a natural part of it.

The situation is exacerbated because the Proposals Map shows this undesirable situation is replicated on the south side of the development.

The allocation area should be extended northwards so it adjoins Stockton Lane allowing direct access to be created and recognising ST7 as an expansion of the urban area.

Eastern Boundary

The eastern site boundary would be as shown on Publication Draft Proposals Plan Consultation Draft October 2014 Proposals Plan. There are two good reasons for this.

First, the boundary is set by Old Foss Beck. This is a strong established boundary and meets the best requirements for defining Green Belt. The proposed development / Green Belt boundary is weak in comparison.

Second, where Old Foss Beck crosses under Stockton Lane there is a group of seven houses on the south side of Stockton Lane. These houses sit on the inside of the bend at this point and are a significant feature for people approaching York from the east along Stockton Lane and for people leaving York. The bend emphasises the node of development. The bend serves to articulate the change in character of Stockton Lane and use should be made of this key feature. The houses mark the eastern end of a road frontage of about 300 metres. This length of frontage would allow two new vehicular accesses to be created to serve an enlarged allocation. Two access points would mean the northern part of the allocation could be developed at a rate independent of the southern part of the allocation as there would be no problem of having to co-ordinate provision of emergency access.

There is an existing bus service along Stockton Lane. Provision of two access points would allow the existing bus service to divert into and through the site meaning new residents would have easy access to public transport from an early time in the development, encouraging them to use public transport from the outset. Without a second access it would be more difficult to introduce a bus service to serve the site until a full north / south highway link was provided through the whole site. Realistically, this would be many years away.

Summary

The ST7 allocation in the CYLPS does not sit easily with the Plan's objectives for new development. Expanding the allocation boundaries would lead to a better urban form reflecting the City's compact approach.

An expanded ST7 would contribute towards meeting the shortfall in housing allocations needed to meet the OAN requirement.

An expanded ST7 would use the readily recognisable physical features of Stockton Lane and Old Foss Beck that will endure to form the development and Green Belt boundary.

The site should be allocated for residential development in accordance with the boundaries of ST7 in the halted Local Plan to make a deliverable site and thus contribute to meeting the City's widespread housing needs as follows:

Site Name Site Size ha (Dwellings) Estimated Phasing

ST7 East Metcalfe Lane Short to Medium Term
Present CYCLPS 34.5 (845)
Proposed CYCLPS 43.8 (1,052)

Policy H1: Omission Site - Whiteland Field, Usher Park Road, Haxby

The continued inclusion of this land as Green Belt cannot be justified and should be allocated for residential development. The five Green Belt criteria are considered below:

1. To check the unrestricted sprawl of large built-up areas

The western and southern boundaries of this field are formed by long established residential development. The eastern boundary is formed by a railway line. The northern boundary of the site has a slight dog leg in it and is the natural extension of the rear garden boundaries to the west heading towards the railway. The northern boundary is reinforced by overhead electricity lines.

The proposed Green Belt boundary which steps noticeably south to include Whiteland Field is illogical.

2. To prevent neighbouring towns from merging into one another

Sutton-on-the-Forest is the nearest settlement north of Whiteland Field and is over 6.5 km from Whiteland Field. The CYLPS allocation ST9 west of Whiteland Field lies wholly to the north.

Whiteland Field does not meet criteria 2.

3. To assist in safeguarding the countryside from encroachment

Whiteland Field is not part of sensitive countryside. It has non-countryside uses on three of its boundaries. The overhead electricity lines detract from any character it may have as countryside. It is dominated by development rather than rural features.

It performs a very weak role in preventing countryside from encroachment.

4. To preserve the setting and special character of historic towns

The land is part of Haxby, a long established, large housing development. The general Area does not support the setting or special character of York or the older elements to Haxby.

5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land

York has had a very tight Green Belt boundary for many years. The City has relied on the redevelopment and regeneration of brownfield sites to make a contribution towards its ever increasing unmet housing need. The CYLPS has recognised the Green Belt boundary needs to be amended to allow the city to provide homes for its residents. In doing so, the City of York Council must have accepted that identifying sites for over 7,000 houses on former Green Belt land can take place without discouraging urban regeneration.

The removal of Green Belt designation from Whiteland Field will not have any impact on this criteria being achieved.

Summary

Whiteland Field does not meet any the Green Belt criteria and should be allocated for residential development. Persimmon Homes previously has put forward a number of reports in support of its allocation including transport, services, archaeology and masterplan. Persimmon owns the land and is keen to progress development of the site once a satisfactory planning position has been obtained.

The site should be allocated for residential development to make a rational Green Belt boundary and provide a deliverable site and to contribute to meeting the City's widespread housing needs.

Site Name Site Size ha (Dwellings) Estimated Phasing
Whiteland Field, Haxby 1.3 (49) Short Term

Policy H1: Omission Site - New Lane, Huntington

The continued inclusion of this land as Green Belt cannot be justified and should be allocated for residential development. York Council proposed to allocate this land for residential development in its 2014 Local Plan as part of a larger area to the north. This was when the Council was seeking to accommodate a more new housing plots than stated in the current CYLPS.

1. To check the unrestricted sprawl of large built-up areas

A considerable amount of development has taken, and is taking, place to the east of the land. Its development would not add to the outward sprawl of the urban area into surrounding countryside.

Its use as agricultural land is becoming ever more anachronistic. Its development would be contained by existing developmetn on three sides and Monk Stray on the south side.

2. To prevent neighbouring towns from merging into one another

The land has development on three sides. On the eastern side is a stadium and park and ride facility. The commercial and retail development of Monks Cross could hardly be regarded as a neighbouring town.

CYLPS Figure 3.1 does not identify Pond Field as being an area preventing coalescence.

3. To assist in safeguarding the countryside from encroachment

The countryside is fairly remote from the land.

4. To preserve the setting and special character of historic towns

CYLPS Figure 3.1 Historic Character and Setting of York does not include the land in any of its categories.

5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land

York has had a very tight Green Belt boundary for many years. The City has relied on the redevelopment and regeneration of brownfield sites to make a contribution towards its ever increasing unmet housing need. The CYLPS has recognised the Green Belt boundary needs to be amended to allow the city to provide homes for its residents. In doing so, the City of York Council must have accepted that identifying sites for over 7,000 houses on former Green Belt land can take place without discouraging urban regeneration.

In Addition

Land at New Lane was allocated for development in the halted Local Plan, site ST11. Barratt Homes has an interest in the northern section and Persimmon in the southern section. The site had been subjected to the thorough examination of the autumn 2013 Workshops.

The site is in a very sustainable location close to local facilities including a substantial employment and commercial area, as well as having a Park and Ride adjacent east of the development site. The technical documentation that has previously been submitted to the Council identifies that there are no issues that would preclude the development of the land. The completed previous Viability Information Pro-forma still applies and Persimmon considers the site can be developed immediately to deliver new houses without major impact on existing infrastructure.

Richards Partington Architects prepared a masterplan for the site that responded to the constraints and provided a strategic plan for the site which demonstrated how it would be developed comprehensively, making effective use of the site area and in response to the conditions and constraints outlined in the Development Brief.

The site should be allocated for residential development in accordance with the boundaries of ST11 in the halted 2014 Local Plan to make a deliverable site and thus contribute to meeting the City's widespread housing needs.

Site Name Site Size ha (Dwellings) Estimated Phasing
New Lane, Huntington 13.7 (336) Short to Medium Term

Policy H1: Omission Site - Pond Field, Field Lane

Persimmon Homes objects to the inclusion of land known as Pond Field, Field Lane as Green Belt as it does not meet any of the five Green Belt as demonstrated below.

It should be allocated for residential development in accordance with the attached masterplan.

Green Belt Criteria

1. To check the unrestricted sprawl of large built-up areas

This criteria cannot be applied to Pond Field. The four boundaries are considered in turn:
Western boundary. Formed by Windmill Lane. Immediately west of Windmill Lane is the University campus, including the Smith and Nephew Research building.
Northern boundary. Formed by houses and Archbishop Holgate School's playing fields.
Eastern boundary. Formed by Badger Hill Primary School and houses.
Southern Boundary. Formed by Field Lane with the open space that forms part of the University Heslington East campus.

The development surrounding each of Pond Field's boundaries is part of a large urban area. Retention of Pond Field as Green Belt will have no impact whatsoever on whether the large urban area of York expands in one direction or another.

It will be appreciated Pond Field is a field surrounded by developed land. It cannot have any role in checking unrestricted sprawl.

2. To prevent neighbouring towns from merging into one another

CYLPS Figure 3.1 does not identify Pond Field as being an area preventing coalescence.

In 1 above it is established Pond Field is surrounded by developed land, although land south of Field Lane is open as part of the Heslington East campus. However, the topography and form of the open land is clearly not naturally formed.

The village of Heslington lies to the west and south of Pond Field. Heslington is contiguous with the southern boundary of York, with the majority of the village lying to the south of Main Street (an extension of Field Lane). When approached from the west the University Sports Centre and campus buildings provide a developed frontage on the north side of Main Street with substantial development on the south side before reaching the historic centre of Heslington. This level of development does not detract from the character of Heslington.

When Heslington is approached from the east there is a developed frontage of the Badger Hill estate and Heslington Church on the north side of Field Lane, as well as Pond Field. On the south side there are the buildings of the Heslington East campus (set back from Field Lane), open space behind a hedgerow and a crude earth bund parallel with Field Lane, and the heavily urbanised traffic light junction of the campus with Windmill Lane and Field Lane.

It is a very artificial argument to suggest that keeping Pond Field open will prevent neighbouring towns from merging into one another. If Pond Field is developed it will not adjoin Heslington village or physically link Badger Hill estate with the village.

Because of the nature of the physical relationship of Pond Field with Heslington there will be no awareness of the Badger Hill estate merging with Heslington.

Development of Pond Field will not threaten the character of Heslington. Heslington already is an extension of the built up area of York but retains its own distinct character and development of Pond Field will have no impact whatsoever. The green parkland setting of the Heslington East campus will ensure there is an open setting for Heslington on the south side of Field Lane, even though it is an obviously man-made feature. This replicates the situation on the west side of Heslington.

The long established, substantial hedgerow that forms the southern boundary of Pond Field would be retained and any visual impact of development of Pond Field would be severely diluted. Field Lane should be the boundary of the Green Belt.

3. To assist in safeguarding the countryside from encroachment

Pond Field does not adjoin countryside. The nearest countryside lies south of Heslington, and south of Heslington East campus.

4. To preserve the setting and special character of historic towns

CYLPS paragraph 3.5 refers to areas of land outside the existing built up areas that should be retained as open land due to their role in preserving the historic character and setting of York. Figure 3.1 of the CYLPS then maps the areas that have been identified. Pond Field is not identified in this assessment. It is agreed Pond Field has no role in preserving the setting and historic character of York.

5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land

York has had a very tight Green Belt boundary for many years. The City has relied on the redevelopment and regeneration of brownfield sites to make a contribution towards its ever increasing unmet housing need. The CYLPS has recognised the Green Belt boundary needs to be amended to allow the city to provide homes for its residents. In doing so, the City of York Council must have accepted that identifying sites for over 7,000 houses on former Green Belt land can take place without discouraging urban regeneration.

The removal of Green Belt designation from Pond Field will not have any impact on this criteria being achieved.

In conclusion, it is clear Pond Field does not meet any of the criteria for Green Belt. The reality is that Pond Field is now a field surrounded by development. It has to be inappropriate to seek to retain a field in agricultural use when it is surrounded by development.

The Green Belt designation should be removed and Field Lane used to define this part of the inner Green Belt boundary with a rational boundary.

The site should be allocated for residential development to provide a deliverable site and thus contribute to meeting the City's widespread housing needs.

Site Name	Site Size ha	(Dwellings)	Estimated Phasing
Pond Field, Field Lane	5.7	(140)	Short Term

Policy H1 Omission Site – Lime Tree Farm, Common Lane, Heslington

Persimmon Homes objects to the inclusion of land at Lime Tree Farm, Common Lane, Heslington as Green Belt as it does not meet any of the five Green Belt as demonstrated below.

Green Belt Criteria

1. To check the unrestricted sprawl of large built-up areas

This criteria cannot be applied to Lime Tree Farm. The four boundaries are considered in turn:

Western boundary. Is formed by the eastern boundary of the extensive development at Holmfield Lane

Northern boundary. Is formed by the rear boundary of existing properties on the south side of Main Street, Heslington.

Eastern boundary. Is formed by the western boundaries of existing properties fronting Main Street, Heslington.

Southern Boundary. This is an open boundary, but north of Common Lane and The Outgang.

Therefore there is long established development forming three of the site's four boundaries. The maximum open west/east distance between the developed land is 200m. The maximum north west to south east open distance is 350 metres. The pocket of land contained within these boundaries is about 5.3 hectares.

Any development in this limited area would not be unrestricted sprawl; it would be within a small, very well defined area.

2. To prevent neighbouring towns from merging into one another

The traditional village of Heslington encloses the land to the east and north with the mature, established Holmfield Lane development to the west. Holmfield Lane is not a neighbouring town it is part of the same village. Any development between these two parts of Heslington would have no impact on the character of the two areas nor detract from the overall character of Heslington.

3. To assist in safeguarding the countryside from encroachment

The land is part of a small area of fields and farmyard north of Common Lane and The Outgang. It is divorced from the extensive open countryside to the south of The Outgang. Its exclusion from Green Belt designation would have no impact on the character of land south of The Outgang.

4. To preserve the setting and special character of historic towns

Heslington is a long established village adjacent to development to the west, north and east. The village can be approached along Common Lane from the south. There are existing houses on the west side of Common Lane on the southern edge of the village. On the north side of Common Lane at this point are barns and track to Lime Tree Farm which provides an open setting on this approach to Heslington. However, this is a very limited view and the land beyond the barns and track cannot easily be seen. It would be important to retain the open land in immediate area north of Common Lane but the remainder of the land has not impact on the setting of Heslington.

5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land

York has had a very tight Green Belt boundary for many years. The City has relied on the redevelopment and regeneration of brownfield sites to make a contribution towards its ever increasing unmet housing need. The CYLPS has recognised the Green Belt boundary needs to be amended to allow the city to provide homes for its residents. In doing so, the City of York Council has accepted that identifying sites for over 7,000 houses on former Green Belt land can take place without discouraging urban regeneration. The removal of Green Belt designation from Lime Tree Farm

In conclusion, Lime Tree Farm does not meet any of the criteria for Green Belt designation. Lime Tree Farm has development on three sides with limited views into it from the southern boundary.

The Green Belt designation should be removed and Common Lane used to define this part of the inner Green Belt boundary with a rational boundary.

The site should be allocated for residential development to provide a deliverable site and thus contribute to meeting the City's widespread housing needs.

Site Name Site Size ha (Dwellings) Estimated Phasing
Lime Tree Farm, Common Lane, Heslington 2.7 (90) Short Term

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: SS1, SS2, H1, H2, H3, H4, H5, H9, CC1 and CC2

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

Necessary changes are set out in response to page 6 as they are indivisible from the issues raised.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? Yes hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

Persimmon Homes are one of the UK's largest house builders providing circa 16,000 new homes per annum nationally. There are fundamental issues with the approach to housing taken by the Plan that are directly contrary to all national and local guidance, including advice procured by City of York Council themselves. As the largest house builder in the UK and the only national house builder with their headquarters in York, Persimmon are uniquely placed to understand the fundamental issues that go to the heart of the Plan and will be a key partner in ensuring that that aspirations of a sound Plan are achieved.

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: [REDACTED]
Sent: 29 March 2018 12:10
To: localplan@york.gov.uk
Subject: H53 Knapton Village

Please note our objections to the inclusion of this site for housing.

Land at Knapton Village: H53

11.1 This site has previously been rejected for housing, most recently in 2016 due to inappropriate encroachment onto the green belt, as well as on the openness and character of Knapton village.

11.2 I am not convinced this proposal has addressed the issues raised and therefore do not believe this development should be included in the Local Plan.

Furthermore we feel that any proposal to change the Draft Greenbelt land borders to take this land out of the greenbelt is absurd. People will need to be fully briefed on this and able to object.

Andrew Moorcroft
Senior Manager North
Portakabin Total Solutions

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Chris Stapleton [REDACTED]
Sent: 29 March 2018 12:37
To: localplan@york.gov.uk
Subject: Fwd: FW: Message from Goole 5
Attachments: SGoole 518032715590.pdf

Dear Sir/Madam,

Please find attached my form and additional comments in relation to it attached.

Regards

Chris Stapleton

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr	
First Name	Christopher	
Last Name	Stapleton	
Organisation (where relevant)		
Representing (if applicable)	Myself	
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note

Where do I send my completed form?

Please return the completed form by **Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and use **one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan
- City of York Council West Offices
- In all libraries in York.

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

The City of York Council failed to adequately and transparently develop its green belt policies in preparation for the Sustainability Appraisal. As a result, the Sustainability Appraisal methodology and analysis of alternative sites is flawed in respect of its treatment of Green Belt issues.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

5.(1) Do you consider the document is Sound?

Yes

No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared

Justified

Effective

Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to

which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Numerous

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

I am unable to comply with the format of this form, which seems to require me (in 5.(3) above) to restrict my comments to one paragraph per form. This is unreasonable, as my comments span a number of paragraphs in a number of documents leading up to the Local Plan Publication Draft. This is not just about the LPPD, it is also about how we got to it.

As there is insufficient space within this box to accommodate my comments, I have had to set them out in an attached and clearly labelled Word document.

6. (1) Please set out what change(s) you consider necessary to make the City of York

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

"You will need to say why this modification will make the plan legally compliant or sound."

I don't think I should need to do this. This requires the skills of a planning practitioner and seems calculated to exclude ordinary people from what is supposed to be a public consultation exercise.

As I explain in my comments (attached to this form), the Sustainability Appraisal is flawed.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation



Yes, I wish to appear at the examination



If you have selected No, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature



Date 26/05/18

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

City of York Local Plan Publication Draft 2018

Consultation Response Form

Part B Question 5.(4) Attachment

Comments from Mr C J Stapleton, [REDACTED]

The Local Plan has been prepared over a number of stages, and I am now commenting on the soundness of the City of York Local Plan Publication draft (LPPD), whilst drawing on comments I have previously made on the:

- Preferred Sites Consultation (2016); and the
- Pre-Publication Draft consultation (2017).

These documents have incorporated the results of a Sustainability Appraisal (SA) that has formed an important part in the development of the LPPD, and in the selection of alternative development sites from a number of options.

I am unable to comply with the format of this form, which seems to require me (in 5.(3) above) to restrict my comments to one paragraph per form. This is unreasonable, as my comments in respect of Site H39 (Land North of Church Lane Elvington) span a number of paragraphs in the above documents and the LPPD. Unfortunately it is necessary for me to restate my previous comments, because they have not been properly considered (as I explain below) and this has left a trail of unanswered questions. This is not just about the LPPD as it stands, it is also about due process and how we got to it.

In particular, I am concerned to note that my comments on the inadequacy of the SA in respect of Green Belt issues (which I set out below), have been rather dismissively misrepresented and inadequately addressed within the LPPD process. It is because of this that the SA is flawed and the LPPD is neither justified nor sound.

The comments I have made on the SA within the above documents are summarised below.

Preferred Sites Consultation Document, July 2016

The Sustainability Appraisal methodology states that “whilst the general extent of the draft Green Belt was identified in the former RSS and is retained as applicable policy for York, the emerging Local Plan will be setting detailed Green Belt boundaries for the first time.” In doing so, I understood that parcels of land around York were being assessed to understand the significance and contribution that is made towards Green Belt objectives by such parcels. I am not aware of the results of any such assessment, or whether an assessment has been done. It remains the case, however, that until such time as the emerging Local Plan is adopted the land at Site HS39 is greenbelt.

The statement that “...the site represents a modest extension to the existing village of Elvington and would provide a logical rounding off of the settlement limits. Therefore the site is not considered to serve greenbelt purposes” seems to pre-empt the assessment referred to above, and it is not clear whether this assessment has been carried out in a way that has been the subject of public consultation. It also reveals a potentially inconsistent and subjective analysis in respect of Green Belts within the Sustainability Appraisal. The rounding off of settlements might appear to be convenient when looking down at a map, but it does not negate the contribution of land thus lost from the greenbelt. Furthermore, the rounding of settlements is not in itself a sustainability and

Green Belt objective, and the variability of the urban fringe is a quality that contributes to the character of landscape around villages in the greenbelt. These points are supported by notes (referred to in this document), which state that a planning inspector had previously concluded that "this site served greenbelt purposes and that its development would radically alter the character of the village".

The Preferred Sites Consultation Document, July 2016 stated that the emerging Local Plan will be setting detailed Green Belt boundaries for the first time. This does not seem to have been done in a comprehensive, consistent or transparent way with public consultation, and this undermines the validity of Sustainability Appraisal, when focusing on a specific Green Belt site like H39.

Pre-publication Draft

In response to the Pre-Publication draft, I made further comments on site H39, which also relate to the unsatisfactory application of Green Belt policy, within the Sustainability Appraisal methodology.

Sustainability Appraisal Appendix 'G' Residential Sites

Paragraph 2.5 sets out Sustainability Appraisal criteria 1 to 4 (covering environmental considerations). They do not include "Green Belt", and this an error of omission.

The Sustainability Appraisal methodology has not been fully explained in rational terms. It simply asserts that sites must score 22 overall, without explaining why this cut-off is considered appropriate. Has it been selected because the Sustainability process would not otherwise identify sufficient land for residential development? If so, this is hardly scientific rationality in terms of protecting the environment. The SA methodology also fails to incorporate a weighting of the scoring according to the relative importance of the individual sustainability criteria. It is not realistic to assume that all criteria are of the same importance. In these respects the Sustainability Appraisal is subjective, and its results are not justified.

Sustainability Appraisal Appendix 'F' Alternative Housing Allocations

It is noted that site H39 is not a strategic site. It appears to be approximately 1.25ha and it would make a small contribution to the house-building target, yet it would have a disproportionate effect on the openness of the greenbelt in this part of Evington.

Sustainability Appraisal Appendix 'J' Managing Development in the Green Belt (GB1 to GB4)

Page J110 of this Appendix states that the overall effect of the Sustainability Appraisal on Green Belt policies is neutral to significantly positive. However, this Appendix also states that there are "potential negative effects" on the Green Belt (eg in providing housing to meet local needs), without explaining what these negative effects would be. The significance of these negative effects is ignored. This Appendix also states that "monitoring [the effects of housing on the Green Belt] can be applied", without saying whether the monitoring will actually be carried out, or how and when this would be carried out in time to have a meaningful influence on the Sustainability Appraisal process. Given the Green Belt Status of Site H39 this is a significant omission, which undermines the soundness of the Local Plan.

Sustainability Appraisal Appendix 'K' Policy Topic – Location of Housing Growth

Page K103 sets out the approach to development in the Green Belt, but given the absence of Green Belt as a sustainability criterion there is no clarity over the influence of Green Belt in the Sustainability Appraisal process. Core Strategy Issues and Options, Option 1 (June 2006) states that

the definition of a Green Belt boundary for the plan period and beyond needed to be addressed. Given the Green Belt status of Site H39. The continuing apparent lack of such definition has a direct and overriding bearing on the suitability of this site, and yet there has been no indication as to whether this has been addressed.

Core Strategy Issues and Option, Option 2 (September 2007) states that when considering which areas are most suitable for exclusion from Green Belt, it may be necessary to apply different tests to different circumstances. This goes against a fundamental principle of Sustainability Appraisal, which is that all alternative housing sites should be appraised comprehensively and consistently against the same sustainability objective criteria, for a fair comparison of the sustainability performance of alternative sites.

Page K108 in referring to consultation responses to the Local Plan Preferred Options (June 2015) states that there were a mixture of objections to the wording of Green Belt Policy. I see nothing in the LPPD (Regulation 19 Consultation) Sustainability Appraisal Report (February 18) to demonstrate that these objections have been addressed. I maintain the view that there is a lack of clarity, definition and consistency in the application of Green Belt policy within the Sustainability Appraisal process.

York City Local Plan Publication Draft (LPPD)

Para 6.5.23 states that "There are some aspects of the LPPD where effects are more uncertain. These include biodiversity, water, waste, cultural heritage and landscape. This principally reflects the uncertainty surrounding the effects of development on the SA objectives that are in part unknown until detailed site development proposals come forward. However, the Local Plan Publication Draft includes policies which seek to manage impacts on these assets and in consequence, it is expected that significant adverse effects will be avoided." This rather panglossian approach to environmental protection pending detailed site development proposals, is repeated in para 6.2.7 of the SA report (February 18), which I address below. The need is for a greater and more appropriate degree of certainty at this point in the local plan process.

LPPD (Regulation 19 Consultation) Sustainability Appraisal Report (February 18)

Para 6.2.7 of the SA states that "the assessment has highlighted that any adverse effects [ie of development] may be mitigated." It has to be said that this degree of certainty over mitigating the effects of development has not been achieved by the SA.

Appendix 'B' of the SA sets out a Schedule of Responses Received to the Pre-Publication Draft SA Report (2017), Preferred Sites Consultation Interim SA Report (2016) and Local Plan Preferred Options SA Report (2013). In this schedule, York City Council rejects my previous comments in a rather dismissive way which misrepresents and does not fully address what I have said.

The schedule states that each of the general housing sites and reasonable alternatives have been appraised using a consistent evidence base applied equally to all sites. This is not correct in respect of Green Belt. The influence of Green Belt policy has been relegated in importance by the SA methodology, as I have explained above. The Council Schedule of Responses states that SA Objective 15 (regarding landscape) relies on the Heritage Impact Appraisal (HIA) which includes 'open countryside and Green Belt' as a character element considered under appraisal of principal characteristic 6: landscape and setting. My point is that Green Belt policy has been inappropriately subsumed and considered in an inadequate and inconsistent way in the SA, under the wider and less well defined [than Green Belt] concept of landscape protection. It has to be said that landscape and

setting are more nebulous and subjective than Green Belt, which has been thoroughly tested by a great deal of scrutiny and case law.

In particular, the Schedule of Responses states that I have failed to give details of the negative effects of developing Site H39. This is the "pot calling the kettle black". It is not for me to do the Council's job, but I would refer to my comments (above) on notes referred to in the Preferred Sites Consultation Document, July 2016, which state that a planning inspector had previously concluded that "this site served greenbelt purposes and that its development would radically alter the character of the village". I am struck by the word "radical". My point is that the Council has failed to adequately address Green Belt issues in the SA, and there is no clarity over the influence of Green Belt in the SA process.

It is also said in the Schedule of Responses that I object to the lack of boundaries for green belt, but what I am actually saying is that the Council's lack of a settled Green Belt policy (including boundaries) undermines the SA's conclusion that Site H39 is a suitable site for development.

The Schedule of Responses also states that the SA scoring is based on the Site Assessment Criteria (set out in Pre-Publication Local Plan SA Report Table 5.4), and that the scoring reflects that devised and consulted on in the SA Scoping Report (2013) used to appraise the sites during the development of the Local Plan. However, this fails to address my point that the SA scoring fails to give sufficient weight to Green Belt issues.

Furthermore, para 6.6.47 of the SA states that "No significant negative effects were identified during the appraisal of Green Belt Policies" (my emphasis). What this does not address is whether the development of sites like H39 would have negative effects on the Green Belt in those locations. As Green Belt issues are not directly addressed by the SA we can only reasonably anticipate such significant negative effects.

Summary

My comments set out a number of criticisms of the Sustainability Appraisal analysis of Green Belt issues in respect of Site H39. In particular, there is the lack of a settled policy and defined boundaries for the Green Belt, and therefore no rational basis to the analysis of the anticipated impacts of development at Site H39 on the Green Belt. That there is a SA does not override this, because the SA is flawed.

Finally, it has to be said that the whole process of developing the Local Plan; the complexity and volume of detailed and technical information has, in reality, been an exercise in excluding all but the most persistent, informed and skilled professional practitioners. It has also taken on the appearance of a job creation scheme for consultants. This process has been quite hostile towards ordinary members of the public, and the general impression is one of working back from the preferred site options and an emphasis on "process over product".

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 29 March 2018 14:11
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104844

Date submitted: 29/03/2018

Time submitted: 14:11:24

Thank you for submitting your Local Plan Publication Draft response form (ref: 104844, on 29/03/2018 at 14:11:24) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: MR

Forename: ERIC

Surname: HALL

Name of the organisation/individual/group you're representing: Mr.

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

NO COMMENT

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not consistent with national policy

Please give reasons for your answer(s):

Policy R1 includes within the retail heirarchy "neighbourhood parades". By including such centres within the hierarchy, policy R2 accepts development in such centres in principle and policy R4 requires neighbourhood parades to be included in any future sequential assessment and impact assessment. The NPPF makes clear that neighbourhood parades are not included in the definition of town centres - there is no justification put forward in the Plan as to why that should be any different in York.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Policy R1/R2/para 4.29

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

All references to neighbourhood parades in policy R1 and R2 should be deleted. Paragraph 4.29 should be deleted.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 29 March 2018 14:22
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104847

Date submitted: 29/03/2018

Time submitted: 14:22:24

Thank you for submitting your Local Plan Publication Draft response form (ref: 104847, on 29/03/2018 at 14:22:24) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: MR

Forename: ERIC

Surname: HALL

Name of the organisation/individual/group you're representing: TRUSTEES OF MONKS CROSS SHOPPING PARK

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

NO COMMENT

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not consistent with national policy

Please give reasons for your answer(s):

Policy R4 states that restrictions on floorspace or goods that may be sold will be secured by condition to prevent out of centre proposals having a negative impact on the vitality and viability of the City centre. However a policy which presents a blanket application of conditions would likely fail the tests on the use of conditions, in particular necessity.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: policy R4/para 4.38

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

It is suggested that the final paragraph of policy R4 be amended to read "Restrictions on floorspace or goods sold may be secured by condition where necessary to prevent out of centre proposals..." Para 4.38 should be similarly reworded.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: Cooke, Alison(City Development) on behalf of localplan@york.gov.uk
Sent: 29 March 2018 15:59
To: 'Eric Hall'
Cc: localplan@york.gov.uk
Subject: RE: A new Local Plan Publication Draft response form has been submitted

Hi Eric,

Many thanks for this confirmation; We will ensure that this is recorded on behalf of the Trustees of Monks Cross Shopping Park.

My understanding is that a copy of your original submission would have been emailed to you following completion of the form and inputting of your email address at the end of the process. In addition, your response I have contacted you about is set out at the bottom of this email. Should you want your other responses forwarding, please let us know.

Kind regards
Alison

Alison Cooke | Development Officer

City of York Council | Strategic Planning

Directorate of Economy and Place | West Offices | Station Rise | York | YO1 6GA
www.york.gov.uk | facebook.com/cityofyork | @CityofYork

From: Eric Hall [REDACTED]
Sent: 29 March 2018 15:46
To: localplan@york.gov.uk
Subject: Re: A new Local Plan Publication Draft response form has been submitted

Alison

Sorry yes that's right.

Do I get a copy back of what was submitted?

Sent from my iPhone

On 29 Mar 2018, at 15:43, "localplan@york.gov.uk" <localplan@york.gov.uk> wrote:

Dear Eric,

Many thanks for completing our online form for the Publication draft Local Plan consultation.

We note from your response below that you have submitted this form on behalf of a group. I wanted to clarify the name of the group you are submitting on behalf of for the representation below. We note that your other submissions are on behalf of the Trustees of Monks Cross Shopping Park but we do not want to make an assumption for the response below.

For clarity, I would be obliged if you confirm by return email (to localplan@york.gov.uk). We will then ensure this is updated in our records accordingly.

Kind regards
Alison

Alison Cooke | Development Officer

City of York Council | Strategic Planning

Directorate of Economy and Place | West Offices | Station Rise | York | YO1
6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: [REDACTED] **On**
Behalf Of webadmin@york.gov.uk
Sent: 29 March 2018 14:11
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104844

Date submitted: 29/03/2018

Time submitted: 14:11:24

Thank you for submitting your Local Plan Publication Draft response form (ref: 104844, on 29/03/2018 at 14:11:24) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: MR

Forename: ERIC

Surname: HALL

Name of the organisation/individual/group you're representing: Mr.

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are

set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate?
YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

NO COMMENT

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- ? **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- ? **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- ? **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- ? **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not consistent with national policy

Please give reasons for your answer(s):

Policy R1 includes within the retail heirarchy "neighbourhood parades". By including such centres within the hierarchy, policy R2 accepts development in such centres in principle and policy R4 requires neighbourhood parades to be included in any future sequential assessment and impact assessment. The NPPF makes clear that neighbourhood parades are not included in the definition of town centres - there is no justification put forward in the Plan as to why that should be any different in York.

**Which part of the document do your comments on 'soundness' relate to?
Please provide a paragrpah number, a policy reference or a site reference:**
Policy R1/R2/para 4.29

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

All references to neighbourhood parades in policy R1 and R2 should be deleted. Paragraph 4.29 should be deleted.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

Help protect the environment! - please don't print this email unless you really need to.

This communication is from City of York Council.

The information contained within, and in any attachment(s), is confidential and legally privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please note that any form of distribution, copying or use of this communication, or the information within, is strictly prohibited and may be unlawful. Equally, you must not disclose all, or part, of its contents to any other person.

If you have received this communication in error, please return it immediately to the sender, then delete and destroy any copies of it.

City of York Council disclaims any liability for action taken in reliance on the content of this communication.

City of York Council respects your privacy. For more information on how we use your personal data, please visit <http://www.york.gov.uk/privacy>

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 29 March 2018 15:03
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104850

Date submitted: 29/03/2018

Time submitted: 15:02:51

Thank you for submitting your Local Plan Publication Draft response form (ref: 104850, on 29/03/2018 at 15:02:51) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: MR

Forename: ERIC

Surname: HALL

Name of the organisation/individual/group you're representing: TRUSTEES OF MONKS CROSS SHOPPING PARK

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

NO COMMENT

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not effective

Please give reasons for your answer(s):

Para 4.37 states that sui generis and uses such as bulky goods (non food), car showrooms and trade counters may be appropriate in out of centre locations but will still be subject to impact and sequential testing. The examples (the text says "such as" so presumably this not expected to be an exclusive list) are poorly judged. Sui generis uses are not main town centre uses, nor are car showrooms or trade counters; insofar as trade counters may contain a retail element this should by definition be ancillary. Moreover it is not clear how an impact assessment can be done for such uses. Finally if bulky goods are going to be subject to impact and sequential tests anyway. it is not clear what purpose the second part of para 4.37 serves.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: para 4.38

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

Para 4.38 from "sui generis" onwards should be deleted.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 29 March 2018 15:13
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104851

Date submitted: 29/03/2018

Time submitted: 15:12:30

Thank you for submitting your Local Plan Publication Draft response form (ref: 104851, on 29/03/2018 at 15:12:30) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: MR

Forename: ERIC

Surname: HALL

Name of the organisation/individual/group you're representing: TRUSTEES OF MONKS CROSS SHOPPING PARK

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

NO COMMENTS

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not effective

Please give reasons for your answer(s):

The plan notes the economic benefits of Monks Cross, Clifton Moor and the York Designer centre. Para 4.39 states that proposals for development within these out of centre retailing destinations that consolidate their existing function as specialist locations for the sale of bulky comparison goods or other restricted comparison goods will be supported subject to the application of policy R4.

MCSP is indeed an important facility and a key economic driver for York. Further investment is being directed to the Centre off the back of a number of consents issued by CYC in recent years. Nevertheless retailing in general remains prone to rapid changes in customer behaviour. It should be noted that in general MCSP has a relatively open consent, including for the sale of food and there are major foodstores within the Monks Cross area. The references in para 4.39 to bulky non food and restricted comparison goods do not match reality.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: para 4.39

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

The words "for the sale of bulky comparison goods or other restricted comparison goods" should be deleted.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

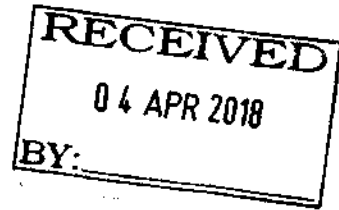
If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

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For the attention of YORK CITY COUNCIL



Joan Fatheazam

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

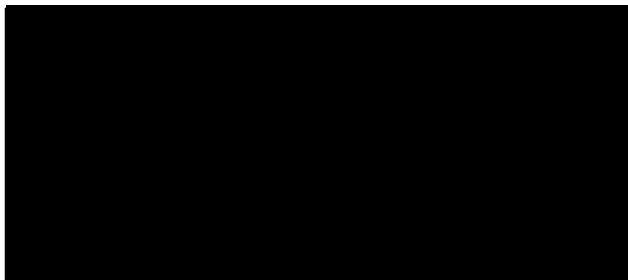
I should like to commend the City Council on its Local Plan for York which has been most impressively thorough in its research and in its consultation with the public.

Its proposals are to be welcomed as they take into account the limitations of the infrastructure of the City as well as the sustainability of its future development.

The housing and business needs of the City need to be met in the right locations and with the right facilities, and the removal of "safeguarding" of land on the greenbelt from future development should also ensure that both the heritage and environment are protected.

This is a council which knows its community well and is both realistic and pragmatic, but also responsible.

I hope that this plan will be accepted in its entirety.



Faithfully yours

From: Joan Fatheazam [REDACTED]
Sent: 29 March 2018 14:43
To: localplan@york.gov.uk
Subject: York local plan

City of York Council

29/3/2018

I wish to register my support for the Local Plan for York in the most positive way.

There has been a lengthy public consultation at which the "safeguarding " of land for long term development was rejected, and the figure of 867 homes, as a maximum, was accepted.

The infrastructure of the city simply cannot cope with any greater numbers of new homes.

The plan preserves the green belt and environment, and does indeed focus on providing well planned facilities in the right locations for the future of the city.

I commend this plan and congratulate the council on a job well done.

Joan Fatheazam
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Joan Fatheazam [REDACTED]
Sent: 30 March 2018 11:58
To: localplan@york.gov.uk
Subject: acceptance of the local plan

I believe this plan to be lawful

There has been extensive research undertaken and very detailed consultation with the public.

The plan is sound

867 homes (as a maximum) in the right place can be supported by the local infrastructure.

Any more and it will be unsustainable.

"Safeguarding" of land for future development is rejected so as to preserve the environment, the green belt and the integrity of the historic outlying villages.

This plan is to be commended and the council to be congratulated

Joan Fatheazam

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Joan Fatheazam [REDACTED]
Sent: 30 March 2018 11:58
To: localplan@york.gov.uk
Subject: acceptance of the local plan

I believe this plan to be lawful

There has been extensive research undertaken and very detailed consultation with the public.

The plan is sound

867 homes (as a maximum) in the right place can be supported by the local infrastructure.

Any more and it will be unsustainable.

"Safeguarding" of land for future development is rejected so as to preserve the environment, the green belt and the integrity of the historic outlying villages.

This plan is to be commended and the council to be congratulated

Joan Fatheazam

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Dean King [REDACTED]
Sent: 29 March 2018 14:47
To: localplan@york.gov.uk
Subject: City Of York Local Plan Publication Draft 2018
Attachments: image2018-03-29-144454.pdf

Classification: Public

Form attached.

Thank you.
IMPORTANT

The information contained in this e-mail and any attachments is intended for the addressee only and may contain legally privileged or confidential information. If you are not the intended recipient you must not use, disclose, copy, distribute, alter, or take any action in reliance on the information and NFU Mutual will not accept liability for any loss or damage howsoever arising, directly or indirectly in reliance on it and gives no warranty or representation as to its accuracy or reliability. If you are not the addressee, please notify us immediately on [REDACTED] and delete the material from your computer and destroy any copies.

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For more information please visit <http://www.symanteccloud.com>

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	MR	
First Name	DLAN	
Last Name	KING	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

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Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

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Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B - Your Representation

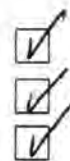
(Please use a separate Part B form for **each** issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment



What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

I consider all documents comprising the draft local plan to be legally compliant. In respect of all the documents referred to in Section 3 above, I support and agree with City of York Council's processes, procedures, and justifications and I am satisfied that all documents are legally compliant.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared	<input type="checkbox"/>	Justified	<input type="checkbox"/>
Effective	<input type="checkbox"/>	Consistent with national policy	<input type="checkbox"/>

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

I consider all documents comprising the draft local plan to be sound. In respect of the documents referred to in Section 3 above, I support and agree with City of York Council's processes, procedures, and justifications and I am satisfied that all documents meet all the tests of soundness.

I believe the draft local plan strikes the right balance between providing the homes and jobs York needs, whilst also protecting the Green Belt, preserving the unique character and setting of York, and maintaining the amenity, sustainability, and resilience of Copmanthorpe, the community in which I live.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature



Date

28-03-18

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

131

For the attention of YORK CITY COUNCIL

RECEIVED
04 APR 2018

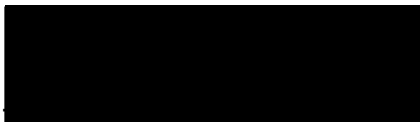
29 March 2018

I should like to congratulate the City Council on a plan for York which has been very well researched and has been well consulted upon.

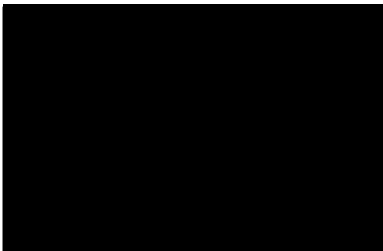
It takes into account the needs of the City, its infrastructure capabilities, and the sustainability of its future development.

The removal of "safeguarding " of land on the greenbelt from future development is to be welcomed as are its proposals to meet the housing and business needs of the City in the right locations and with the right facilities.

This plan is to be commended and will hopefully be accepted in its entirety as it has been put together by a council which knows its community well.



Shahin Fatheazam



From: Shahin Fatheazam [REDACTED]
Sent: 29 March 2018 15:02
To: localplan@york.gov.uk
Subject: local plan for York

To City Council for York

I would like to make known my support for the Local Plan for York.

It has been well researched and consulted upon, and the details contained within it regarding sustainability, greenbelt preservation and infrastructure are all well founded.

It avoids blighting the greenbelt by removing the safeguarding of land for future developers, and it also proposes the numbers of houses which are sustainable in York in terms of the infrastructure of the city.

I cannot emphasise more clearly that this is a plan for York, devised by a Council which knows our city, its needs, its capacities and its capabilities very well.

I commend it to everyone.

Shahin Fatheazam

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 29 March 2018 23:53
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104866

Date submitted: 29/03/2018

Time submitted: 23:53:23

Thank you for submitting your Local Plan Publication Draft response form (ref: 104866, on 29/03/2018 at 23:53:23) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: mr

Forename: shahin

Surname: FATHE'AZAM

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

The latest draft has been well prepared and researched and represents the views of the local community

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? Yes, I consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES]

Please give reasons for your answer(s):

it is sustainable

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: all of them

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination?

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: Shahin Fatheazam [REDACTED]
Sent: 30 March 2018 11:41
To: localplan@york.gov.uk
Subject: support for plan

Shahin fatheazam
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I consider the Local plan to be lawful

It has been well researched and well consulted upon locally

It is sound

It is sustainable.

The number of houses are in the right place and are within the infrastructure capability of the city.

It preserves the green belt and the environment by removing the safeguarding of land for future development.

It preserves the integrity of the outlying villages.

It is to be commended.

From: Cragg Diane [REDACTED]
Sent: 19 March 2018 14:28
To: localplan@york.gov.uk
Subject: Local Plan Publication Draft 2018
Attachments: response York local Plan Consultation March 2018.pdf

Hello,

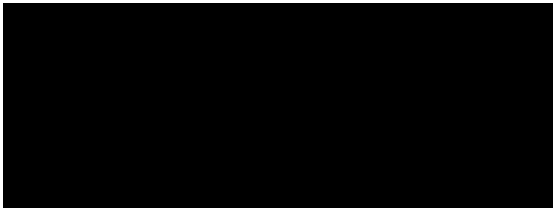
Thanks for giving Network Rail the opportunity to comment on the details of the Local Plan Publication Draft 2018.

Please find attached our comments.

All the best
Diane



**Diane Cragg MRTPI
Town Planner EM & LNE**



The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office
Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

Planning Policy Team
City of York Council,
West Offices,
Station Rise,
York
YO1 6GA

19th March 2018
Our ref: TP/LNE/2016-138

Sent by email

Dear Sir/Madam,

**Response to Consultation on the Publication Draft Local
Plan for York**

Thank you for consulting Network Rail on the publication draft of the local plan.

We note that a number of changes have been made to the plan in response to our comments on the 2017 consultation document and we thank you for these.

We do not propose to make any significant comments on the publication draft, overall we consider that there are enough safeguards within the proposed policies to ensure that going forward, where development may have an effect on rail infrastructure, policies can require the relevant information to assess the railway infrastructure impact and appropriate mitigation can be sought.

In terms of allocation ST1 and ST2 as indicated in our previous response we appreciate that the plans for these sites are advanced and that ST1 has been subject of a recent Inquiry (for which you are awaiting the outcome). However we would like to reiterate our concerns about the sites proximity to the Millfield Lane level crossing and the need to minimise new pedestrian, cycle and vehicular traffic because of the crossing's high risk rating. We would ask that consideration be given to adding additional wording to the policies which specifically seeks to reduce risk at the level crossing by directing new traffic and pedestrian/cycle movements away from it.

For your information/correction the second footnote to Paragraph 14.27 needs updating; the East Coast Main Line Route Study draft for consultation was published in December 2017.

We consider that in accordance with paragraph 182 of the National Planning Policy Framework the plan is legally compliant, sound and we consider that the council have fulfilled their duty to cooperate as far as our interests are concerned.

I am sorry that I have not used your consultation system but at the time of writing there is a technical fault on form entry; if you would like me to revisit the form at some point please let me know.

Please note that the council has a statutory responsibility under the Town and Country Planning (General Permitted Development Procedure) Order 2015 (GPDO) to consult statutory rail undertakers where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway or impact upon rail infrastructure. The GPDO also requires authorities to consult on all developments within 10m of the railway.

Transport assessments which consider rail infrastructure must support all applications near railways. Developer contributions policy and supplementary guidance must ensure infrastructure risks are identified and mitigation secured. We would further encourage the inclusion of a policy statement which makes it clear to developers that no new crossings will be permitted, that proposals which increase the use of level crossings will generally be resisted and where development would prejudice the safe use of a level crossing an alternative bridge crossing will be required to be provided at the developers expense.

We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.

Thank you for the opportunity to comment.

Yours faithfully

Diane Cragg MRTPI

Town Planner LNE and EM

Network Rail

From: Cragg Diane [REDACTED]
Sent: 29 March 2018 15:25
To: localplan@york.gov.uk
Subject: Comments form FINAL
Attachments: Comments form FINAL.docx

Hi Alison,

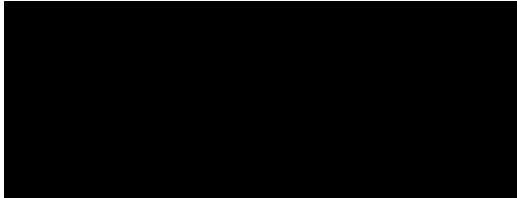
As requested I have filled in the form provided. Please read this in conjunction with my submitted letter.

Thanks for your help.

Diane



**Diane Cragg MRTPI
Town Planner EM & LNE**



The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

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Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

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Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title		
First Name	Diane	
Last Name	Cragg	
Organisation (where relevant)	Network Rail	
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

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Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

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- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared **Justified**
Effective **Consistent with national policy**

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

In terms of allocation ST1 and ST2 as indicated in our previous response we appreciate that the plans for these sites are advanced and that ST1 has been subject of a recent Inquiry (for which you are awaiting the outcome). However we would like to reiterate our concerns about the sites proximity to the Millfield Lane level crossing and the need to minimise new pedestrian, cycle and vehicular traffic because of the crossing's high risk rating. We would ask that consideration be given to adding additional wording to the policies which specifically seeks to reduce risk at the level crossing by directing new traffic and pedestrian/cycle movements away from it.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

x

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

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Retention of Information

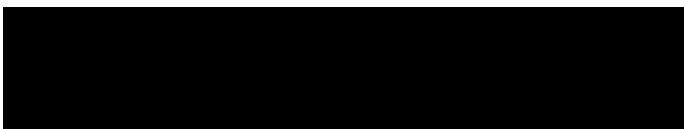
We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

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If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signatur



Date

29/03/2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

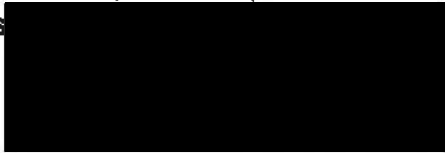
³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012



SID133

Name: N.E. ZAMSAH

Address



FREEPOST RTEG-TYYU-KLTZ
Local Plan, City of York Council,
West Offices, Station Rise,
York, YO1 6GA

Dear City of York Council,

I am writing to provide my feedback and outline my support for the Local Plan Publication Draft 2018.

As a resident of York, I believe it is essential that we submit a plan that directly addresses the local pressures in our housing market, but at the same time, guarantees the protection of the greenbelt and York's natural beauty.

Overall, I judge that the City of York: Local Plan Publication Draft, Policies Map, Sustainability Appraisal and Strategic Environmental Assessment to be 'sound' documents. However, more specifically, I feel the following principles within the current draft of the Local Plan are crucial for the future development of York:

- The plan gives good protection of York's Greenbelt, protecting our unique City.
- Given that population figures are predicted to be lower than estimated by the Government, the plan provides enough houses for the people of York.
- From delivering roughly 500 houses per annum, to nearly 1000 house per annum, I believe that through the housing delivered under the plan, affordability will be improved in York.

I am confident that with the current draft of the Local Plan, York will be able to provide sustainable development across the City and deliver a balance between providing new homes and delivering more employment, whilst protecting the City's special character.

It is essential that the people of York retain control of this process and ultimately, decide on the future of York itself.

Signature:



Date:

27/3/18



27th March, 2018

Dear Sir/Madam

Local Plan Pre-Publication draft 2018

I am writing in response to the latest edition of the City of York Local Plan, and in particular to the proposed development to the north of Haxby, namely ST9. I note that the proposed number of houses to be built on ST9 is the same as in the previous consultation, namely 735. I also take note that H54 consisting of 46 houses has been dropped from this draft. This obviously makes little difference.

I wish to make strong objections to the new proposal. The existing infrastructure in Haxby/Wigginton is just not at all fit for purpose. It does not even adequately support the existing housing:

DRAINAGE A large part of our garden spends some of the year under water. It is only necessary for a moderate amount of rain to fall to trigger this situation. For example, on the Boxing Day of only a few years ago the top water drainage system failed, and also toilets could not be flushed. This winter has seen lots of standing water for days on end. The houses in our area have also experienced similar conditions. The land that is to be built on is an extremely wet area already, but at least it drains a proportion of the standing water from the Haxby area. If it is built on then most of this natural drainage area will be lost because of the footprint of concrete, let alone the need to provide extra drainage demanded by hundreds of new houses.

ROADS Usher Lane is more or less permanently crowded with kerb-side parked cars left by residents using the shops. This narrows the road for through traffic. The A1237 is regularly blocked with traffic making it difficult to access, or cross to or from York Road to New Earswick. Our roads could not possibly support the increase in traffic that would inevitably result from such a large increase in housing. How on earth will the new residents even manage to leave their area.

AMENITIES The schools and Health Centre are already at breaking points.

No new housing should even be contemplated until the present infrastructure has been updated to adequately cater for the present residents, let alone thousands of new ones.

Yours faithfully



Robert Perkin



25 March 2018

Dear Sir/Madam

Local Plan (Haxby) 2018 Consultation

I would like to oppose the New Local Plan with regard to the proposed development to the north of Haxby, for the same reasons that many Haxby residents, including myself, have opposed it throughout the consultations over the last few years. The area ST9 would have 735 houses and a new buffer zone between the new and established houses would make no difference. The same reasons apply as before, namely:

TRAFFIC CONGESTION - over seven hundred houses could easily lead to 1,000 extra cars on the village roads at peak times, making the already congested rush hour roads even worse. As well as traffic queues it brings in the question of road safety and air quality for residents, children in particular.

The roads north of Haxby, where it is proposed to build 735 houses, are narrow and fairly busy already, and the exits from the proposed new estates would lead into Moor Lane or Usher Lane, both are residential areas and minor roads, both leading to the centre of the village or one of the two exit roads. The exit roads from Haxby or Wigginton are already a problem at busy commuter times. Since the new estates were built in Strensall we already have far more cars driving through Haxby and Wigginton, e.g. Usher Lane, Oaken Grove and Moor Lane, as a short-cut to the ring road. Building 735 houses could lead to about a thousand extra cars using the village road, very likely more.

We already have **PARKING** problems in the village as can be seen from excess cars parked in Usher Lane and North and South Lanes and this seems to have got worse since the last consultation. The proposed houses to the north of the village would be too far away for (most) people to walk, for shopping, taking children to school etc. This would result in far more cars looking for parking spaces or driving through the village to other shopping outlets.

FLOODING



Most residents of Haxby already have problems with **FLOODING** and the drains can't cope with torrential downpours in summer or constant heavy rain in winter. We live to the north of the village street and areas of our garden are regularly under water, especially in winter and we have experienced the whole garden being under water (*see photo. above*). The winter before last neighbours with a downstairs toilet found they couldn't use them after the Boxing Day flooding. So many more houses would take the problem to crisis level.

FACILITIES: So many new residents would stretch the schools and the health centre. Presumably they would either have to be drastically extended or a new school and health centre built.

It seems incredible that so many houses are proposed without addressing the lack of facilities, health, schooling and leisure. Haxby, once a village surrounded by country roads and with a small village centre, simply can't cope with the huge number of houses envisaged.

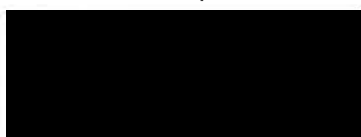
I think the local Town Council in Haxby and Wigginton is very much aware of these problems and are also against the Plan.

Queen Elizabeth Barracks ST35

This seems a good idea, i.e. to use an brownfield site. It would also be an ideal opportunity to improve access to the Common and make it more of a public amenity. With such a number of houses, however, and the increase in traffic it would be a very good idea to change the crossroads on the Strensall to York road at Towthorpe to a roundabout.

Other suitable areas are the old Vickers Factory between New Earswick and York; land near the Railway Station; Clifton Moor and Monks Cross, the latter in particular having good access to the ring road. All building in the York area is, however, going to make the existing ring road more congested than ever.

Yours faithfully

A large black rectangular redaction box covering the signature of the sender.

S Perkin (Mrs)

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

RECEIVED

29 MAR 2018

BY: _____

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	DR	
First Name	DANIEL	
Last Name	PETTY	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1	[REDACTED]	
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

- Plan takes into account public feedback obtained thru lengthy public consultation

- follows NPPF + other government guidelines about meeting housing needs.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

It's positively prepared → extensive consultation,
 It's consistent with national policy in providing sustainable well provided planned facilities in the right areas.
 It's taken into account safeguarding the historic villages.
 It's an effective plan.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

***Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.*

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

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Signature



Date

27/3/18

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

**City of York Local Plan
Publication Draft 2018
Consultation response form
21 February – 4 April 2018**

OFFICE USE ONLY:	
ID reference:	RECEIVED
	29 MAR 2018
	BY: _____

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Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	MRS	
First Name	SHIREEN	
Last Name	PETTY	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
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Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)



3. To which document does your response relate? (Please tick one)

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Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

Follows NPPF guidelines
Reflects consultants evidence based research
Take into account public feedback
Had a lengthy consultation process

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

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Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

It looks at infrastructure requirements + public service needs
It is appropriate to/about Greenbelt preservation + safeguarding
It is effective + positively prepared.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

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Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature



Date

23 - 3 - 18

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY: ID reference	 RECEIVED 29 MAR 2018 BY:
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This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr.	
First Name	JOHN	
Last Name	SHARPE	
Organisation (where relevant)	NA	
Representing (if applicable)	NA	
Address – line 1	[REDACTED]	
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
 Representations received after this time will not be considered duly made.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

The CYC Local Plan, in its current form, has been the subject of effective consultation resulting in amendments and much agreement. And although a time consuming process, it is now crucial that the plan is enacted without further delay to maintain credibility with the consultation process. This I fully support.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

NOT APPLICABLE

Positively prepared

Justified

Effective

Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

As mentioned on the previous page, the Local Plan, in its current form, has been the subject of effective consultation resulting in amendments and much agreement.

As a resident of [REDACTED] I would like to record my approval of the Local Plan in its current form.

In addition, this plan supports the views held by parish residents that there should be no building within the Green Belt in our parish.

It dovetails well into the Earswick Neighbourhood Plan which sets out clear policies to protect the countryside, local green spaces, ecology and biodiversity and the trees and hedgerows within the parish.

These are to be commended and receive my full support. I hope that these positive affirmations can be communicated to the relevant bodies.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

In my opinion there are no changes necessary to make the CYC Local Plan compliant or sound.
It's current form meets these requirements

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Not Applicable.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

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Signature



Date

26/03/2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17, 22, 35 & 36 Town and Country Planning (Local Planning) (England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) (England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) (England) Regulations 2012

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

<p>OFFICE USE ONLY:</p> <p>ID reference: RECEIVED</p> <p>29 MAR 2018</p> <p>BY: _____</p>
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This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	MR	
First Name	DAVID	
Last Name	STUART	
Organisation (where relevant)	N/A	
Representing (if applicable)	MYSELF AND A MAJORITY OF THE OTHER RESIDENTS IN HAXBY AND WIGGINTON	
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant? *I AM NOT IN A POSITION TO SAY!*

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

I AND MANY OTHERS HAVE TOLD THE COUNCIL MORE THAN ONCE ON PREVIOUS CONSULTATIONS ON THIS LOCAL PLAN THAT AN EXTRA 785 HOUSES IN HAXBY IS UNSUSTAINABLE AND UNACCEPTABLE.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

3.50
PAGE 19

Policy Ref.

SS11

Site Ref.

ST9
~~NEW SS11~~

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

THIS PROPOSAL IS NOT 'FIT FOR PURPOSE' OR 'SHOWING GOOD JUDGEMENT' WITHOUT SIGNIFICANT INFRASTRUCTURE IMPROVEMENTS BEING IMPLEMENTED BEFORE THERE IS ANY MORE LARGE SCALE DEVELOPMENT IN HAXBY OR WIGGINTON.

THERE IS NO DEVELOPMENT PLANNED FOR SKELTON, POPPLETON, DUNNINGTON, COPMANTHORPE OR BISHOPTHORPE. ALL OF THESE PLACES HAVE BETTER EXISTING ROAD ACCESS TO MAJOR ROADS (OFTEN DUAL CARRIAGEWAYS) THAN HAXBY. IN ADDITION, POPPLETON HAS A RAILWAY STATION (HOURLY SERVICE TO YORK AND HARROGATE) AND A PARK AND RIDE SITE. THE DOCUMENT TALKS ABOUT 'THE SETTLEMENT OF HAXBY'! THE EXISTING ~~SIZE~~ AND NUMBER OF HOUSES IN HAXBY AND WIGGINTON IS HARDLY A SETTLEMENT, INDEED THE LOCAL PARISH COUNCIL IS HAXBY TOWN COUNCIL! THEY ADMIT THAT 'THE SITE IS FLAT WITH A HIGH WATER TABLE'!

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

1. HAXBY RAILWAY STATION TO BE RE-OPENED.
2. THE A1237 TO BE DUALLED THROUGHOUT FROM COPMANTHORPE TO THE HOPGROVE ROUNDABOUT.
3. THE DRAINAGE SYSTEM IN THE WHOLE OF HAXBY AND WIGGINTON TO BE THOROUGHLY OVERHAULED AND MADE FIT FOR PURPOSE
4. A FURTHER PEDESTRIAN CROSSING TO BE INSTALLED IN THE VILLAGE HAXBY BETWEEN THE JUNCTIONS OF WESTFIELD ROAD AND NORTH LANE
5. AN ADDITIONAL PRIMARY SCHOOL AND MORE SECONDARY SCHOOL PLACES.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation



Yes, I wish to appear at the examination



If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

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Storing your information and contacting you in the future:

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Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

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Signature



Date

27TH MARCH 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

Part B - Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

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4. (1) Do you consider the document is Legally compliant? *I AM NOT IN A POSITION TO SAY!*

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

THIS PROPOSAL WILL HAVE AN ADVERSE EFFECT ON HAXBY AND WIGGINTON BY VIRTUE OF ALL THE EXTRA TRAFFIC THAT WILL BE GENERATED ON THE B1363 AND THE ALREADY TOTALLY INADEQUATE SINGLE CARRIAGEWAY A1207. THIS ADVERSE EFFECT ON HAXBY AND WIGGINTON RESIDENTS HAS BEEN IGNORED BY THE CITY OF YORK COUNCIL APART FROM A VAGUE, NON-SPECIFIC, UNFUNDED REFERENCE TO THE TRANSPORT IMPACTS 'SHOULD BE ADDRESSED'.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

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Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared	<input type="checkbox"/>	Justified	<input checked="" type="checkbox"/>
Effective	<input checked="" type="checkbox"/>	Consistent with national policy	<input type="checkbox"/>

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

PAGE
Paragraph
no.

53

Policy
Ref.

SS12

Site Ref.

ST14

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

THIS PROPOSAL WILL HAVE AN ADVERSE EFFECT ON THE RESIDENTS OF HAXBY AND WIGGINTON BY EXTENDING CAR AND BUS JOURNEY TIMES TO /FROM CLIFTON MOOR CENTRE. IT WILL ALSO EXTEND CAR JOURNEY TIMES TO POPPLETON HARROGATE, THE DALES AND LEEDS. THIS IS DUE TO ALL THE EXTRA TRAFFIC THAT WILL BE GENERATED BY THIS LARGE DEVELOPMENT ONTO THE B1363 AND THE ALREADY VERY BUSY AND INADEQUATE SINGLE CARRIAGEWAY A1237. THIS IS ACKNOWLEDGED IN THE PLAN BUT WITH NO INDICATION AS TO HOW OR WHEN IT WILL BE ADDRESSED OR WHO IS GOING TO PAY FOR ALL THE REQUIRED INFRASTRUCTURE IMPROVEMENTS!

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:
ID reference: _____

RECEIVED

29 MAR 2018

BY: _____

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Parish Councillor	Vice Chair
First Name	David	
Last Name	Jobling	
Organisation (where relevant)	Huntington Parish Council	
Representing (if applicable)		
Address – line 1	[REDACTED]	
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

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Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

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Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part B -Your Representation

(Please use a separate Part B form for each issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes*

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

We have had the opportunity to comment on the draft Local Plan and have numerous discussions with the Local Plan Team, particularly during the preparation of our Draft Neighbourhood plan.

We have also had a presentation by the Local Plan team on an earlier draft

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

5.(1) Do you consider the document is Sound?

Yes* No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

During the preparation of our neighbourhood Plan, we had a questionnaire, 4400 copies distributed, and two drop in sessions. For our Neighbourhood Plan we had studied five different sites that we would anticipate potential development requests. Our preferred choice was the eventual site of ST8. Also our residents requested that the remaining green areas be give Green Belt protection. Both ST8 and the Green belt protection are in York Draft Local Plan

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

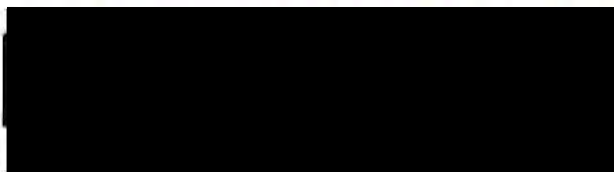
We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature



Date

26/03/18

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

From: Emma Jones [REDACTED]
Sent: 29 March 2018 15:45
To: localplan@york.gov.uk
Cc: Richard Woodford; Richard France
Subject: York Local Plan Publication Representations 1/3
Attachments: App 6 Masterplan.pdf; App 1 Land East Designer Outlet Naburn - Site Location Plan Sept2016.pdf; App 3 Naburn Economic Case Update.pdf; App 4 Naburn Business Park York Heritage Settings Assessment (September 2016).pdf; App 5_Landscape and Visual Briefing Note.pdf; App 2 New business park in York Final Report.pdf; Oakgate Caddick Comments Form.pdf; Publication Representation 280318.pdf

Email 1/3

Good afternoon

On behalf of Oakgate/Caddick Groups, please find attached representations to the City of York Local Plan Regulation 19 Publication Consultation. The following documents are submitted in support of the representations:

- Duly completed comments form;
- Representations to the City of York Local Plan Publication Consultation;
- Appendices:
 - Appendix 1: Site Location Plan
 - Appendix 2: Regeneris Report – A Case for a New Business Park in York
 - Appendix 3: Regeneris Addendum
 - Appendix 4: Heritage Settings Assessment – Interim Statement
 - Appendix 5: Interim Landscape and Visual Briefing Note
 - Appendix 6: Masterplan
 - Appendix 7: Strategic Access and Connectivity
 - Appendix 8: Sustainability Appraisal

Due to the document's file size, Appendices 7 and 8 will be issued in separate emails. I would be grateful if you could please acknowledge safe receipt of this email and the attachments.

Regards

Emma Jones
Associate

Direct Line: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]



WINNER NORTH WEST
PLANNING CONSULTANCY TEAM OF YEAR

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City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title		Mrs
First Name		Emma
Last Name		Jones
Organisation (where relevant)		HOW Planning
Representing (if applicable)		Oakgate/Caddick Groups
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		

Telephone Number		
------------------	--	--

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

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3. To which document does your response relate? (Please tick one)

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Sustainability Appraisal/Strategic Environmental Assessment

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4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

See attached letter and appendices

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

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5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared	<input checked="" type="checkbox"/>	Justified	<input checked="" type="checkbox"/>
Effective	<input checked="" type="checkbox"/>	Consistent with national policy	<input checked="" type="checkbox"/>

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

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See attached letter and appendices

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See attached letter and appendices

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

The site is a reasonable alternative for employment development

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

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Your rights

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If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature



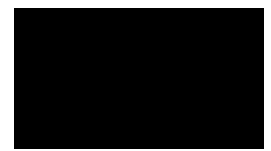
Date

28th March 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012



Our ref: RPW/EJ/1498

28th March 2018

Planning Policy
City of York Council

By email only:
localplan@york.gov.uk

Dear Sir or Madam

**YORK LOCAL PLAN PUBLICATION REGULATION 19 CONSULTATION (FEBRUARY 2018)
REPRESENTATIONS ON BEHALF OF OAKGATE/CADDICK GROUPS**

These representations have been prepared by HOW Planning LLP ("HOW") on behalf of Oakgate/Caddick Groups and refer to land to the east of the Designer Outlet ("the Naburn site"). The Naburn site extends to approximately 18 hectares and is illustrated edged red on the plan included at Appendix 1.

Through its appointed professional consultants Oakgate/Caddick Groups have engaged fully with City of York Council (CYC) at all key stages of the Local Plan process to date. This has included detailed representations to the Preferred Options Local Plan in summer 2013, the Preferred Sites Consultation in summer 2016 and the Pre-Publication Consultation in September 2017. This representation has been prepared in order to directly respond to the Publication Draft Local Plan February 2018 (the 'Publication Plan').

These representations explain the soundness concerns with the plan and sets out why the site should be allocated as an employment site for B1a office floorspace. This representation seeks to re-provide CYC with technical evidence demonstrating the suitability of the site, and sets out Oakgate/Caddick Groups' observations on the Publication Plan and, where appropriate, the changes which they wish to see in order to meet concerns and overcome major issues of soundness which the Local Plan currently faces.

At the Local Plan Working Group on 23rd January 2018 and also Executive on 25th January 2018, Officers reported to the Members the outcome of the Pre-publication Draft Local Plan Regulation 18 Consultation (September 2017) ('the Pre-publication Plan') and made a series of recommendations to make alterations to the plan allocations to increase housing numbers and employment land provision to take account of certain consultation comments. Members rejected most of the options presented by Officers and only accepted minor wording changes and changes proposed to increase density of York Central and reduce the number of dwellings at Queen Elizabeth Barracks to increase the on-site recreational buffer required to mitigate impacts on the nearby Strensall Common SAC. Various minor wording changes made for clarity were also approved to be made to the Publication Plan.

Planning and Environmental Advisers

Partners:

Gary Halman BSc FRICS MRTPI
Richard Woodford BA (Hons) BSc BTP MRICS MRTPI
Jon Suckley MTCP (Hons) MRTPI
Richard Barton BSc (Hons) MA MRTPI
Neil Lucas MRTPI
Richard Kevan BSc MA (EIA) MPlan MRTPI PIEMA
Fiona Woodford
Julie Halman

Associates:

Conor Vallely MTCP MRTPI
Keith Jones BA (Hons) MSc MRTPI
Emma Jones BA (HONS) DipEP MRTPI
Andrew Johnston – MTCP MRTPI MNZPI

HOW Planning LLP

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Any reference to Partner means a member of HOW Planning LLP

Thus, except for the minor wording changes and changes to the capacity of two proposed allocated sites, the Publication version of the plan remains virtually the same as the Pre-publication Local Plan consulted on in October 2017, despite the advice of the Council's own officers to increase the housing numbers and employment provision to make the plan more robust.

HOW Planning has significant concerns that the Council is proceeding with an unsound plan with an absence of key evidence to support the Council's approach. As presented, the Publication Plan cannot be found to be sound, or a sound approach which can be built upon, due to the absence of robust evidence to inform the promoted strategy.

EMPLOYMENT LAND SUPPLY

Employment Land Review 2016 and 2017 Update

On behalf of Oakgate/Caddick, at the Pre-publication stage Regeneris Consulting undertook an update addendum of their 2016 report (Appendix 2) to review the changes to the Local Plan and the underpinning evidence base, and revisit/update the conclusions from the original report in light of this new evidence published. There has been no change to the employment evidence base since that stage.

The Regeneris Addendum (Appendix 3) highlighted that the total amount of office floorspace (B1a) required to meet jobs growth increased significantly. Table 4.1 in the Publication Local Plan identifies the need to deliver a total of 107,081 sq m of B1a space (13.8 Ha), compared to 44,600 sq m in the Preferred Options Plan. This need for office floorspace was based on calculations in the Council's 2016 Employment Land Review (ELR) and the 2017 ELR update. Regeneris conclude that this increase represents a sound assessment of need and is consistent with CYC's growth aspirations for the City and therefore provides a sound basis for planning.

In addition to this increased quantitative requirement, the 2017 ELR update prepared by CYC Officers contains several findings that also point towards a qualitative requirement for additional B1a office supply to provide greater flexibility.

Paragraph 3.6 states:

Flexibility requirements were discussed in the original ELR. A number of comments were received through the consultation that further work was needed on assessing flexibility requirements. Make it York stated that it will be important in confirming the employment allocations that the Council has ensured not only sufficient overall quantum but that there is sufficient range and flexibility to deliver land requirements throughout the whole plan period. Following what Make it York call 'significant losses' of office accommodation under permitted development (PD) rights, it has been suggested that there is a severe shortage of high quality Grade A office stock within the city centre and old stock being removed from the market that is not currently being replaced.

Paragraph 4.2 states

'The York and North Yorkshire Chambers of Commerce have suggested that on the basis of sites identified in the Preferred Sites Consultation (2016) it is unlikely that the future supply will offer a sufficient range of choices of location for potential occupiers and that there will be a risk that York would lose out on investment for potential occupiers. The Chamber feels that further land should be identified to broaden the portfolio of sites available to cater for York's diverse high value added business. Make it York suggested that allocating land flexibly amongst use classes will help mitigate risk of undersupply and is strongly welcomed.'

and

'However, the fact that the Preferred Sites document (2016) proposed to meet all B1a office need through a single allocation at York Central, may be perceived to undermine the objectives of building in

churn. Whilst development will be phased at York Central allowing multiple developers, outlets and phased schemes the partnership suggest that it may be appropriate for the Local Plan to allow small scale B1a uses to be accommodated on additional sites in the district.'

Paragraph 5.2 of the ELR goes on to conclude:

'In terms of the Local Plan it is important to ensure there is sufficient flexibility within the land supply for a range of scenarios rather than an exact single figure which one can precisely plan to with complete certainty. The case for further flexibility is enhanced by recent changes to permitted development enabling offices to be converted to housing without having to apply for planning permission.'

Local Plan Working Group Agenda 10th July 2017

In summarising the ELR the Officers report to Members stated:

The case for further flexibility is enhanced by recent changes to permitted development enabling offices to be converted to housing without having to apply for planning permission. For York, based on completions only, there has been some 19,750sqm of office space lost to residential conversion over the last three monitoring years between 2014/15 and 2016/17. Records show that unimplemented Office to residential conversions (ORC) consents at 31st March 2017 include for the potential loss of a further 27,300sqm of office floorspace if implemented.

At paragraph 93 CYC Officers state:

The revised forecasts support the position taken in the Preferred Sites Consultation (2016). However, the report highlights that during consultation key organisations argued for increased flexibility in the proposed supply to provide choice. This includes addressing the loss of office space to residential development through ORC's and to provide additional choice for B1a (office) provision in the earlier part of the plan period as an alternative to the York Central sites. [our emphasis]

Proposed Supply

The ELR Update and Officers 10th July 2017 report to the Local Plan Working Group were unambiguous. In addition to the increased quantitative need, Officers consider that there is a clear qualitative justification for additional B1a office sites to be allocated to provide greater flexibility and reduce reliance upon one site York Central with its recognised delivery constraints. However, HOW noted in its representation to the Pre-publication plan that there was a major disconnect between this rationale and the strategic sites that were proposed to be allocated in the Pre-Publication Plan which allocated an undersupply of some 40,000 sqm and also retained the reliance on York Central as the key office location.

The York and North Yorkshire Chamber of Commerce continued to object to the Pre-publication plan stating:

The identified employment land supply will not cater for York's future needs and this will constrain economic growth. In light of this, the Chamber feels that 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.

At this Publication Plan stage, the Council has sought to address the shortfall in quantitative supply of B1a office employment through increasing the allocation of office floorspace at York Central by an additional 40,000 sqm. Paragraph 29 of the January 2018 Working Group Paper states that discussions with representatives from the York Central Partnership have indicated that York Central is capable of accommodating between 1700 and 2400 residential units and that the higher figure of 2500 units could be achieved through detailed applications by developers for individual plots and/or flexibility to increase

residential at the margins of the commercial core. It is stated that the figure of 1700 reflects land currently under the partnerships control; the higher figure includes land in private ownership or currently used for rail operations. It does not explain how the higher employment land figure can be achieved or why this has increased.

Table 1 below sets out the strategic employment land allocated in the Publication Plan and how it has altered throughout the most recent plan stages.

Table 1: York Local Plan Employment Land Supply

Site Ref.	2018 Publication Plan Sites Floorspace (sqm)	2017 Publication Sites Floorspace (Sqm)	Pre-2016 Preferred Sites Floorspace (Sqm)	Council's Comments
ST5: York Central	100,000 (B1a)	61,000 (B1a)	80,000	At the Pre-publication stage, Officer's stated that the outcome of work to date is suggesting that the site can deliver a minimum of 61,000 sq m of B1a office floorspace (GEA). This is a reduction to the position in the Preferred Sites Consultation which included up to 80,000 sqm B1a office ¹ . At Publication stage Officer's state that the amendment has been undertaken to reflect work carried out by the York Central Partnership ²
ST19 Land at Northminster Business Park	49,500 (B1c, B2 and B8. May also be suitable for an element of B1a)	49,500 (B1c, B2 and B8. May also be suitable for an element of B1a)	60,000	At Pre-publication stage, Officer's highlighted that further assessment is required to understand the predicted significant highways impact around Popleton. ³
ST26 Land South of Elvington Airfield Business Park	25,080 (B1b/B1c/B2/B8)	25,080 (B1b/B1c/B2/B8)	30,400 (B1b/B1c/B2/B8)	The site will require detailed ecological assessment to manage and mitigate potential impacts. The site is adjacent to two site of local interest (SLI) and candidate SINC sites and previous surveys have indicated that there may be ecological interest around the site itself. The site is also within the River Derwent SSSI risk assessment zone and will need to be assessed through the Habitat Regulation Assessment process required to accompany the Plan. The proposal would result in material impacts on the highway network particularly on Elvington Lane and the Elvington Lane/A1079 and A1079/A64

¹ Local Plan Working Group Paper, July 2017

² Local Plan Working Group Paper, January 2018

³ Local Plan Working Group Paper, July 2017

				Grimston Bar junctions. A detailed Transport Assessment and Travel Plan would be required. ⁴
ST27 University of York Expansion	Up to 25ha for B1b	21,500 (B1b)	20,000 (B1b)	To meet the needs of the university alongside student housing and an academic research facility. Campus East and ST27 will across both sites deliver up to 25ha of B1b knowledge based businesses including research led science park uses identified in the existing planning permission for Campus East.
ST37 Whitehall Grange	33,330 (B8)	33,330 (B8)	0	Whitehall Grange site is allocated as a strategic employment site within the Local Plan to reflect the planning consent granted.

Regeneris note that potential investors looking for B1a accommodation will have a choice of just two large sites (York Central and Northminster Business Park). However, they question exactly how much B1a space will be available at Northminster Business Park, where the Draft Local Plan indicates the main focus will be on industrial development.

Whilst the Publication Plan has sought to address the shortfall by allocating the 'missing' 40,000 sqm B1 floorspace at York Central it clearly does not address the recognised qualitative need for an alternative to York Central in the early years of the plan. HOW also has significant concern that the proposed quantum of development at York Central has not been justified.

Regeneris has also evaluated the 2016 ELR and then the 2017 Update scoring of the market attractiveness of sites. This has exposed a number of flaws with the scoring framework and relative weightings given to different criteria, indeed Regeneris conclude that if inconsistencies were addressed Naburn Business Park would score higher than Northminster and would emerge as one of the most attractive sites for B1a development.

The Council's stance is deeply flawed. The evidence base prepared by Council Officers readily accepts that there is an increased quantitative need and a qualitative need for greater flexibility in the employment land supply to provide additional choice for B1a (office) provision in the earlier part of the plan period as an alternative to the York Central site and address the loss of office floorspace through office to residential conversions.

Having regard to York Central, it is concerning that the proposed quantum of employment floorspace has varied significantly between the 2016 Preferred Sites consultation, the 2017 Pre-publication consultation and the current Publication consultation and also that the developable area of the site has not been confirmed.

As recognised by the Council, York Central has significant infrastructure challenges, being entirely circumscribed by rail lines and restricted access points unable to serve a comprehensive redevelopment. The site is also in fragmented ownership, albeit the key public sector landowners have come together as York Central Partnership to assemble land for development and clear it of operational rail use.

Furthermore, there are heritage constraints that will restrict development and as such Historic England objected to the lesser quantum of development proposed at the Pre-publication stage in terms of the

⁴ Local Plan Working Group Paper, July 2017

impact on the site's many heritage assets and also the potential knock-on to the city centre. They consider that a lot more work is needed to demonstrate how the quantum of development can be created on the site in a manner which would also be compatible with the need to safeguard the significance of the numerous heritage assets in its vicinity and the other elements which contribute to the special character of the city.

A masterplan is currently being consulted on by York Central Partnership which provides some indication of how the development might come forward at the site. A significant proportion of development is proposed on areas that are currently operational rail including the western access road. It has not yet been demonstrated how the quantum of development proposed will impact upon heritage assets in York.

We also note that the Sustainability Appendix I: Appraisal of Strategic Sites and Alternatives suggests that key assessment work which will impact upon viability and the amount of developable area is yet to be completed:

This is a brownfield site which has predominantly been used for the railway industry. The site is known to have contamination issues from its railway heritage and there is a need to remediate any the land to ensure the health of residents. There therefore may be a risk of contamination which would need to be established through further ground conditions surveys.

Clearly York Central is a complex site to deliver and the required access infrastructure alone is not estimated to be completed until at least 2021. The site subject to the injection of public funding to assist delivery due to the scale of constraints and infrastructure required. We understand that funding is promised by the West Yorkshire Transport Fund and that a funding application of £57 million to the Housing Infrastructure Fund is through to the final round, with decisions on the latter to be made in Autumn 2018. The Council state that this will speed up the delivery of houses at the site.

The Council estimate that York Central will take between 15 and 20 years to complete and it is unclear from the Publication Plan documents when the B1a office developments are likely to come forward. At the aborted Publication Local Plan (2014) stage, the Council provided the following assessment of York Central:

York Central: *This is likely to be an attractive site with significant investor appeal for HQ and other corporate requirements due to its central location and connectivity. However there are major deliverability challenges, which we believe could take a long time to address, including access issues and compulsory purchase orders. Crucially, there is not yet a developer in place and a number of questions have been asked about the viability of the scheme. As the Council has not published a viability of feasibility assessment, it has not been possible to ascertain the likely timescales for providing office space which is available for occupation. However, given the complexities associated with the site, we believe this could take at least ten years before any office development is delivered⁵. [our emphasis]*

Whilst the Publication plan appears to be silent about delivery timescales for York Central, it is stated at Sustainability Appraisal Appendix I: Appraisal of Strategic Sites and Alternatives:

*the mixed use development of this site is likely to provide long-term **jobs on site in the long-term**. The York central site benefits from Enterprise Zone status and therefore should be an attractive prospect for business. Both the allocation and alternative would provide 100,000sqm of floorspace and is therefore projected to provide approximately **8,000 jobs in the long-term**.*

HOW believe that the continued reliance on one site to provide for the majority of the needs of York entails significant risks which could see the City lose out on potential investment. The timescales for the

⁵ Local Plan Working Group Paper, July 2017

delivery of new office space at York Central remain unclear but it is still likely to be many years, with York City Council estimating that the development could take 15 to 20 years to complete.

The lack of commitment to early delivery of office development in the Local Plan is considered unsound particularly given the recent significant losses of office to residential in the city centre (due to the change in permitted development rights and the lack of alternative housing supply in York).

In addition, HOW consider that the Council has failed to justify how the quantum of B1a employment floorspace proposed at York Central will be delivered given the scale of constraints at the site and the outstanding assessment of these.

We are not aware of the timescales for delivery of new B1a office space at other sites such as Northminster Business Park. Although we note that paragraph 73 of the July 2017 Local Plan Working Group raised concerns about traffic: *“Initial transport modelling of potential residential and employment sites has shown that increased queues and delays are being forecast in the Poppleton area, exacerbated by the potential level of development projected for that area, including potential employment sites at Northminster Business Park (ST19), Land to the North of Northminster Business Park and the former Poppleton Garden Centre”*. This suggests there may be some delays in bringing forward new development in this location.

Regeneris's Addendum highlights that recent trends show a dwindling supply of office space across the city. This means that the city is facing a potential shortage of B1a office space in the short term which could act as a barrier to growth. Regeneris consider that it is important that areas provide a balanced portfolio of sites to reflect the needs of different markets and occupiers (who will have differing locational drivers). Whilst York Central will be a highly desirable location for many office occupiers, it will not suit the needs of those sectors with a higher dependency on car-borne occupiers who need quick access to the road network (either for commuting or for business reasons). Therefore, in addition to it being questionable that the plan can deliver sufficient quantity of land allocated for B1a development, the continued reliance on York Central means there would be insufficient choice for investors.

Regeneris conclude that it is therefore unlikely that the identified sites will meet demand for B1a office space in the short to medium term (particularly York Central). This means there is a risk of York losing out on potential investment in the next five or ten years if it does not have an “oven ready” product for occupiers.

In conclusion, the continued reliance upon only York Central to deliver future B1a office development would risk losing out on potential investment from those investors who are looking at space in the next five or ten years and those who are seeking a business park location but are deterred by congestion and quality of the environment elsewhere. The approach promoted within the Publication Plan consultation is not in accordance with paragraph 160 of the National Planning Policy Framework (NPPF), which advises that local planning authorities should assess the needs of land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the Plan period. The current approach is not consistent with national policy and is not justified.

GREEN BELT DESIGNATION

As far back as 2005 the Naburn site was identified as a suitable location for meeting development needs post 2011 and allocated as a ‘reserved’ site in the Draft 2005 Local Plan. However, in more recent iterations of the emerging plan the site has been allocated for Green Belt.

Paragraph 1.49 of the Publication Plan sets out that the York Local Plan is establishing the detailed boundaries of the Green Belt for the first time. It explains that the majority of land outside the built-up areas of York has been identified as draft Green Belt land since the 1950's, with the principle of York's Green Belt being established through a number of plans including the North Yorkshire County Structure Plan (1995-2006), and the Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (2008). It

states that the overall purpose of York's Green Belt is to preserve the setting and special character of York, also helping to deliver the other purposes.

Whilst the Council does not have a formal adopted Local Plan which has set the Green Belt boundaries, the Draft 2005 Local Plan that was approved by the Council on 12th April 2005, represents the most advanced stage of the draft City of York Local Plan and was also approved for the purpose of making development control decisions in the City, for all applications submitted after the date of the Council meeting (12th April 2005). It was to be used for this purpose until such time as it was superseded by elements of the Local Development Framework (now the Local Plan).

The Draft 2005 Plan included detailed Green Belt boundaries and under Policy GP24a: Land Reserved for Possible Future Development, 9 hectares of the Naburn site was reserved until such time as the Local Plan is reviewed (post 2011) as shown in Figure 1 below.

Figure 1: Extract from Draft 2005 York Local Plan



The emerging Local Plan will now establish the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and define the inner boundary to establish long term development limits that safeguard the special character and setting of the historic city. It is therefore the role of the Local Plan to define what land is in the Green Belt and in doing so established detailed green belt boundaries.

Green Belt Evidence Base

The Council's evidence base for setting the Green Belt boundaries dates back to 2003 and earlier: 'The Approach to the Green Belt Appraisal 2003'. This 2003 16 page long report states that the appraisal consisted of the following three component parts:

- Desk top study - comprising two parts: firstly a review of relevant written information including [now superseded] PPG2, the work of Baker of Associates in the East Midlands, and previous work undertaken by the City of York and North Yorkshire County Councils; and secondly, the detailed consideration of maps both historic and current of the City of York Council area.
- Field analysis - A considerable amount of time was spent in the field assessing the land outside the City's built up area.

- Data collation and analysis. The output from the two stages above was analysed and evaluated to determine which areas of land are most valuable in Green Belt terms. The results of this work are included within this document and illustrated in map form.

The report does not include the detailed evaluation outlined above and reads as a conclusion. It is considered unsound that the empirical evidence base upon which the Council's site selection process is based has not been made available and relies upon documents that are over 25 years old including the work of North Yorkshire County Council in their York Green Belt Local Plan, which was considered at a public inquiry between autumn 1992 and spring 1993.

The 2003 report states that it sought to identify those areas within York's Draft Green Belt that were key to the City's historic character and setting. The outcome was the identification of the following areas of land important to the historic character and setting of York:

- Areas preventing coalescence
- Village setting area
- Retaining the rural setting of the City
- River corridor
- Extension to the Green Wedge
- Green Wedge
- Stray

These areas of land, established in 2003, still form the basis of the Council's approach to site selection and Green Belt boundaries.

At that stage the Naburn site was not appraised as falling within any of the historic character areas and indeed it was subsequently partly allocated as a reserved site for development in the 2005 Draft Local Plan.

The 2003 assessment was updated in 2011 by the City of York LDF Historic Character and Setting Technical Paper (January 2011), the stated purpose of this was:

'to consider potential changes to the boundaries proposed in the 2003 Appraisal document, in light of issues raised on historic character and setting designations as part of the consultation on the Core Strategy and Allocations DPD. It is not intended to readdress or reconsider the background principles in or behind the Appraisal or make any changes to the principles behind the designation of a piece of land.' (paragraph 1.2, York Council Historic Character and Setting Technical Paper, 2011).'

The 2011 Technical Paper sets out that the work was undertaken as a response to the consultation response by Fulford Parish Council which included a review of Fulford's Green Belt Land and other consultation responses to the Core Strategy Preferred Options document and to the Allocations DPD Issues and Options document.

Notably, it did not comprehensively review all of the historic character areas, only responding to specific concerns raised. The only changes made were around the village of Fulford and reliant upon the Parish Council's assessment of the Green Belt. At this stage the status of the Naburn site changed in response to the Fulford Parish Council – LDF Submission including Review of Fulford's Green Belt Land.

That report states that the objector's response was as follows:

That the Green Wedge (C4) be broadened to encompass the fields and open land of the A19 southern approach corridor, including both the arable field to the south of Naburn Lane and the field east of the A19 (adjacent to the Fordlands Road settlement). The arable field south of Naburn Lane contributes to the openness and rural character of the A19 corridor and prevents urban sprawl and assists in

safeguarding the countryside from encroachment. It also performs a valuable role in preventing coalescence between the Designer Outlet and housing at Naburn Lane.

The field between the A19 and Fordlands Road settlement acts as a green buffer zone between the housing at Fordlands Road and the busy A19 carriageway, whilst the trees along the field boundary serve to screen the washed over settlement from view. It therefore prevents sprawl of the built up area and safeguards the countryside from encroachment.

And that:

Officers agree that designating both suggested sites either side of the A19, north of the A64, as 'Green Wedge' would be appropriate and give a continuance of protection to the approaches to Fulford from the south. The A19 approach does give an open and rural feel as you enter Fulford – this is inferred by the Conservation Area Appraisal and the emerging Fulford Village Design Statement.

Since 2011 further incremental updates have been undertaken to the Green Belt/Heritage evidence base:

- Historic Character and Setting Technical Paper Update (June 2013). This Update considered sites that had been submitted to the plan process and made a series of additions and deletions to the boundaries under the relevant historic character and setting designations. Again, it did not undertake a wholesale re-assessment of the historic character and setting areas.
- Heritage Topic Paper Update 2013 (June 2013). This states that:

it is clear that the evidence base:

is incomplete and that there is a requirement for further specific studies which will provide more detailed evidence for this exploration of the special historic character of the city; and it is subjective and that at any one moment the constituent parts of the categories can change and be redefined. The results of any further studies will demand a review of this paper and the process of review may challenge parts of the narrative.

This document examines and assesses existing evidence relating to the City of York's historic environment and how it can be used to develop a strategic understanding of the city's special qualities. This assessment proposes six principal characteristics of the historic environment that help define the special qualities of York. The 2013 Update sets out those factors and themes which have influenced York's evolution as a city and whilst it makes references to some sites within this, it does not comprise specific nor general site assessments.

- Heritage Topic Paper Update (September 2014). Appears identical to the Topic Paper 2013 Update. We note that the 2013 Topic Paper Update is no longer available on the Council's website only the 2014 document.
- Heritage Impact Assessment (September 2017). this document comprises a detailed assessment of the proposed Strategic Sites or planning policies against the six Principal Characteristics identified in the Heritage Topic Paper. It does not re-evaluate the historic character and setting areas.

Whilst the above evidence base sets out a series of incremental changes to the proposed designations of Green Belt 'areas of land important to the historic character and setting of York', largely in response to consultation responses, a full re-appraisal of the designations has not been carried out since 2003.

NPPF paragraph 83 allows for Green Belt boundaries to be altered in exceptional circumstances as part of the preparation or review of a Local Plan. Paragraph 84 confirms that when drawing up or reviewing

Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development and the consequences of channelling development towards non-Green Belt locations should be considered. Paragraph 84 also requires local planning authorities to satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period and to define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. Paragraph 85 seeks (amongst other things) consistency with the strategy for meeting identified requirements for sustainable development, including longer term development needs "stretching well beyond the plan period".

Planning Practice Guidance Paragraph 014 Reference ID: 12-014-20140306 states that:

'evidence needs to inform what is in the plan and shape its development rather than being collected retrospectively. It should also be kept up-to-date. For example, when approaching submission, if key studies are already reliant on data that is a few years old, they should be updated to reflect the most recent information available (and, if necessary, the plan adjusted in the light of this information and the comments received at the publication stage).'

Local planning authorities should publish documents that form part of the evidence base as they are completed, rather than waiting until options are published or a Local Plan is published for representations. This will help local communities and other interests consider the issues and engage with the authority at an early stage in developing the Local Plan.'

Given the national importance of the York Green Belt in heritage terms, an evidence base relying upon work carried out more than 25 years ago and not made available for review cannot be considered to be justified by appropriate and proportionate evidence base or in line with national policy on Green Belts which has changed since 2003 with the publication of NPPF. Given that the designations are based on changing factors such as views and landscape clearly this should have been updated by the Council and their failure to do so is unsound as is their failure to make the empirical site assessment available for scrutiny.

There is no definitive national guidance on how to undertake Green Belt studies. Documents prepared by the Planning Officers Society (POS)⁶ and the Planning Advisory Service (PAS)⁷ provide a useful discussion of some of the key issues associated with assessing Green Belt and reviewing/revising Green Belt boundaries.

The POS guidance advises using the following methodology for undertaking Green Belt review:

- identify areas that can be developed in a sustainable way. This will essentially be identifying transport nodes along high capacity public transport corridors that have the capacity, or the potential to economically create the capacity, to take additional journeys into the centre of the conurbation or other areas of significant economic activity. The growth of communities around these train, tube and tram stations will be a key feature of a GB review release strategy.
- In reviewing the GB it is important to understand the intrinsic quality of the land in terms of SSSI, SNCI, Heritage, alongside high quality landscape (AONB, SLA etc) and other features. The need is to understand the relative qualities of land so that informed decisions can be made about the acceptability of release.
- It is important to accept that the character of some landscapes will change in this process, so understanding the relative merits of landscape quality will be vital
- A GB review would also involve a review of all such similarly protected land to test what is the most appropriate land to release. This would be an exercise in ensuring that areas

⁶ Approach to Review of the Green Belt, Planning Officers Society

⁷ Planning on the Doorstep: The Big Issues – Green Belt, Planning Advisor Service (2015)

- remain well served by public open space, but looking carefully at areas where there may be an overprovision.
- Once all these factors are captured, spatial areas will emerge with the greatest potential for development in the most sustainable way.

HOW considers that the incremental updates to the 2003 Green Belt Study do not accord with the above methodology. In particular, the 2011 update which changed the designation around the Naburn site was not fully justified by an appraisal that carried out a full assessment of the various factors that are important to the purposes of Green Belts.

In addition to setting the detailed boundaries, HOW Planning also consider that exceptional circumstances exist which justify a general review of the extent of Green Belt boundaries around York. Indeed, the Plan does propose allocations that would be considered to site within the broad extent of the Green Belt as it currently stands.

Impact on the Green Belt

The Publication Plan does not consider the Naburn site as a reasonable alternative, thus is silent on the reasons for it being discounted as a site. However, the site has been reviewed by Officers at previous stages of the plan, most recently the Local Plan Working Group Agenda (10 July 2017) Annex 4: Officers Assessment of Employment Sites following PSC states:

The further landscaping evidence has been reviewed and it is still considered that the scheme would have a negative impact on the setting of the city as it would bring development right up to the A19 on a key approach to the city. It is acknowledged that the proposed landscaping scheme and the reduced height/density of this revised proposal could help to mitigate some impacts however there would still remain a solid development within what is currently a fluid landscape creating a visual impact on what are currently open fields viewed from the A19. The surrounding open countryside currently presents a rural approach to the city and to Fulford village.

As at Pre-publication state, an Interim Landscape and Visual Briefing Note, prepared by Tyler Grange and previously submitted is included at Appendix 5. In summary, Tyler Grange identified three key issues:

- Maintaining separation between Fulford Village and the Designer Outlet area, both physical separation, separation of landscape character and visual/perceptive and separation;
- Maintaining the openness of the A64 and A19 approach road into York; and
- The site falls within a 'Green Wedge' within the Green Belt.

The character of Fulford Village and the existing Designer Outlet have their own "very distinct character." Due to this lack of inter-visibility between the two areas, it is not anticipated that changes to the site, which falls within the character of the area of the Designer Outlet, would have any effect on setting (positive or negative) of the landscape character within the area of the Fulford Village.

To further strengthen the separation between the two areas, Tyler Grange recommend that the following mitigation measures are implemented in developing the Naburn site:

- strengthen the existing boundary vegetation of all boundaries, including some evergreen species for year round screening;
- ensure building heights are limited to be no taller than that of the existing Designer Outlet so that built form does not appear in views from Fulford Village; and
- to make use of or locate the access parallel to the existing St Nicholas Avenue to access the site and strengthen existing or implement new screen planting alongside it.

With regards to the maintenance of the openness of the A64 and A19 approach road into York, the site is screened well from the A64 in the immediate locality and to the west when travelling eastbound. To the east, the eastern boundary of the site is visible from the A64 when travelling westbound. It is not considered that strengthening the existing eastern boundary vegetation to the Naburn site would have an effect (positive or negative) upon experiencing views of openness from the A64 in this location. The addition of new vegetation to existing with built development sitting behind it, would barely be perceptible from this location of the A64, particularly while travelling at speed.

The area surrounding the A19 and A64 Junction lacks an overall sense of openness compared with that further south along the A19 due to a combination of dense screen planting along the roads, as well as blocks of planting within fields. Some views towards the east remain open whereas the westward views are significantly diminished by existing screen planting. Although the Naburn site comprises two open fields which could contribute to the sense of openness, the views across them from the A64 and A19 are limited. The Naburn site is well contained to all of its boundaries. It is not anticipated that further strengthening the existing planted boundary against the A19 is likely to affect (positively or negatively) the sense of openness for people travelling along the A19 or A64.

To ensure the sense of openness is not further diminished in this location, the following mitigation measures are proposed to be implemented in developing the site:

- ensure a wide offset of built form from the eastern boundary;
- retain, maintain and supplement the existing planting eastern boundary; and
- retain and maintain the open offset between the road and the eastern boundary to maintain long views towards the junction and adjacent to the footpath.

The Interim Landscape and Visual Briefing Note concludes that through a full Landscape and Visual Impact Assessment (LVIA) the site would be suitable to accommodate the development type proposed with no adverse effects on the landscape and visual amenity. The road infrastructure has a great influence on the character to the south of Fulford Village. The area is already subject to large scale retail use to the immediate north west of the site at the Designer Outlet and built form exists along the A19 to the south of the site (Persimmon House). Screen planting along the A19 and wider area is a common feature within this area. The site could sit well within the existing landscape and result in minimal effects if the above described mitigation measures were carried out to ensure the existing landscape character is maintained. Opportunities exist to improve public access to the site; to introduce planting that could better reflect the characteristics of the local landscape along the boundaries and that internally tie in with that at the existing Designer outlet. Increased screen planting will add a further degree of prevention of physical or visual merging with Fulford Village, ensuring the divide between the two.

An indicative masterplan was produced which took into account the key opportunities and constraints of the site. This is included at Appendix 6.

THE CASE FOR A BUSINESS PARK AT NABURN

Based upon the evidence HOW strongly believe that there is a strong economic case for new business park development at Naburn. The site offers the opportunity to provide a genuine range of choice for office occupiers which reflects the economic geography of York and its links to both the north and the south. At present there are no sites to the south of York, which Naburn would address. Furthermore, the site provides an employment site that would be attractive to the market, particularly for occupiers that are seeking an office based location but are deterred by traffic congestion at Monks Cross. The provision of high quality office space would also help to address the short to medium term shortfall of supply caused by the likely delays at York Central.

The main locational benefits of the site are as follows:

- It is in an easily accessible location by road without the problems of traffic jams to the north on the outer ring road. It is adjacent to an existing Park and Ride as part of the York Designer Outlet Shopping Centre and any scheme brought forward in the future would incorporate a fully functional and integrated Park and Ride.
- The location is well placed to draw upon the highly skilled workforce located to the south and east of York (particularly North East Leeds and Harrogate). Using Census data and travel time analysis, Regeneris estimate that there are over 170,000 people with degree level qualifications living within a 45 minute travel time of the site.
- The site is located on the 'right side' of York in terms of access to York University and the main science and technology hubs (York Science Park and the Heslington East Campus), which would be less than ten minutes' drive from the site.
- There is the potential to develop the site quickly in the short term to meet demand enabling continuity of employment land supply in the period before York Central comes forward as there is likely to be sufficient highways capacity at the junction with the A64.
- One of the most significant housing allocations - ST15: Land to the West of Elvington Lane - is in very close proximity to the Naburn site to the east. This provides the opportunity for new residents to live near an employment location, which presents sustainability benefits.
- A new business part at Naburn as part of the new Local Plan would result in a more balanced portfolio of sites catering for all market sectors. It would perform a complementary role to the York Central site.

With regards to key occupiers, there is no clear sector split between the occupiers of city centre and business park accommodation in York, therefore the site would potentially appeal to a wide range of sectors. The shortage of units in York capable of accommodating requirements from large investors also means that the site would appeal to HQ functions and large corporate occupiers. The connections to Leeds, access to a highly skilled workforce and quality of life in York would also appeal to these investors. Furthermore, the site would be attractive as a possible 'grow-on' space for firms located at York Science Park (YSP) or the Heslington East Campus. There is already some evidence that some firms at YSP have been lost to the city because of a lack of grow on space e.g. Avacta Group, which moved from YSP to Thorpe Arch (about 8 miles from York). The high rate of occupancy at YSP and the restrictions on the type of uses at Heslington East meant that there is no clear ladder of opportunity for those firms who want to expand in York, and to grow their office based administrative functions, while still maintaining close proximity to the science park and University. While the Naburn site could play this role, this is likely to be longer term role of the site. The Naburn site's location could be particularly advantageous if the cluster of science based firms in York continued to grow, and the Council's ambitions to be a leading science based city were realised.

In terms of planning principles set out in national guidance aimed at evaluating the suitability of sites for development, the following benefits are associated with allocating the site for business park use:

- The site exhibits all of the locational advantages for successful business parks across the UK as set out in paragraphs 4.4 to 4.8 of the report included at Appendix 2;
- The site is in single ownership and has excellent access to public transport and the A64. The site benefits from existing extensive infrastructure including a dual carriageway site access as well as an existing Park and Ride on part of the Designer Outlet car park. Any new development proposals would incorporate a new fully functional Park and Ride to enhance the accessibility of the Designer Outlet and business park.
- In light of the single ownership, existing excellent infrastructure and locational advantages of the site from a market perspective, the site is capable of being delivered in the short term and would make a major contribution towards new employment generation in the early part of the Plan period.
- The site has clear and defensible boundaries. A campus style business park development with extensive areas of landscaping - some of which are already well established from the Designer Outlet development, will enable an exceptional scheme to be designed which responds to the site's current Green Belt location.

HIGHWAYS

In dismissing the site for inclusion as an allocation the Local Plan Working Group Agenda (10 July 2017) Annex 4: Officers Assessment of Employment Sites following PSC states:

There are also significant transport constraints on the A19 which would be exacerbated through the further expansion of the Designer Outlet and the introduction of B1a (office) use and the associated trips. Whilst it is recognised that the adjacent Park and Ride would offer a sustainable alternative to car use there would still be a significant amount of peak hour trips created through the development of this site as proposed.

Fore Consulting Strategic Access and Connectivity Report at Appendix 7 considers the strategic access and connectivity implications of the proposed allocation of the site at Naburn for an employment development with ancillary uses. They conclude that the site is well located to encourage trips to the adjacent existing retail facilities, wider surroundings and the city centre on foot or by cycle. The site is also well-served by the existing public transport network. Direct high frequency bus services connect the Designer Outlet Park and Ride to the city centre, as well as services providing additional local connections towards Selby.

In direct response to the Officer's comments Fore respond that it is likely that significant changes to improve Fulford Interchange will be required to safely and efficiently accommodate traffic associated with an allocation, bus priority measures and enhanced pedestrian and cycle connections. The promoters control the necessary land adjacent the junction that is likely to be required and on this basis, changes to Fulford Interchange to improve capacity are deliverable.

The impacts of traffic associated with an allocation on the wider network are considered to be of a scale that is capable of being satisfactorily accommodated, or mitigated.

SUSTAINABILITY APPRAISAL

HOW prepared a Sustainability Appraisal of the site in February 2016 and submitted this to the Council for review and consideration. For ease of reference, the Sustainability Appraisal is submitted as part of these representations, included at Appendix 8.

In summary, the Sustainability Appraisal has considered the locational and physical attribute of the site in order that it can be allocated for new development to support the economic growth aspirations of York. The site is capable of providing a readily supply of employment opportunities for highly skilled existing and future residents. In particular, the site is strategically located to capitalise on:

- The strategic highways network and the excellent public transport provision;
- The huge growth ambitions of York and the wider region; and
- Capitalise on the co-location of future housing sites, sustainably located within the site's vicinity.
- The site is in single ownership, sustainable and deliverable. It does not have any significant constraints to development which could not be mitigated through appropriate technical assessments and best practice mitigation measures. The site has the potential to make a major contribution towards providing high-end office accommodation in a sustainable location to meet the future growth and aspirations of York as part of a balanced portfolio of sites.

SUMMARY

This representation has been prepared by HOW Planning on behalf of Oakgate/Caddick Groups in relation to land east of the Designer Outlet and promotes it for a business park.

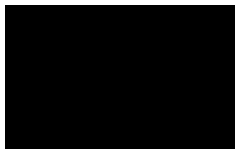
HOW object to the approach taken within the Publication Local Plan to the identification of employment land to meet development needs for the Plan period. The reliance upon only York Central to deliver future office development would risk losing out on potential investment from those investors who are looking at space in the next five or ten years and those who are seeking a business park location but are deterred by congestion and quality of the environment elsewhere. The approach promoted within the Publication Local Plan is not in accordance with paragraph 160 of the NPPF, which advises that local planning authorities should assess the needs of land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the Plan period. The current approach is not consistent with national policy and is not justified.

Furthermore, at the forefront of the development of the Local Plan it must be noted that CYC is setting Green Belt boundaries for the first time. If sufficient land to meet development needs is not allocated within this Plan there is a real risk of increased pressure being put on Council to revise Green Belt boundaries before the end of the Local Plan period, which is not in accordance with the NPPF which seeks to ensure the long term permanence of Green Belt boundaries.

The technical issues previously identified by Officers have been addressed, with further work currently being undertaken by Oakgate/Caddick Groups, and it has been demonstrated that the site is suitable (with the proposed mitigation measures) to accommodate a business park site. Oakgate/Caddick Groups would welcome the opportunity to discuss the technical work with the Council's Officers in due course.

We trust this representation provides the Council will a sound understanding of the benefits of allocating land to the east of the Designer Outlet as a business park site within the Local Plan, and confidence that the site is entirely suitable. Oakgate/Caddick Groups is committed to working with the Council to ensure that an allocation within the Local Plan can be delivered within an entirely appropriate manner and would welcome a dialogue with the Council to discuss the information submitted as part of this representation.

Yours sincerely



Emma Jones

Associate

Direct Dial: [Redacted]

Email: [Redacted]

Encl:

Appendix 1: Site Location Plan

Appendix 2: New business park in York Final Report

Appendix 3: Naburn Economic Case Update

Appendix 4: Naburn Business Park York Heritage Settings Assessment

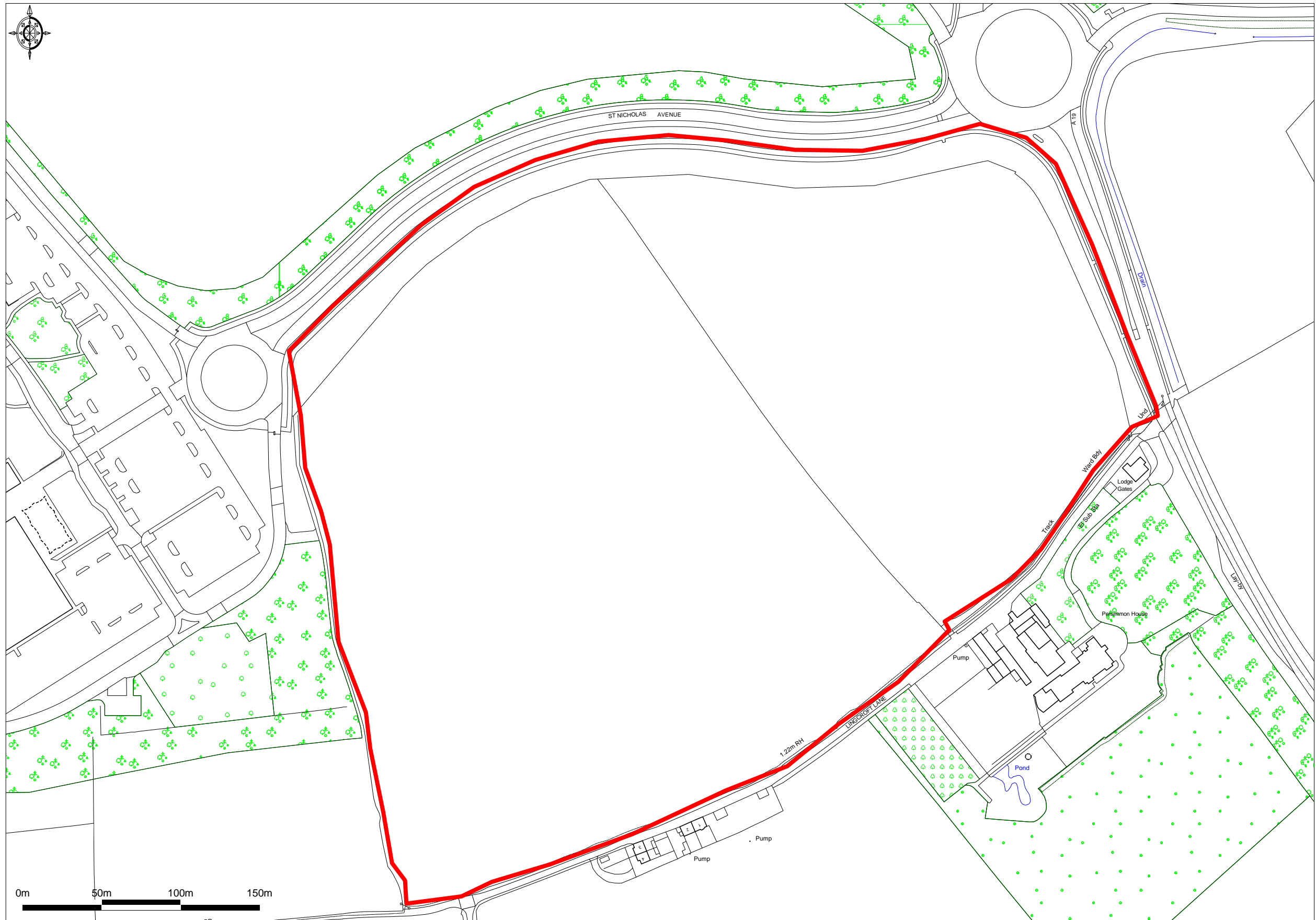
Appendix 5: Landscape and Visual Briefing Note

Appendix 6: Masterplan

Appendix 7: Strategic Access and Connectivity

Appendix 8: Sustainability Appraisal

Land East of the Designer Outlet, Naburn, York





regeneris

ECONOMICS · RESEARCH · ANALYSIS

The case for a new Business
Park in York

A Report by Regeneris
Consulting/CBRE/HOW
Planning

Oakgate Group Plc

The case for a new Business Park in York

February 2016

Regeneris Consulting Ltd
www.regeneris.co.uk

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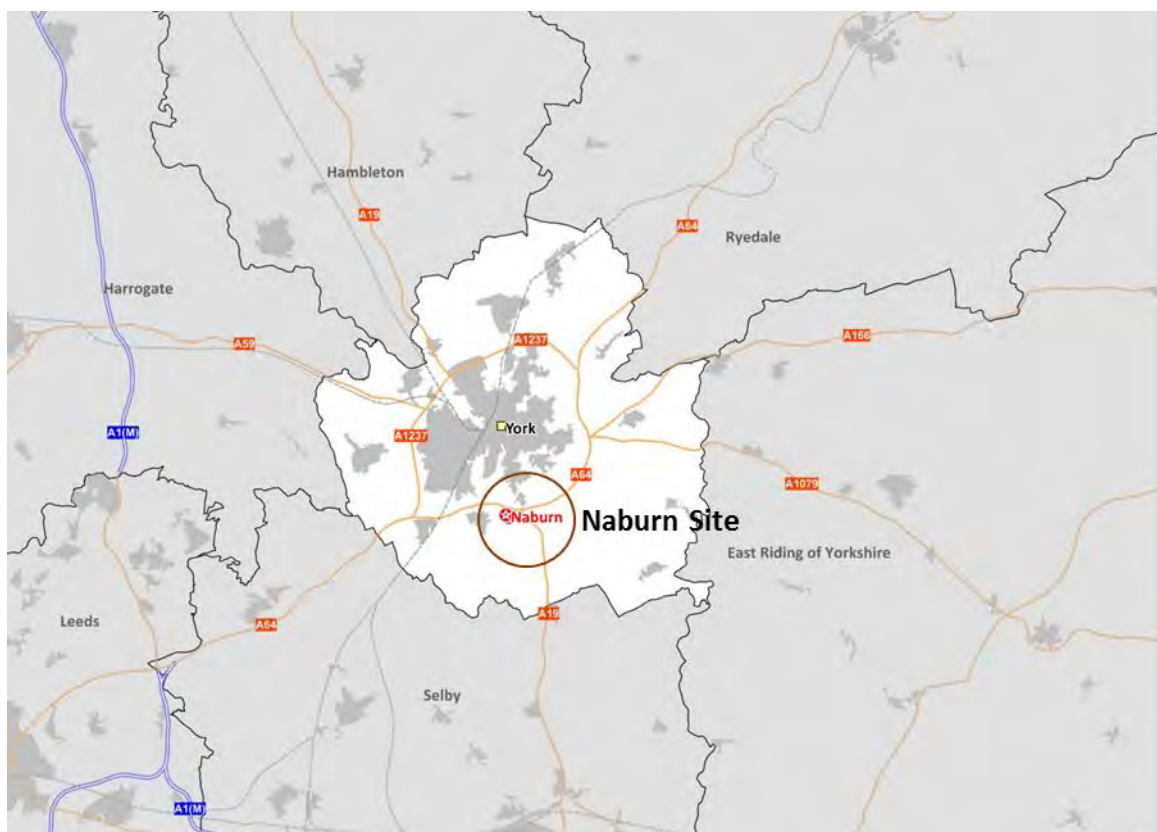
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1. Introduction and summary

Purpose of the Report

- 1.1 In November 2015 Regeneris Consulting were appointed by Oakgate Group plc to review the case for the development of a new business park on land to the south of York just off the A64 and adjacent to the York Designer Outlet Centre. This report is intended to inform discussions between Oakgate plc and the City of York Council about potential site allocations in the new Local Plan.
- 1.2 Our assessment is based on an extensive review of:
- Economic and property data on York
 - The evidence base that has been prepared to date to inform the new Local Plan for York and for the two LEP areas in which York sits
 - Information supplied by CBRE on the property market and occupier requirements.

Figure 1.1 York and Naburn Site



Source: Regeneris Consulting

- 1.3 A separate Sustainability Appraisal has been prepared by HOW Planning which examines the social, economic and environmental aspects of the release of this site from the Green Belt for business park use.
- 1.4 The plan overleaf shows the boundaries of the site which extends to 32 ha (80 acres). The site abuts the A64 and York Designer Outlet Shopping Centre.

- 1.5 The site is considered suitable for allocation in the emerging draft Local Plan for a number of reasons which are set out in this report. In terms of planning principles set out in national guidance aimed at evaluating the suitability of sites for development, the following is a summary of the benefits associated with allocating the Naburn site for business park use.
- The Naburn site exhibits all of the locational advantages for successful business parks across the UK as set out in paragraphs 4.4 to 4.8 of this report.
 - The site is in single ownership and has excellent access to public transport and the adjacent A64. The site benefits from existing extensive infrastructure including a dual carriageway site access as well as an existing park and ride on part of the Designer Outlet car park. Any new development proposals would incorporate a new fully functional park and ride to enhance the accessibility of the Designer Outlet and business park.
 - In light of the single ownership, existing excellent infrastructure and locational advantages of the site from a market perspective, the site is capable of being delivered in the short term and would make a major contribution towards new employment generation in the early part of the plan period.
 - The site has clear and defensible boundaries. A campus style business park development with extensive areas of landscaping – some of which are already well established from the Designer Outlet development, will enable an exceptional scheme to be designed which responds to the site's current Green Belt location.

Summary of Findings

High Economic Potential

- 1.6 York is a city with great growth potential. This is recognised by the City of York Council and is reflected in a range of policy statements which have ambitious growth aspirations for the city. It's highly skilled workforce, high performing university and excellent transport connections leave it very well placed to capitalise upon growth in knowledge based industries and professional services. These have been the main drivers of growth in the past and are expected to continue to be the dominant sectors in the future.
- 1.7 In particular, the city's science base is a key asset, and has experienced strong rates of growth in recent years. Its scientific strengths also means York is one of the cities which could benefit from the Northern Powerhouse agenda which is focused on supporting the growth of the science based economy in the north.

York Office Market

- 1.8 York's office market is focused on the city centre and a number of out of town business parks. The city centre market is coming under increasing pressure as a result of conversions to residential uses which is shrinking the available supply. Most of the remaining stock is dated and there is a real shortage of larger units capable of addressing large corporate requirements. This has resulted in some loss of investment to the city, and means that demand is increasingly being displaced to the business parks (including Clifton Moor and Monks Cross).

Future Need for Employment Space

- 1.9 The ambitions of York City Council in strategy documents are not matched by the economic forecasts for the city which have informed the detailed assessment of future need for offices and R&D space in the draft Local Plan. This originally assumed a strong employment growth rate of 0.8% p.a. which was translated in to a need for 45,000 sq m of office space over the plan period.
- 1.10 This methodology employed a number of assumptions which, if adjusted, could result in a large range of requirements for office space. However, even if the most bullish assumptions about jobs growth and safety margins were applied, it is unlikely that the need for floorspace over the plan period would exceed 60,000 sq m. Subsequent revisions have actually been less bullish about the prospects of York and the latest version of the Local Plan (the unpublished Publication Draft of 2014) was based on an annual growth rate of 0.6% p.a. which would reduce the overall requirement for office space.
- 1.11 The same evidence base has been used to quantify the need for B1b or R&D space. This used an methodology where it was assumed (arbitrarily) that a certain proportion of growth in the professional services sector would require R&D space. This is an unconventional approach and we would question the robustness of the findings, however this estimated the need for 7,000 sq m of B1b over the plan period.

Future Supply of Employment Space

- 1.12 The draft Local Plan (2014) identifies just four sites for future office development (York Central, Monks Cross, Hungate and Terrys), which are cumulatively capable of accommodating up to 120,000 sq m of office space. 90% of this future supply is in just two locations (York Central and Monks Cross).
- 1.13 The plan also separately identifies locations for R&D activity at two sites (University of York Heslington East Campus and Expansion and Land at Hull Road). These two sites are cumulatively capable of providing 40,000 sqm of space for businesses, although in both cases this is restricted to R&D activity “linked to the University”. This would therefore appear to rule out office based employment associated with science and technology businesses, and any business which does not have a direct link with the University.

Adequacy of Supply

- 1.14 The evidence above shows that the quantity of land identified as sites for future B1a and B1b space are realistically well in excess of the scale of likely future demand. Even if far more bullish assumptions were used about the growth prospects of York, this would not alter this conclusion. Therefore, **in quantitative terms alone, the supply is adequate to meet the needs of the economy.**
- 1.15 NPPF also requires plan makers to make a qualitative assessment of sites and whether these meet the needs of the economy. Earlier guidance on employment land assessments has stressed the importance of providing a balanced portfolio of sites, which provides a choice of sites for potential occupiers and discourages employment land being concentrated in one location.
- 1.16 With this in mind, **we believe the current supply of sites identified in the draft Local Plan would be inadequate to meet the diverse needs of the economy.** Although this identifies four sites for office development, the market analysis by CBRE raises questions over whether there is likely to be any further development at the Hungate or Terry’s sites (which only accounted for 10% of supply anyway). Therefore, in practice, the City of York is dependent on only two sites to meet the future requirements of office occupiers (York Central and Monks Cross). We believe relying solely

on these sites to provide for the needs of York entails significant risks which could see the city lose out on potential investment:

- **York Central:** this is likely to be an attractive site with significant investor appeal for HQ and other corporate requirements due to its central location and connectivity. However there are major deliverability challenges, which we believe could take a long time to address, including access issues and compulsory purchase orders. Crucially, there is not yet a developer in place and a number of questions have been asked about the viability of the scheme. As the Council has not published a viability or feasibility assessment, it has not been possible to ascertain the likely timescales for providing office space which is available for occupation. However, given the complexities associated with the site, we believe this could take at least ten years before any office development is delivered.
- **Monks Cross:** Monks Cross is an established business park to the north east of York. The site is trading well, however there is still a large amount of vacant space in a number of the buildings (particularly Moorside which is advertising 30,000 sq ft). The drawback of this site for many potential investors is the congestion on the outer ring road, which makes access to the site particularly slow for people travelling from the west (where the main concentrations of highly skilled workers are located). CBRE report that this has deterred a number of occupiers from considering the site.

1.17 Therefore relying on these two sites as the only locations for future office development would risk losing out on potential investment from those investors who are looking for space in the next five or ten years and those who are seeking a business park location but are deterred by congestion and quality of the environment at Monks Cross.

1.18 There is also a danger that the restrictions on R&D space at the Heslington East and Hull Road sites and the requirement that this is linked to activity of the University would not meet all of the needs of the science and technology sector, particularly those which require office space to host administrative functions as they grow. There is already some evidence that some firms at YSP have been lost to the city because of a lack of grow on space eg Avacta Group which moved from YSP to Thorpe Arch (about 8 miles from York).

Role of Naburn

1.19 Based on our review of the evidence, we believe there is a strong economic case for new business park development at Naburn on the following grounds:

- 1) Providing a genuine range of choice for office occupiers which reflects the economic geography of York and its links to both the north and the south. At present there are no sites to the south of York, which Naburn would address. This would allow occupiers to draw upon a highly skilled workforce located to the south of the city.
- 2) Providing a site that would be attractive to the market, particularly for occupiers that are seeking an office based location but are deterred by traffic congestion at Monks Cross.
- 3) Providing high quality office space, which could help to address the short to medium term shortfall of supply caused by the likely long delays at York Central.

1.20 In terms of occupiers, we would expect the site to appeal to the following:

- sectors which are highly dependent on cars and require access to the road network to visit clients and collaborators in different locations (this includes IT firms, engineering consultancies, sales firms and financial services)
- sectors which require a secure or private setting (data centres, defence)

The case for a new Business Park in York

- HQ functions and large corporate requirements - the site's connections to Leeds, access to a highly skilled workforce and quality of life in York would also appeal to these types of occupiers, who tend to recruit an older workforce. At present there is a significant shortage of sites offering large floorplates suitable for these occupiers.
- The office based functions of science and technology businesses which value access to the University and science park, but cannot be accommodated at the Heslington East campus or Hull Road sites due to restrictions on the types of space and occupiers. This could include those existing firms at York Science Park which require grown on office space.

2. Policy Context

Northern Powerhouse

2.1 The Northern Powerhouse agenda was first announced by Chancellor George Osborne in July 2014. Although not a formal economic strategy, the Chancellor's speech provided a vision to re-energise the northern economy and for the government to work in partnership with northern cities and counties to promote economic growth. Key themes of the Northern Powerhouse agenda are:

- Agglomeration: the government wants the northern cities to act as a balance to the economic weight of London. Key to this is creating a world class transport system which better links up individual cities and towns to allow them to function as a single economy.
- Local governance: the government is devolving power to local councils to enhance their ability to respond to local economic opportunities and challenges. This includes more powers over local transport and training provision.
- Science and innovation: science and innovation were identified as key drivers of growth in the North, and the Chancellor's speech has been followed by a range of proposals for new investment in science and innovation including a National Institute for Materials Research and Innovation and a Graphene Engineering Innovation Centre (GEIC) in Manchester.

2.2 The same themes were identified by the Prime Minister and Chancellor when they set out a six point Long Term Economic Plan for Yorkshire and Northern Lincolnshire in February 2015. This plan aims to increase the size of the regional economy by an extra £13 billion in real terms by 2030. Among the measures identified to achieve this, the plan will:

- deliver at least £6.4 billion of investment in transport, including the electrification of existing lines, new and faster trains and upgrades to key road routes
- make major new investments in the region's scientific strengths, with a particular focus on renewable energy on the Humber, food production in North Yorkshire and advanced manufacturing in South Yorkshire
- Devolve greater powers to the cities and counties of Yorkshire.

2.3 The potential implications of the Northern Powerhouse for the City of York are still unclear, since there is still no clear strategy setting out the specific investments which will bring about this reversal of economic trends in the north. However, as a well-connected city with a strong scientific base and a high performing University, the city should be well placed to capitalise on potential benefits from the Northern Powerhouse. The announcement that the York Central site will receive Enterprise Zone status will create a very well connected business park in close proximity to the train station. This should complement rail investment such as the introduction of new InterCity trains on the East Coast Main Line which will dramatically improve connectivity from London to York.

Sub-Regional

2.4 The sub-regional policy agenda and its implications for York is complicated since the City is included in more than one LEP (Leeds City Region and York, North Yorkshire and East Riding), and was involved in the submission of a number of devolution bids.

Leeds City Region LEP and West Yorkshire Combined Authority

- 2.5 York is one of ten local authorities that form the Leeds City Region LEP and is one of seven Strategic Growth Centres identified in the Strategic Economic Plan (SEP). The objectives of the SEP are to create £5.2bn in additional economic output and 62,000 new jobs.
- 2.6 Improving connectivity through transport investment is at the heart of both the SEP and the Local Growth Deal (which sets out how the Leeds City Region and Central Government have agreed to co-invest in jointly agreed priorities). Through the West Yorkshire Plus Transport Fund the LEP aims to improve connections with other northern cities and contribute to the growth of a trans-Pennine economy in line with the vision for the Northern Powerhouse. The delivery plan for the transport fund prioritises 32 schemes over ten years. In York, these projects include outer ring road improvements and improving access to York Central.
- 2.7 Other interventions identified in the SEP and Local Growth Deal which are relevant to York include the development of BioVale as an innovation cluster that will establish York as an international hub for the knowledge based bio-economy, and funding for remediation of the York Central site.

York, North Yorkshire and East Riding LEP

- 2.8 The economic targets of the York, North Yorkshire and East Riding LEP are to create 20,000 new jobs and deliver £3 billion growth. Like the Leeds City Region, it identifies the bio-renewables sector as being York's key economic strength and the BioVale development as being a major opportunity to develop the sector. It aims to support the growth of the sector by making it easier for businesses to access the world class innovation assets in the region, promoting technology transfer and helping to build local supply chains and linkages between firms.

Local Priorities

- 2.9 There have been a number of strategies and development plans produced for York in recent years. This section provides a brief review of the main points

The Strategy for York, 2011-2025

- 2.10 This strategy provides the long term vision for the city and the priorities which will need to be addressed to achieve it. The vision is for York to be a leading environmentally friendly city, with a diverse and thriving economy which is at the forefront of innovation. To achieve this vision, it prioritises the promotion of York to regional, national and international audiences, physical improvements to the city and continuing support to local employers and entrepreneurs to develop a diverse and resilient economy.
- 2.11 The Without Walls partnership is made up of representatives from the public, private and voluntary sector in York and has led the development of the strategy. The partnership has recently updated the economic strategy for a third time, but the vision for the city and the priorities for York have remained the same.

York: The City Action Plan – The Strategy for Growth 2011-2015

- 2.12 This strategy builds upon the Strategy for York and focuses on the priorities in the short term (2011-2015). These are as follows:
- 'enabling growth' which includes measures to develop the city's knowledge economy, support businesses, encourage enterprise and enhance the skills base of the city.

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- 'creating the environment for growth' in which it identifies the need to bring forward land for development and business accommodation, and to tackle congestion issues in and around York.
- 'sharing growth' which is focused on ensuring that the strategy for growth and the actions which derive from it are inclusive and benefit all of York's communities.

Reaching Further: York Economic Strategy, 2011-2015

- 2.13 This strategy was published jointly by the City of York Council and the York Economic Partnership in response to the challenges faced by businesses and residents as a result of the economic downturn. The central vision of this document is that the City of York becomes a more enterprising and international city economy, which is recognised for its knowledge assets and becomes a key centre for innovation in the science based economy.

3. The York Economy

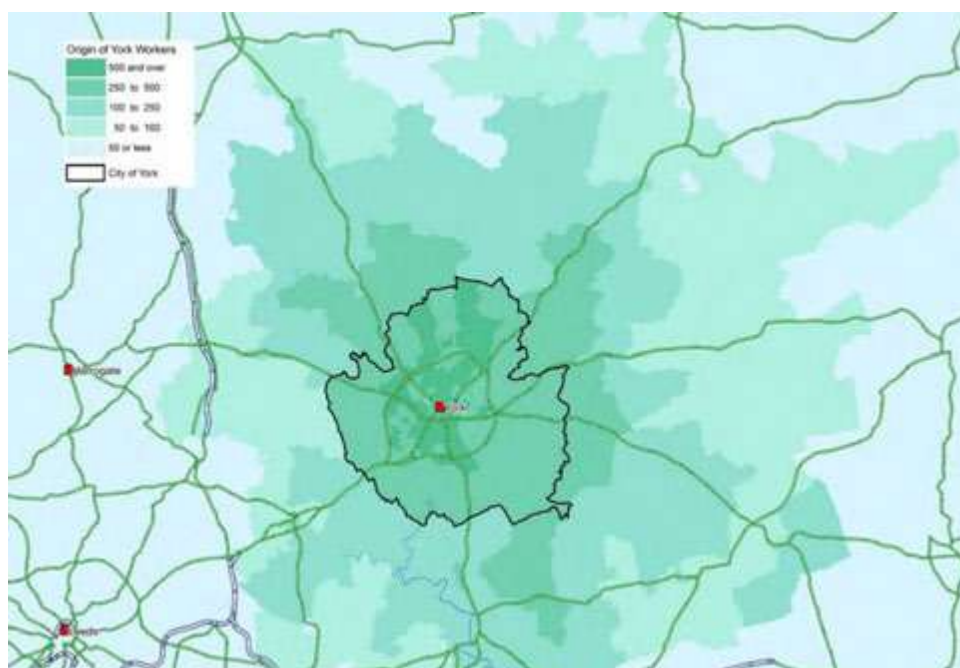
York in Context

3.1 York is a significant source of employment and wealth creation in the region.

- It has a population of 204,000,¹ which represents around 4% of the region's population. 66% of the population are of working age, a higher proportion compared to the regional and national rate (63%).
- York supports around 105,700 jobs,² and accounts for around 5% of total employment in the region.
- York contributed around £4.9 billion to the UK economy in 2014³, and is a significant contributor the LEP area accounting for just under a quarter of the areas GVA.
- Compared to the population, York has a higher Gross Value Added⁴ (GVA) per head than both the national and regional averages, and ranks second only to Leeds of local authorities in the region.

3.2 The importance of the York economy is illustrated by its high level of self-containment. Around 72% of the workforce in York are also residents in York. It also serves as a significant pull for other areas outside of the local authority boundary, with around 12% of the workforce coming from the nearby districts of East Riding and Selby.

Figure 3.1 Origin of Workers in York



Source: ONS Census 2011, Regeneris Consulting

¹ ONS Mid-Year Population Estimates, 2014

² Business Register and Employment Survey, 2014

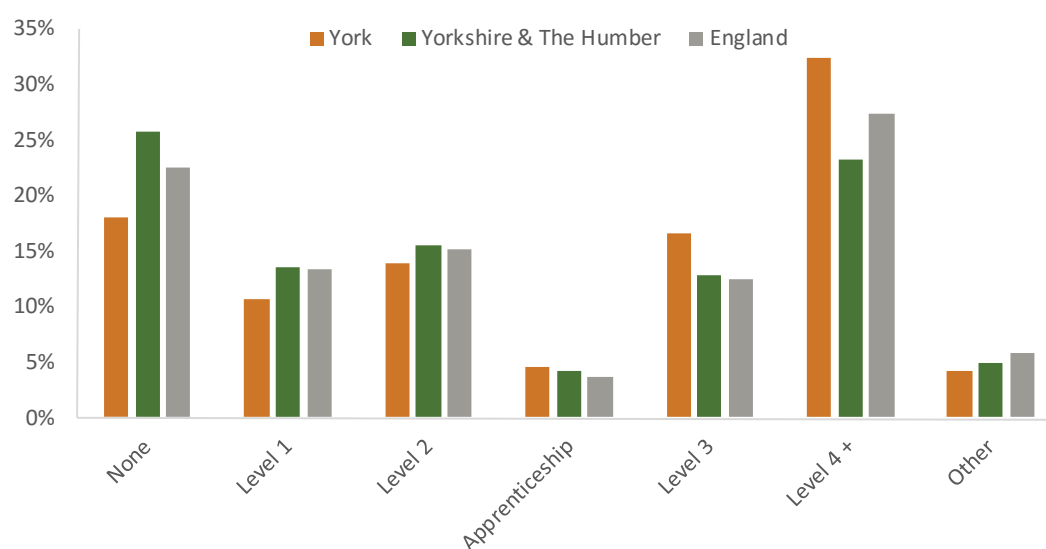
³ ONS Regional GVA, 2014

⁴ GVA is a measure of wealth creation at a sub-regional level and is broadly equivalent to salaries plus profits

Key Strengths of York's Economy

- 3.3 York has a diverse economy, with employment spread across a wide range of sectors. The largest sectors in absolute terms are health (16,300 jobs), retail (13,700 jobs) and education (11,500 jobs, a large proportion of which are based at the University). There are a number of sectors which account for fewer jobs, but are more concentrated in York than the national average. These include those sectors associated with tourism due to the city's heritage (accommodation and food service) and the transport and storage sector, which is concentrated in the city due to its long association with the rail industry and excellent transport links.
- 3.4 Financial services is also well represented in York, accounting for around 5,000 jobs, and includes employers such as Hiscox, Aviva, CPP and NFU Mutual. The key strengths of York for investors in these sectors is its highly skilled workforce (41% of the population have a degree level qualification or better) and its connectivity (particularly by rail), which means the financial centres of London, Edinburgh and Leeds are all easily and quickly accessible by train.

Figure 3.2 Qualifications of Residents, 2011



Source: ONS Census 2011

- 3.5 The University of York plays an important role within the City. It is an award winning Russell Group university, one of just six post-war universities from the UK to have appeared in the world top 100 rankings. The number of students attending the university has steadily increased in the past five years, with the current headcount of students standing at 13,245 (inc part time students).
- 3.6 The University has also played a key role in the development of York's science and technology sector. In the past five years, total employment in science and technology sectors in York has increased by 2,300 jobs (11%) which is nearly double the national average⁵. Its share of total employment has grown from 18% in 2009 to 21% in 2014.

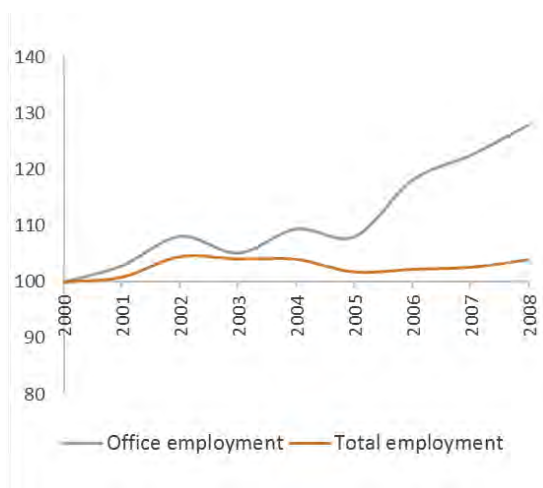
Recent change in the York economy

- 3.7 Office based sectors have been a key driver of growth in York's economy. Between 2000 and 2008 (the year of the economic downturn), York's professional and financial services sector created

⁵ This uses ONS's definition of the science and technology sector

nearly 5,000 new jobs. This is equivalent to a growth rate of 4% per annum, compared to 0.9% for the economy as a whole. Since 2009, both office based employment and total employment have seen limited growth as a result of the economic downturn, however office based sectors have continued to outperform the wider economy.

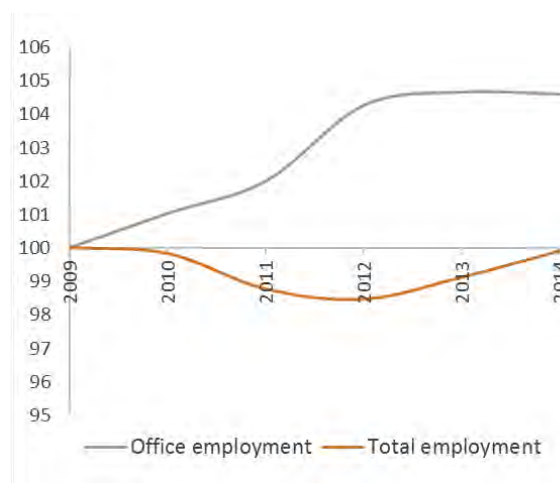
Figure 3.3 Employment Index, 2000-2008



Source: Annual Business Inquiry

Note: based on three year moving average to smooth fluctuations

Figure 3.4 Employment Index, 2009-2014



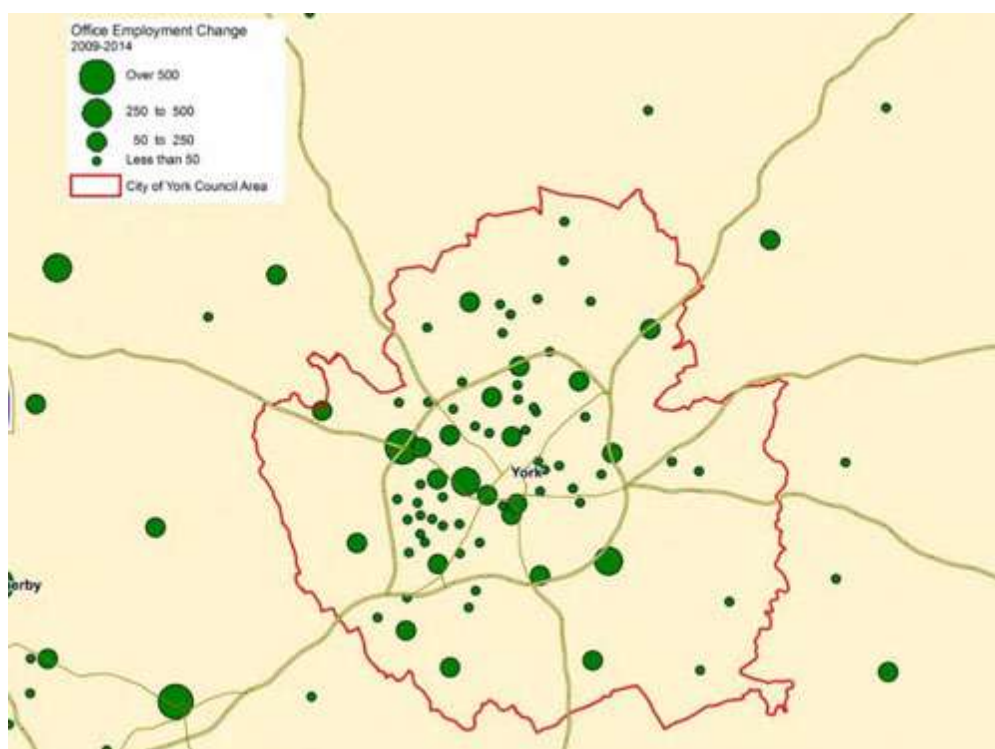
Source: Business Register and Employment Survey

Note: based on three year moving average to smooth fluctuations

Growth Locations

- 3.8 The main office locations in York are in the city centre. However the shortage of available supply in the city has seen the growth of office based employment in out of town business parks, including Monks Cross, York Business Park and Holgate Business Park. Figure 3-5 shows that this has resulted in office jobs growth being quite widely distributed across York.

Figure 3.5 Office Employment Growth, 2009-2014



Source: Business Register and Employment Survey

Future Growth

- 3.9 Employment forecasts produced for York all show that the office based economy and technology based sectors will continue to be the key driver of growth in future. Although the latest forecasts produced (Oxford Economics, 2015) are far less optimistic than those produced at the time of the preferred options local plan (2013).

Table 3.1 Comparison of Change in Employment Forecasts in York, 2012-2030

	Local Plan (2012)	Oxford Economics (2015)
Manufacturing	-1,042	-1,131
Construction	1,047	1,179
Wholesale & retail	3,324	1,575
Trans. Storage	1,903	1,015
Accommodation & food	387	1,052
Info. and communications	443	466
Financial & insurance	668	43
Real estate activities	466	375
Professional, scientific and tech	2,812	2,747
Administration	2,248	1,704

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Public admin and defence	369	-787
Education	253	-100
Health & social work	2,499	1,212
Arts, entertainment & rec.	1,346	815
Other services	869	550
Total	16,348	10,560

Source: York Local Plan (2012), Oxford Economics (2014)

Note: Employment change for the local plan refers to between 2012 and 2030, for Oxford Economics refers to 2014-2031.

4. Office Market Trends

National Trends

- 4.1 Like York, office based sectors such as professional and financial services, have been a key driver of the UK economy. ONS estimate that over 1.5 million jobs have been created in office based sectors in the last twenty years, and this is likely to continue to remain the key source of national growth. The strong growth prospects of these sectors means that demand for office space is likely to continue to grow, even after allowing for more flexible working patterns and efficiencies in the way that occupiers make use of office space.
- 4.2 The growth of knowledge based sectors in the nineties and 2000s has resulted in other changes to occupier requirements for offices. In particular, many have noted a growing trend towards urbanisation, in which demand for offices in city centre locations is now far out stripping business parks. Commentators have noted a number of factors behind this trend. These include the growing numbers of young people living in city centres or inner suburbs, the greater range of amenities, services and entertainment on offer in urban areas, and the growth of knowledge based and creative industries which draw upon a young workforce and often need to be in close proximity to clients and collaborators.
- 4.3 Despite these trends, there is good evidence that occupier demand for business parks has held up well. GVA Grimley's 2015 Business Parks Review shows that a total of 2.3 million sq ft of take up was recorded on UK business parks during the first half of 2015, which was 6% above the five-year six monthly average of 2.2 million sq ft. UK business park availability fell for the fifth consecutive survey, falling by 3.2 million sq ft between 2012 and 2015. The overall vacancy rate has fallen from 19.3% to 15.8%, but is still some way off the pre-recession low of 13%. These trends suggests that, while it is unlikely there will be a repeat of the level of growth experienced in the 1980s and 1990s, there is still clear potential for future growth in demand for office space in UK business parks.

Figure 4.1 Take-up and Availability in UK Business Parks



Source GVA Grimley - Business Parks Review Autumn 2015

Characteristics of Successful Business Parks

- 4.4 Although the growing appeal of city centre locations represents a challenge to business parks, there are numerous examples of business parks which are flourishing and consistently achieve high occupancy rates. In the second of their reports on the changing geography of office markets, JLL identified several characteristics that business parks will need to possess in order to continue to attract strong demand in the future.
- 4.5 The report identifies a role for business parks providing a **complementary offer** to city centre locations. There are a large number of employers for whom a city centre location is not suitable, particularly car-dependent occupiers such as sales organisations, those which tend to employ an older workforce, or the HQ functions of large corporations looking for a prestigious location in a landscaped environment. There are also opportunities for business parks to benefit from the overflow of demand where the **supply of office space in nearby towns is constrained or of a poor quality**.
- 4.6 The attractiveness of business parks to car-borne organisations means that those parks which offer **high car-parking ratios** are well placed to capture investment. In the future, however, there will be greater pressure to move away from a reliance on cars as a result of demographic change and the sustainable objectives of the planning system. Business parks will therefore increasingly need to be **accessible for public transport users**. The report cites examples of successful business parks which are already close to existing transport infrastructure or are providing shuttle buses or developing cycle to work schemes.
- 4.7 The report also stresses the benefits of **scale** and the ability of business parks to provide a **wide range of high quality amenities**, including cafes, bars, convenience stores, gyms and nurseries which will enable them to compete with the offer of town centres. Where these amenities are complemented with high quality, sustainable building design and a landscaped environment, business parks are able to create highly distinctive work environments which creates a positive image for potential staff, investors and partners.
- 4.8 In order to deliver this high quality business environment JLL believe that the most successful business parks will be those which can offer a **holistic master plan for the site**. This also increases the resilience of business parks by improving their ability to adapt to change in line with occupier requirements. This ability to master plan is aided by single ownership, and the report therefore argues that those sites with a single owner will have advantages over those where ownership is fragmented.

York's Office Market

- 4.9 The analysis of trends in York's office market has been based on an 'occupational market commentary' provided by CBRE and covering recent trends in the demand for and supply of office space, and consultations with CBRE and Make It York (the Destination Management Organisation covering tourism and inward investment in the city) about their perspectives on the opportunities and challenges facing the York office market.

Recent Growth of York Office Market

- 4.10 York had at an estimated office stock of 380,000 sqm (4.1 million sq ft) at the end of 2014. This ranks the centre 48th in terms of the total supply of office space in Great Britain. The growth of office based sectors described in the previous section has translated in to growing demand for office space in York. CBRE estimate that over 1.3m of sq ft of new office space has been completed in the city in the past 20 years. This is equivalent to 66,000 sq ft per annum, which is broadly in

line with average office take up (although this tends to fluctuate significantly depending on the size of deals from year to year).

Key Strengths as an Office Location

- 4.11 The key strengths of York as an investment location were identified by consultees as bring the following:
- The highly skilled population and concentration of graduate level skills. Over 40% of residents hold a degree level qualification, which is a key attractor for sectors and occupiers that need to recruit a highly skilled workforce.
 - Connectivity, and particularly its rail connections to London, Scotland and the east and west. This is a particular benefit for the financial services industry, as York offers excellent rail access to major financial centres in Edinburgh, London and Leeds.
 - Quality of life and the historical profile of the city, which are seen as good for some businesses' brand, particularly rail related businesses

Key Sectors

- 4.12 The York city centre office market has historically been driven by rail related service occupiers who typically seek space no more than a ten minute walk from the station. This remains a feature of York's office market, with recent interest from both Virgin and Abelio, however the main source of demand is now the public sector and, more recently, financial services (which has accounted for 42% of office take up in the past two years).
- 4.13 In policy terms, the focus for York is attracting businesses in the following sectors:
- Science based in biotechnology especially industrial biotechnology
 - Health care (bio medical)
 - Professional and especially financial services
 - Rail related
 - ICT, creative media.
- 4.14 CBRE's analysis shows there has been a notable rise in telecoms, media and technology occupiers in the past few years, which it credits to growth in TV production and the roll out of high speed broadband in the city. Although there have been a number of notable biotech investments in recent years, this sector is still not a major driver of demand despite being a priority sector of York City Council.

Key Locations

- 4.15 The York office market is divided between the city centre (predominantly period buildings) and the out of town market (with typically more modern, open plan, flexible space). The largest and most established out of town locations are at Clifton Moor and Monks Cross, which are both mixed use areas to the north of the city. Over the past ten years, roughly 60% of demand has been for city centre space with 40% for out of town.
- 4.16 The availability of office space in the town centre is very limited and falling as a result of owners invoking permitted development rights (PDR) to convert office buildings in to city centre residential schemes. The significant rise in residential sale values (now over £410 per sq ft) is causing this

reduction in office supply in favour of residential uses. Currently there are no offices in the city centre which can provide an occupier with over 10,000 sq ft.

- 4.17 Large requirements for office space (over 20,000 sq ft) are relatively rare in York. The exceptions to this are interest from rail related companies and occasional requirements for HQ or back office functions (eg Hiscox which have moved in to a city centre site). However, the lack of any large floorplates in the city centre is leading to investors increasingly looking at out of town business parks. Both Make it York and CBRE noted that access is an issue for some business parks, particularly those to the north of York due to congestion on the north outer ring road at peak times. This is less of an issue to the south of the city where there is greater capacity.
- 4.18 Although availability is very limited in the town centre, there is much greater availability in out of town business parks, including both Monks Cross and Clifton Moor. The largest available space currently on the market out of town is Moorside, Monks Cross where Aviva are offering up to 39,000 sq ft at a quoting rent of £13.50.

Lost Investment due to Lack of Suitable Sites

- 4.19 Consultees noted a number of examples of existing or potential investors who had to relocate or choose alternative locations due to a shortage of suitable commercial space. These include the following:
- The Avacta Group (a life sciences company) was an existing tenant at York Science Park but moved to Thorpe Arch (about 8 miles from York) when they required additional space which could not be provided at YSP.
 - Bond Dickenson, a commercial law firm, moved to Leeds after being unable to find a new build office development in York.
 - Two large enquiries from rail related investors (Virgin and Abelio) were lost to York due to a lack of supply. This resulted in Virgin expanding in Newcastle, while Abelio went to Leeds.

5. Quantitative need for employment sites

Local Plan Evidence Base

- 5.1 The preferred options Local Plan published in 2013 had an assessed level of future need for employment floorspace and sites based on an economic study undertaken by Ekosgen and Driver Jonas Deloitte⁶, using economic forecasts produced by Oxford Economics.
- 5.2 This report provided three scenarios in order to provide an indication of the scale of change involved under different circumstances.
- The baseline scenario - this involves Oxford Economics' assessment of global and national changes in the global economy, applied to the York level;
 - Scenario 1 - this is a sensitivity test to the baseline based on a higher level of migration, accompanied by a faster UK recovery from the current economic downturn; (20,200 extra jobs an annual growth rate of 0.9% pa) and
 - Scenario 2 – this represents a 'policy-on' scenario based on faster growth in the following sectors for York: advanced manufacturing, science and research, financial and professional services, and tourism and leisure.
- 5.3 This version of the Plan concluded that “*Scenario 2 reflects the Council’s ambitions as set out in the York Economic Strategy*” and was adopted as the preferred strategy for the lifetime of this Plan. The baseline forecasts was for 14,500 extra jobs between 2012 and 2030, representing an average annual growth rate of 0.7% (800 jobs a year). Scenario 2 was for 16,200 extra jobs at an average annual growth rate of 0.8% pa or 900 jobs a year. In both cases the rate of growth was faster than the regional and national averages.
- 5.4 The DJD/Ekosgen study translated these jobs changes into land and floorspace needs which were adopted in the Preferred Options Local Plan (see Table 5.1). This identified the need for around an extra 45,000 sqm of office floorspace equating to around 8 hectares. Also (and unusually for these types of assessments), there was a separate forecast of need for B1b R&D space. This was based on a somewhat arbitrary assumption that a certain proportion of employment growth in the professional and scientific activities sector will require R&D space.

Table 5.1 Future floorspace and land requirement for York, 2012-2030 (in 2013)

Type	Floorspace (sqm)	Land (hectares)
B1a	44,600	7.9
B1b	7,400	1.9
<i>All B1a & B1b</i>	<i>52,000</i>	<i>9.8</i>
B1c	5,500	1.4
B2	-28,800	-7.6
B8	81,300	17.1

Source: York Preferred Options Local Plan, 2013

⁶ Deloitte/Ekosgen (2013): Economic and Retailing Growth Analysis and Visioning Work, City of York Council, June 2013

Sensitivity Testing

- 5.5 These types of analyses are very sensitive to the assumptions made and a case could have been made for a slightly higher office space need on the basis of:
- **Slightly higher growth than in Scenario 2** – 0.8% p.a. was already a strong rate of growth which was above the regional and national average, and was also above past trends in York. A case could be made for a higher rate of growth based on the economic strengths of York, including its highly skilled population and concentration of employment in knowledge based industries. However it is unlikely that the authors could justify a significant uplift.
 - **More growth in office demanding sectors** – professional services has been the main driver of growth in York over the past ten years. This is still the case in Scenario 2, however the rate of job creation in the forecast is slightly lower than it has been in the past (300 jobs per annum, compared to around 400 jobs per annum over the past ten years)
 - **Lower plot densities** – DJD/Ekosgen assumed a plot ratio of 0.6 for B1a office space (based on a 40:60 split between town centre and out of town business parks). Assuming that the plot ratio for town centre locations was 1, this would mean the plot ratio for out of town business parks would be close to 0.5, which is quite high given the need for car parking, landscaping and supporting amenities. A number of recent employment land reviews (ELR) we have reviewed use a plot ratio of between 0.35 and 0.45 for out of town business parks.
 - **The need for a buffer/safety margin** - The application of a safety margin is common practice in ELRs, with the justification being that it allows for a choice of sites for the market and delays in sites coming forward. There is no clear guidance of what represents a reasonable safety margin, with some studies using two years of average office take up, and others applying an uplift of between 10 and 20%.
- 5.6 **However, even if these more bullish assumptions were used, it is unlikely that the authors could have arrived at an overall quantitative need for office space of more than 11 or 12 hectares.**
- 5.7 The draft Local Plan 2014 (unpublished) had a different set of employment figures and took a less bullish view of growth. The updated Oxford Economic projections for York for the period 2013 to 2030 had a baseline trend based projection shows the workforce growing by 13,500 over 17 years (or 800 a year) and an average annual rate of growth of 0.6%. This forecast was compared with forecasts from Experian/REM and Cambridge Econometrics. All three forecasts showed a similar scale of job growth. The Plan then says *“because of the degree of uncertainty in economic forecasting the Plan takes a cautious approach and uses the trend based forecast to inform the land requirements in the Plan”*. This version of the Plan does not take a more ambitious than baseline growth rate for jobs. There is no formal update of the assessment of need for office or indeed other floorspace.
- 5.8 It caveats this and says *“this does not mean that the Council is tempering its economic ambition for the city. It continues to believe that local interventions such as the ‘Growth Deal’ with Government will promote faster growth in key sectors and there is flexibility in the land supply identified in the Local Plan to address this scenario”*.
- 5.9 More recent baseline forecasts for economic and jobs growth that have been made available to the City of York are **somewhat less positive** about future rates of growth. In October 2015 the Council reported on the most recent jobs forecast of a change of 11,220 jobs between 2013/14 to 2030/31 (660 jobs a year and growth rate of 0.55% pa). It is important to note that the new OE forecasts are constrained by future assumed growth in the local workforce and therefore are linked to housing and population growth in York.

5.10

6. Future Supply of Sites

6.1 The draft Local Plan (2014) identifies three main locations for offices:

- The city centre
- Monks Cross
- York Central.

6.2 It specifically identifies the following as new office locations:

- ST5: York Central (80,000 sqm/3.33ha)
- ST16/MU2: Terry's (6,000 sqm)
- ST18: Monks Cross North (64,000 sqm/8ha)
- E1/MU1: Hungate in the City Centre (12,000 sqm/1.51ha)

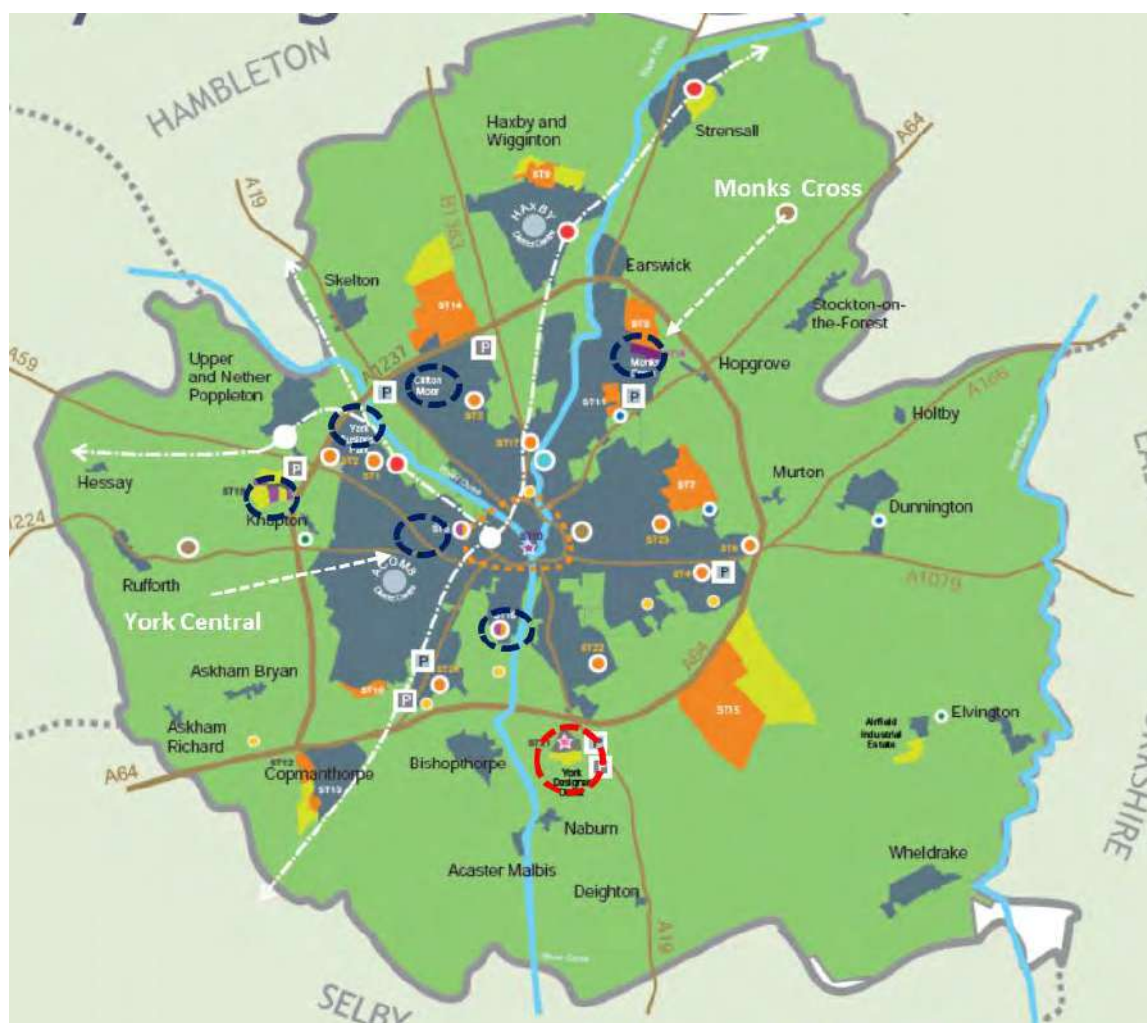
6.3 In total, this theoretically results in around 13ha or capacity for circa 160,000 sqm of offices. This is significantly more than the need for 44,600 sq m/7.9 ha identified through the 2013 assessment by Deloitte/Ekosgen and suggests that, in quantitative terms, there is not a strong case for further office development in York.

6.4 The draft local plan also separately identifies location for R&D activity linked to the University:

- ST27: University of York Heslington East Campus and Expansion (24,000 sqm/25ha)
- E15: Land at Hull Road (16,000 sqm/4ha)

6.5 Again, this total allocation of 40,000 sq m is in excess of the need for B1b space identified in the 2013 study.

Figure 6.1 Location of Future Employment Sites



Source: City of York Local Plan Publication Draft, 2014

Future Sites in draft Local Plan

Office (B1a)

ST5: York Central : (80,000sq.m /3.33ha)

- 6.6 The York Central site is defined in the draft Local Plan as a strategic mixed use site for employment and housing, and is seen as part of a new Central Business Area offering high quality Grade A office space. It allocates 80,000 sq m of office space and c 438 dwellings over the next 15 years, with a further 645 anticipated. This forms 50% of the future supply of new offices in the draft Local Plan. However the exact mix will be determined following consultation.
- 6.7 The 72 hectare site is located between York Railway Station and Water End. The site is a collaborative development partnership which includes City of York Council, Network Rail, the National Railway Museum and the Homes and Communities Agency. It was offered to the market by Yorkshire Forward in 2006/7 but due to a number of factors, including access, the global economy and a shortfall in appraisal values, it did not sell.

- 6.8 The site has now received Enterprise Zone status which offers businesses up to five years of 100% business rates relief to a maximum of £275,000. However this is subject to businesses being fully operational on site by March 2018, which, given the challenges in bringing the site forward will not happen. The previous assessment undertaken by Deloitte gave the site a score of 1 for duration of availability, indicating that it has been available/allocated for more than ten years. While the EZ status of the site may encourage public sector investment in the site, there are still likely to be a number of obstacles which will take several years to resolve.
- 6.9 In terms of market demand, however, this is likely to be a very attractive site. Deloitte gave the site a good *market attractiveness* score, and excellent *environmental and strategic planning* score. CBRE also conclude that York Central has the ability to be a highly successful mixed use scheme and attract footloose investment seeking HQ style offices with excellent transport connections.

ST16/MU2: Terry's (6,000 sqm)

- 6.10 This site is the former Terry's Chocolate factory and offices, forming part of the Chocolate Works, which is situated some two miles south of the city centre and adjacent to York Race Course. The draft local plan defined Terry's as a strategic mixed use site for employment and housing. However, at 6,000 sqm of office space, it only formed a very small part of the overall supply.
- 6.11 After securing a masterplan and gaining planning consent in 2009, Grantside then sold the site to Henry Boot Developments in 2013. 13.6 acres of the northern part of the site were sold to David Wilson Homes who have commenced residential development.
- 6.12 However the future supply of offices on the site is highly uncertain. Henry Boot are currently marketing two of the existing buildings for a variety of commercial uses including offices, however these are both quite small (the Clock Tower – 916 sqm and the Liquor Store – 337 sqm). Further potential office development was earmarked for plot 3 to the south side of the site, which agents report could accommodate an office pre-let of up to 100,000 sq ft (9,000 sq m). However, CBRE conclude that the developer is more likely to look towards further residential/leisure uses on plot 3 as a result of limited commercial interest to date and higher end use values.

ST18: Monks Cross North: (64,000sq.m/8ha)

- 6.13 Monks Cross is located two miles north east of York city centre, close to the A1237 ring road and A64 dual carriageway offering access to the A1/M and A59 for Leeds and Harrogate.
- 6.14 Monks Cross North forms 40% of the total supply of offices in the draft local plan. It is defined as a strategic site for employment and housing (a sustainable urban extension), including provision of around 64,000 sqm of office space and 1,400 dwellings, with associated infrastructure improvements.
- 6.15 The site has been given a good *market attractiveness* score, but a poor score for *duration of availability* and moderate for *marketing and enquiry interest*. This is reflected in the considerable amount of vacant office space available at a number of the existing developments, including 8,400 sq ft at Arabeque House (80% occupied), 21,000 sq ft at Triune Court (30% occupied) and 39,000 sq ft at Moorside (40% occupied).

E1/MU1: Hungate (12,000sq.m/1.51ha)

- 6.16 Hungate is a city centre site adjacent to the River Foss to the north of the main retail area. This site is allocated as a mixed use scheme, with provision of 12,000 sqm of office space, and other space for retail. It accounts for 7% of the total supply of office development in the draft local plan.

- 6.17 The Council sold a plot fronting Hungate and adjacent to the Black Swan Pub to Hiscox Insurance in 2014 for the construction of a 60,000 sq ft (5,500 sq m) office and a 110 bed Moxy brand hotel. The office completed in December 2015 and the hotel will commence on site in Feb 2016 with a Q4 completion scheduled.
- 6.18 Although the original planning application was for 12,000 sq m of office space, this was superseded in December 2015 when approval was granted for residential development of 660 homes. The final stage of the masterplan for the site will involve two new public squares, a new community centre and about 20,000 sq ft of new retail space. However CBRE's view is that there is unlikely to be any further office development following completion of the Hiscox building.

Research & Development (B1b/B1c)¹

ST27: University of York Heslington East Campus and Expansion (24,000 sq.m/25ha)

- 6.19 The Heslington East Campus already provides existing business space at The Catalyst, which is designed to support the growth and development of early stage companies in the creative, IT, digital and media sectors. The expansion of the campus has so far focused on providing new sports facilities, accommodation and study space (expected to be completed by 2016).
- 6.20 At the moment no work has started on the additional business space at Heslington East Campus and the University's website gives no indication of the timescales or nature of businesses space being proposed. Our consultation with Make it York revealed that the site is likely to be earmarked for businesses with close links to the University. It is likely that for the development of floorspace for businesses there will need to be public grant (as in the current York Science Park). The University is seeking funding (from LEP) for a new mixed use "hanger" for plug and play for firms in industrial biotechnology. When built out, this site would have the capacity to absorb future demand for science and technology based need, and to cater for overflow from York Science Park. However the restrictions on space being used only by businesses linked to the University would appear to rule out the office based functions of science and technology businesses which become more important as they grow.

E15: Land at Hull Road (16,000sq.m /4ha)

- 6.21 This site is located adjacent to the Heslington East Campus expansion area. It is earmarked for provision of 16,000 sq m of research and development space linked to the university. However it is unclear how much of this space will be available to businesses. As above, this would restrict the range of occupiers that could occupy space and appears to rule out the office based functions of growing businesses.
- 6.22 Along with the Heslington East Campus, it has been given a good *market attractiveness* score, but a moderate score for *marketing and enquiry interest*.

7. The adequacy of the proposed supply

- 7.1 The previous sections have shown that, in quantitative terms, York City Council is planning sufficient employment land for both office and R&D uses. Even by applying bullish assumptions about employment growth and plot densities, the total need for office space is unlikely to be far above 60,000 sq m or the need for land to be far over 12 ha. The draft Local Plan identified four locations for office development, with potential to deliver 120,000 sq m of office space. In quantitative terms, the Council therefore has a supply of land for office development which should be more than sufficient to meet future demand.
- 7.2 Paragraph 161 of the National Planning Policy Framework states that local planning authorities should assess “the need for land or floorspace for economic development, including both the quantitative and *qualitative* needs for all foreseeable types of economic activity... and assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs”.
- 7.3 This section provides a qualitative assessment of future supply, and considers the likely deliverability and market attractiveness of sites, and whether the portfolio as a whole is likely to meet the needs of potential investors in York.

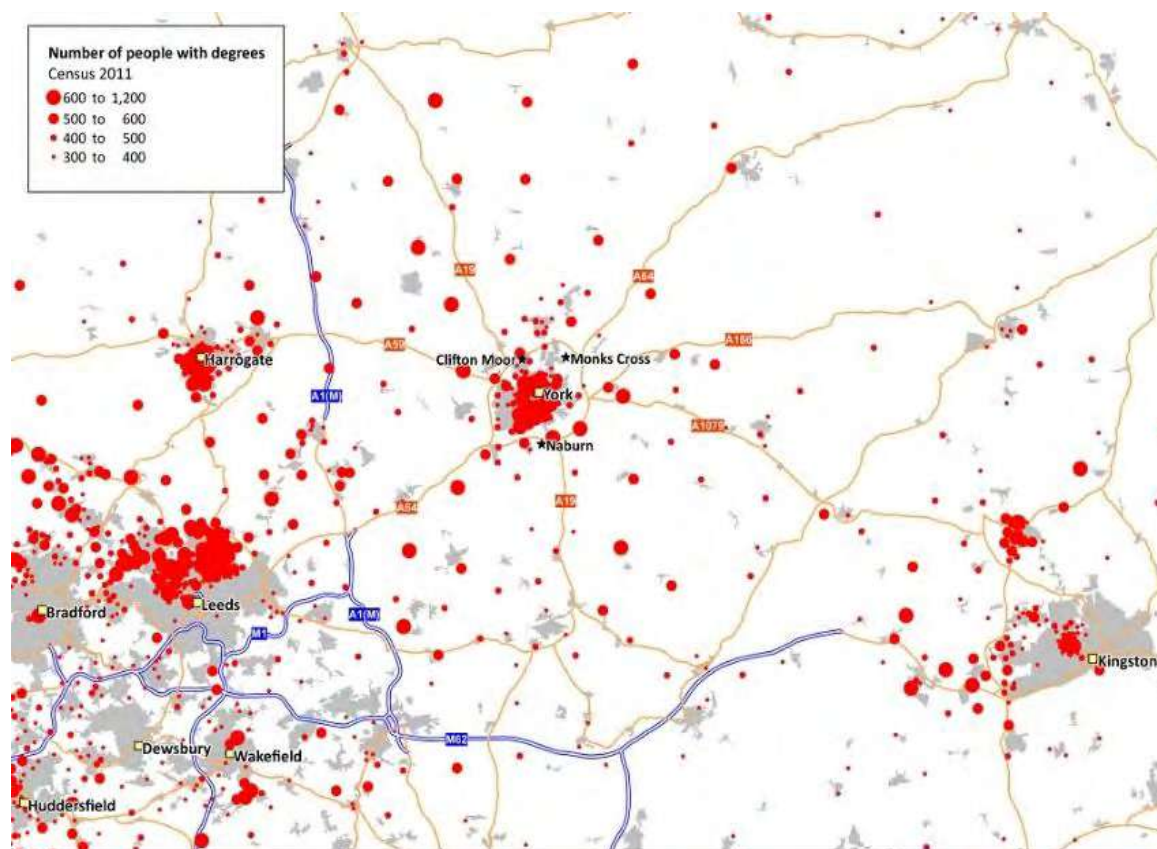
Quality and Choice for Occupiers

- 7.4 The most up to date, detailed guidance on undertaking employment land reviews is still the 2004 guidance published by the Office of the Deputy Prime Minister (2004). This stresses the importance of building a ‘balanced portfolio’ of sites which provides a choice for potential occupiers: *“It will be important to recognise also that prospective occupiers of employment premises need a choice of sites or premises within the area that meet their requirements... Similarly, any quantified assessment needs to recognise different market areas within the study area, in order that employment land is not overly concentrated in one location at the expense of others, to ensure that provision of employment opportunities is sustainable and to minimise labour supply problems for employers”*.
- 7.5 On the basis of the sites identified in the draft Local Plan, we believe it is unlikely that the future supply will offer a sufficient range of choices of locations for potential occupiers, and that there would be a risk that York would lose out on investment from some occupiers. The draft Local Plan identifies four locations for office development (York Central, Monks Cross, Hungate and the Terry’s site). However the previous section showed that 90% of the allocations are at just two locations (York Central and Monks Cross) and there are questions over whether there is likely to be any further office development at the Hungate or Terry’s site. Therefore, in practice, future potential investors will be limited to the choice of just two sites, with one in the centre of York and one on a business park to the north east of the city.
- 7.6 The previous section showed that York Central is likely to be a highly attractive site to potential occupiers, particularly HQ type functions and those looking for prestigious office accommodation with excellent transport connections. However this is unlikely to suit the needs of all potential occupiers, particularly those sectors and functions with a high dependence on the use of cars, who tend to look for business park locations offering car parking. Therefore this site would not, on its own, provide the range and choice a growing city needs
- 7.7 Monks Cross is an established business location, with a number of high profile occupiers. Its proximity to the Monks Cross Shopping centre also means that the site has excellent amenities for staff and public transport connections. However, traffic congestion remains the key drawback of the site which might limit its attractiveness to the full range of businesses considering a business

park location. CBRE reported that many potential occupiers have been reluctant to consider the site because of traffic congestion on the outer ring road.

- 7.8 Make it York reported that congestion issues facing the site are not as bad as locations to the west (such as Clifton Moor) because the site can be accessed via the A64. However, this may still limit the attractiveness of the site for occupiers who are dependent on being able to attract workers from those areas with high concentrations of high level skills. Outside York itself, these all lie to the west of the city (particularly Harrogate and North Leeds) and would be unlikely to use the A64 to access the site. This was borne out by the experience of Hiscox who, according to CBRE, did not consider the site because of transport issues if travelling from the west, which is where most of their staff were expected to travel from.

Figure 7.1 Concentrations of highly skilled residents, Census 2011



Source Census 2011

- 7.9 While there are other sites which are better located and likely to be attractive to the market (Northminster Business Park for instance), these are not being considered for office uses. On these grounds we conclude that the future supply would fail to offer a sufficient choice of sites to cater to the needs of all potential investors.

The Availability of Supply

- 7.10 The second question the assessment has addressed is whether the sites identified by the Council are likely to be deliverable and the potential timescales for these sites coming forward. In the short term this is unlikely to be an issue for Monks Cross, which already has planning permission for a new six unit scheme providing up to 33,000 sq ft of offices with parking, and a masterplan for a further 120,000 sq ft development.

- 7.11 However, notwithstanding the great potential of York Central as an employment site, there are major questions over the deliverability of this site in the next ten years. The Council has indicated that site works will commence in 2017, but have not published any detailed feasibility or viability assessments which would allow us to build a realistic picture of timescales for the project. In our view, there are a number of challenges to overcome before offices could be available for occupation, including:
- The site is in multiple ownership, and there is likely to be significant delays in assembling the land and administering the compulsory purchase orders.
 - The major landowner is Network Rail who in the past have not progressed sites quickly.
 - Providing access to the site via a new road bridge from Holgate Road, and the lengthy timescales involved.
 - Significant questions over the viability of the development, and the ability of the Council to fund the significant infrastructure investment through future retained business rates. Crucially, at present there is not a developer on board, and a number of local developers have raised significant concerns over the viability of the scheme.
 - Development of the site will require a reasonably detailed scheme to be worked up that is capable of a detailed Environmental Impact Assessment. Design will be of particular importance given its location in the centre of York and proximity to York Minster. The site is also likely to require substantial archaeological involvement/excavation which again will be extremely time consuming. The combination of all of these difficulties/constraints will impose significant time constraints on delivery.
- 7.12 If the York Central site was not to come forward in the next ten years, then the only significant new office development would be likely to occur at Monks Cross, which would restrict the choice of sites to potential occupiers and would be expected to see York losing out on investment.

Meeting particular occupier needs and requirements

- 7.13 In addition to providing a choice of locations, the Council also needs to consider the specific requirements of particular occupiers and sectors and their commercial space requirements. In particular, this report has noted York's strengths in science and technology sectors, and the importance attached to these sectors in local policies. If the Council's ambitions are to be realised, the portfolio needs to provide sites which meet the location and property requirements of these sectors.
- 7.14 The draft Local Plan includes specific allocations for science park development at the Heslington East Campus and land at Hull Road. In quantitative terms, the space available at these sites should be more than sufficient to meet the growth needs of the sector. However, this space is specifically allocated to use classes linked to Research and Development (B1b/B1c) that are also "linked to the University". This is very restrictive and would not allow for the office based functions of science and technology firms. In practice there are likely to be a number of firms in the science and IT sector which value close access to the University and science park but also require general office space, particularly as they grow and take on more administrative functions. However, the needs of these businesses appear not to be addressed through the proposals for further science park development at the University.

8. Conclusions and Implications for Naburn

8.1 Based on our review of the evidence, we believe there is a strong economic case for new business park development at Naburn on the following grounds:

- 1) Providing a genuine range of choice for office occupiers which reflects the economic geography of York and its links to both the north and the south. At present there are no sites to the south of York, which Naburn would address.
- 2) Providing a site that would be attractive to the market, particularly for occupiers that are seeking an office based location but are deterred by traffic congestion at Monks Cross
- 3) Providing high quality office space, which could help to address the short to medium term shortfall of supply caused by the likely long delays at York Central.

8.2 The main locational benefits of the Naburn site are as follows:

- It is in **an easily accessible location** by road without the problems of traffic jams to the north on the outer ring road. It is adjacent to an existing park and ride as part of the York Designer Outlet Shopping Centre and any scheme brought forward in future would incorporate a fully functional and integrated park and ride in line with the draft Local Plan (2014) proposals.
- The location is well placed to draw upon the highly skilled workforce located to the south and east of York (particularly North East Leeds and Harrogate). Using Census data and travel time analysis, we estimate that there are over 170,000 people with degree level qualifications living within a 45 minute travel time of the site (see Figure 8.1).
- It is a highly visible plot with a good profile, and is in close proximity to York Outlet Village which includes a range of amenities including shops and restaurants
- The site will offer park and ride facilities, which will provide access to the city centre.
- It is the right side of York in terms of access to York University and the main science and technology hubs (York Science Park and the Heslington East Campus), which would be less than ten minutes drive away.
- There is the potential to develop the site quickly in the short term to meet demand enabling continuity of employment land supply in the period before York Central comes forward as there is likely to be sufficient highways capacity at the junction with the A64 (although this would need to be assessed).
- One of the most significant housing allocations at Whinthorpe in the draft Local Plan (2014) is in very close proximity to the Naburn site to the east. This provides the opportunity for new residents to live near an employment location which has sustainability benefits.
- A new business park at Naburn as part of the new Local Plan would result in a more balanced portfolio of sites catering for all market sectors. It would perform a complementary role to the York Central site.

Figure 8.1 45 Minute Travel Time from Naburn Business Park



Source Igeolise

Key Occupiers

- 8.3 There is no clear sector split between the occupiers of city centre and business park accommodation in York. Therefore the site would potentially appeal to a wide range of sectors. However, research we have carried out elsewhere has shown that sectors which are well represented on out of town business parks tend to include sectors with a high dependency on cars, including IT firms (particularly consultancy firms with clients in different towns and cities), large engineering firms which require good access to the road network to visit sites, financial services companies and sales organisations. Business parks also tend to attract sectors which require good security and privacy, including science based sectors, defence organisations and data centres.
- 8.4 The shortage of units in York capable of accommodating requirements from large investors also means that the site would appeal to HQ functions and large corporate occupiers. The connections to Leeds, access to a highly skilled workforce and quality of life in York would also appeal to these investors, who tend to recruit an older workforce.
- 8.5 Finally, the site would also be attractive as possible grow-on space for firms located at York Science Park or the Heslington East campus. There is already some evidence that some firms at YSP have been lost to the city because of a lack of grow on space eg Avacta Group which moved from YSP to Thorpe Arch (about 8 miles from York). The high rate of occupancy at YSP and the restrictions on the types of uses at Heslington East mean there is no clear ladder of opportunity for those firms

The case for a new Business Park in York

who want to expand in York, and to grow their office based, administrative functions, while still maintaining close proximity to the science park and University. While Naburn could play this role, we see this as being a longer term justification for the site since it can take many years for small science based firms to grow. However Naburn's location could be particularly advantageous if the cluster of science based firms in York continued to grow, and the Council's ambitions to be a leading science based city (the 'Cambridge of the North') were realised.



cience park

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1. Addendum to Naburn Business Park

Economic Case

Purpose of Addendum

- 1.1 In 2015, Regeneris Consulting was appointed by Oakgate Group plc to review the case for the development of a new business park on land to the south of York just off the A64 and adjacent to the York Designer Outlet Centre. This was intended to inform discussions between Oakgate plc and the City of York Council about potential site allocations in the new Local Plan.
- 1.2 In September 2017, the City of York Council (COYC) published its Pre-Publication Draft of the Local Plan (hereafter referred to as the Draft Local Plan). This included some changes to the assessed quantity of employment land that COYC will need to ensure is available between 2017 and 2032 and changes to the sites allocated for future development to meet this need.
- 1.3 The purpose of this addendum (which should be read in conjunction with the original report) is to review the changes to the Local Plan and the underpinning evidence base, and revisit/update the conclusions from the original report in light of this new evidence.

Employment Land Policies in Draft Local Plan

Demand for Office Space/Land

- 1.4 Policy SS1 of the Draft Local Plan states the aim of providing "*sufficient land to accommodate an annual provision of around 650 new jobs that will support sustainable economic growth*". This is a lower rate of jobs growth than was previously assumed in the 2013 Preferred Options Local Plan (800 per year).
- 1.5 Despite this, the total amount of office floorspace (B1a) required to meet this jobs growth has increased significantly. Table 4.1 in the Draft Local Plan identifies the need to deliver a total of 107,000 sq m of B1a space (13.8 Ha), compared to 44,600 sq m in the Preferred Options Plan. This need for office floorspace is based on calculations in the 2016 Employment Land Review (ELR) and the 2017 ELR update.

1.6 These ELRs provide a number of explanations for why the need for B1a space has increased significantly from the Preferred Options Plan:

- the 107,000 sq m is based on the forecast need over a 21 year time period (2017 to 2038)¹, while the previous estimate of 44,600 sq m was based on an 18 year period (2012-2030).
- Although the overall rate of jobs growth is lower in the Draft Local Plan than previous estimates, the forecast growth rate of a number of office based sectors is higher than previous estimates and it is this that drives the need for extra office space. This includes ICT, professional, scientific and technical activities and real estate sectors.
- The new estimate includes an upward adjustment of 34,500 sq m of B1a office space to replace the space which has been lost between 2012 and 2017 (mainly due to office to residential conversions).
- The new estimate has also added a buffer for delays in sites coming forward (an additional two years supply²) which was not included in the estimates of need in the Preferred Options Plan.

1.7 Whilst the target for delivery of office space is larger than before, we consider that it represents a sound assessment of need and is consistent with COYC's growth aspirations for the City and therefore provides a sound basis for planning. We also agree with the upward adjustments which have been made, which are consistent with the approach taken in ELRs in other parts of the country.

Supply of Employment Land

1.8 Policy EC1 identifies the sites which it is proposed are allocated to meet future demand for office space (and other uses). The strategic sites are set out in Table 1.1. The only site which is allocated specifically for B1a development is York Central, which it is suggested can accommodate 61,000 sq m of office space (down from 80,000 sq m in the Preferred Options paper). Northminster Business Park may also be able to accommodate some B1a space, however the main focus of development at this site appears to be industrial uses, with the Local Plan only stating that it "*may be suitable for an element*" of B1a.

¹ Although the Local Plan period is based on the period 2017 to 2032/33, the plan allows for a five year period after the end of the plan to "provide a degree of permanency for the Green Belt"

² In practice this is a fairly modest buffer over a 22 year period (less than 10%)

Table 1.1 Strategic Sites Allocated in Draft Local Plan

Site	Size	Suitable Employment Uses
ST5: York Central	61,000 sq m/3.33ha	B1a
ST19: Northminster Business Park	49,500 sq m/15ha	B1c, B2 and B8. May also be suitable for an element of B1a
ST27: University of York	21,500 sq m/21.5ha	B1b knowledge based activities including research-led science park uses
ST26: South of Elvington Airfield Business Park	25,080 sq m/7.6ha	B1b, B1c, B2 and B8
ST37: Whitehall Grange, Autohorn, Wiggington Rd	33,330 sq m/10.1ha	B8

Source: City of York Council (2017): Pre-Publication Draft of the Local Plan

- 1.9 In addition to these strategic sites, the Draft Local Plan also identifies a series of other smaller employment sites (see Table 1.2). The only site which could definitely accommodate B1a is Annamine Nurseries, a one hectare site which has also been allocated for industrial uses. The Poppleton Garden Centre may also include an element of B1a, but again is likely to be mainly for industrial uses.
- 1.10 There may also be scope to provide additional space on infill sites in York city centre, although it is unclear how much additional space this could provide.

Table 1.2 Other sites allocated for employment uses

E8: Wheldrake Industrial Estate	1,485 sq m/0.45ha	B1b, B1c, B2 and B8
E9: Elvington Industrial Estate	3,300 sq m/1ha	B1b, B1c, B2 and B8
E10: Chessingham Park, Dunnington	792 sq m/0.24ha	B1c, B2 and B8
E11: Annamine Nurseries, Jockey Lane	3,300 sq m/1ha	B1a, B1c, B2 and B8
E16: Poppleton Garden Centre	9,240 sq m/2.8ha	B1c, B2 and B8. May also be suitable for an element of B1a
E18: Towthorpe Lines, Strensall	13,200 sq m/4ha	B1c, B2 and B8 uses

Source: City of York Council (2017): Pre-Publication Draft of the Local Plan

- 1.11 To assess whether this supply of land and mix of sites is likely to meet the updated assessed needs of York's economy over the plan period, we have sought to answer three questions:

- Has a sufficient quantity of employment land been identified to meet the forecast need for B1a space (107,000 sq m)?
- Do the allocated sites meet market requirements and offer enough choice to potential investors?
- What are the likely timescales for delivery of the sites and will there be sufficient supply of employment land to meet demand in the short, medium and long term?

Has a sufficient quantity of land been identified?

- 1.12 Based on the evidence above, we cannot say definitively how much land has been allocated for B1a development in York, or how much office space this could support. However, based on the assumption that the Northminster Business Park site will only be able to accommodate a small quantity of B1a development, it seems likely that the proposed supply of land **will fall some way short of meeting the forecast demand** for 107,000 sq m of B1a space between 2017 and 2038.
- 1.13 **This means, that according to CoYC’s own figures, there is a shortfall of land allocated for B1a development. In quantitative terms there is therefore a need to identify additional sites, which could include the proposed Naburn Business Park.**

Do the allocated sites meet market requirements and offer enough choice to potential investors?

- 1.14 Although the allocated sites have changed since our previous report it remains the case that potential investors looking for B1a accommodation will have a choice of just two large sites (York Central and Northminster Business Park). There is also a question over exactly how much B1a space will be available at Northminster Business Park, where the Draft Local Plan indicates the main focus will be on industrial development.
- 1.15 As we stated in our original report, it is important that areas provide a balanced portfolio of sites to reflect the needs of different markets and occupiers (who will have differing locational drivers). Whilst York Central will be a highly desirable location for many office occupiers, it will not suit the needs of those sectors with a higher dependency on car-borne occupiers who need quick access to the road network (either for commuting or for business reasons). Other types of occupiers may also prefer a campus style business park environment to a city centre location for reasons of security or privacy eg headquarters of large businesses, defence organisations and data centres.

- 1.16 Therefore, in addition to there not being a sufficient quantity of land allocated for B1a development, the continued reliance on York Central means there would be insufficient choice for investors.
- 1.17 The market attractiveness of sites has been assessed through the application of a simple scoring framework used in the 2016 ELR and then the 2017 Update. This considers five criteria and attaches different weights to each based on the importance of these factors to B1 occupiers (based on the judgment of the ELR authors). These criteria and weighting are as follows:
- Travel time to motorway x1
 - Travel time to York railway station (& city centre) x3
 - Agglomeration with other businesses x2
 - Size of site x2
 - Assessment of current demand x2
 - Proximity to research and knowledge assets x 2
- 1.18 The scores given to each of the sites allocated for B1a office space (including those with an element of B1a) are shown in Table 1.3. We have also included the scores for the Designer Outlet (which we assume to be the Naburn Business Park site). Naburn scores higher than both of the two smaller sites (Poppleton Garden Centre and Annamine Nurseries) but lower than York Central and Northminster Business Park.
- 1.19 York Central scores particularly high because of its city centre location and proximity to the railway station. As we stated in our original report, this is a highly attractive and sustainable location for B1a development which will be in high demand once developed. The key issue with this site is the timescales for delivery (see below).
- 1.20 The main difference between Northminster Business Park and the Designer Outlet is in the scores for agglomeration and the travel time to York railway station. In both cases, we believe there are flaws in the design of the scoring framework itself or in how the scores have been applied.

Table 1.3 Scores for sites allocated for B1a

	Travel time to motorway	Travel time to rail station	Agglomeration	Size of site	Current demand	Proximity to R&D assets	Score for B1
York Central	1	15	8	10	6	4	44

Northminster	3	6	10	6	8	2	35
Designer Outlet (Naburn)	3	3	4	8	6	4	28
Poppleton Garden Centre	3	6	8	4	4	2	27
Annamine Nurseries	2	3	4	2	2	4	17

- 1.21 **We believe agglomeration of businesses is an unsuitable criteria for assessing the market appeal of a site, particularly in the way it has been defined in the 2016 ELR.**
- 1.22 Agglomeration effects refer to the productivity benefits that come when firms and people locate near one another eg to be closer to suppliers or customers or so that they can more easily attract or recruit workers. These effects help to explain why cities form and why certain industries tend to cluster together. However, the presence of a number of firms being located in close proximity is not sufficient for agglomeration benefits to occur, nor is it likely to be a key factor influencing most businesses' location decisions. The exceptions to this may be on business parks which have a specific industry focus (such as science parks) where businesses and workers work in similar fields so are more likely to form relationships and have an incentive to locate in close proximity to each other (commonly referred to as clustering rather than agglomeration, which tends to refer to towns and cities).
- 1.23 This is not what is being assessed in the ELRs, where sites can gain a score of 6 (after weighting) if there are "*several businesses present in the area within 5 minutes walking distance*" and will be awarded higher scores if a number of these businesses are "*high value*" (where high value can refer to any sector with median wages above the national average). There is no consideration of which sectors are located on sites or whether the businesses are working in related fields, which is where agglomeration benefits might arise.
- 1.24 This criteria is therefore flawed and, because of its double weighting, skews the results in favour of those sites which already have a number of businesses in the local area, even though there is no evidence this will increase the appeal of the site to new occupiers. In addition to the Northminster site, South of Airfield Business Park and Elvington Industrial Estate also achieve relatively high score from the ELR assessment and have been allocated for development. The latter two sites are particularly inaccessible from the strategic road network or public transport and have weak evidence of business demand but have been allocated for development because of a high score for agglomeration.
- 1.25 **The inclusion of the criterion for travel time to railway station is justified, however we disagree with the relative scores given to Northminster Business Park and Naburn**

(Designer Outlet). According to our estimates (based on drivetime modelling in Google maps) both sites can be accessed from York Railway Station in under 20 minutes (both around 16-17 mins) and should both receive a score of six (after weighting). Yet Northminster achieves a score of 6 while Naburn receives a score of 3.

1.26 **Based on the above, if the two sites were both given a score of 6 and the agglomeration criteria was removed, Naburn Business Park would score higher than Northminster and would emerge as one of the most attractive sites for B1a development.**

1.27 We believe there are a number of other flaws with the scoring framework and relative weightings given to different criteria. These are set out below:

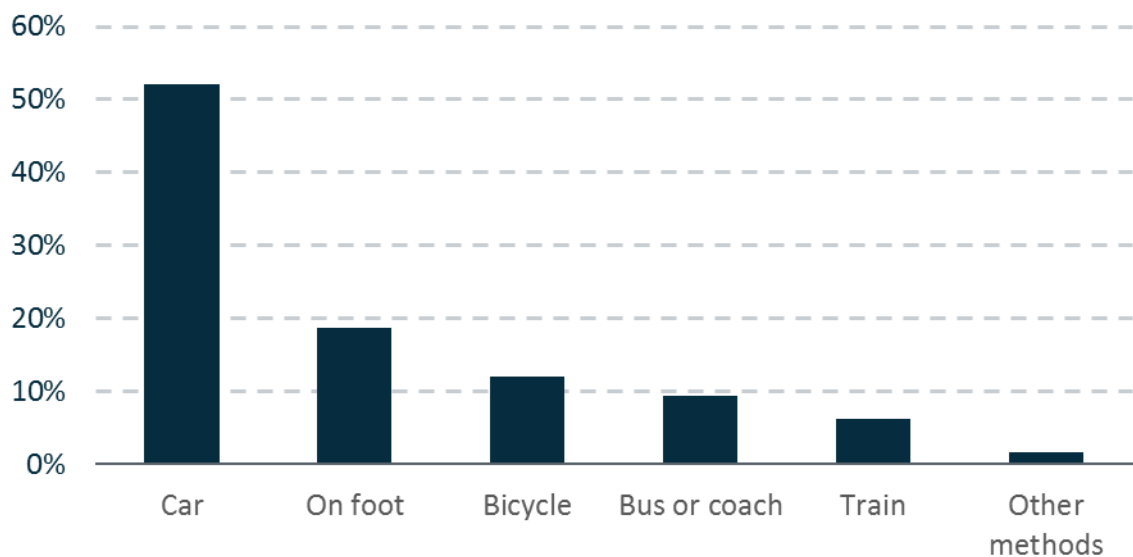
- **There is no explicit consideration of access to skilled workers:** the types of sectors which occupy B1a space tend to be highly skilled sectors such as ICT and professional services. Access to skilled workers is therefore a key factor influencing the location decisions of these firms. Although this is indirectly referred to in two of the criteria (travel time to motorway and travel time to rail station), this is so important that it should be a criteria in its own right. Our original report showed that Naburn Business Park was very well positioned to draw upon the highly skilled labour markets to the south west of York in the Leeds City Region (although the same could also be said of Northminster)
- **The weighting of criteria understates the importance of road access to office occupiers:** because of the importance of access to workers, the travel time to the motorway is very important for assessing the market appeal of a site. However this is given the lowest weighting of all the criteria in the scoring framework (x1). Data from the 2011 Census showed that over 50% of commuters working in office based sectors in York still used a car to get to work, compared to only 6% who used a train (see Figure 1.1). We agree that access to a rail station is very important in the context of York and therefore the triple-weighting is fair. However, given the continued importance of cars to a number of office occupiers, we would argue that this criteria should be brought in to line with the other four and be double-weighted.
- **Proximity to research and knowledge assets will only be an important locational factor for a small proportion of office occupiers:** Proximity to the University may be an important consideration for some businesses, particularly those in science based and R&D intensive industries such as bioscience. However this is likely to be of minor importance to the majority of office based businesses, who work in sectors

such as public admin, ICT and professional services. This is also given a double weighting despite the fact it will only be important for a minority of businesses.

- **There is no consideration of access to amenities or the quality of the local environment:** our original report showed that local amenities (shops, cafes, restaurants), a landscaped environment and public transport connections can all enhance the appeal of a site for office uses, particularly for business parks. The scoring framework should therefore assess the potential to create a high quality office environment.

1.28 As stated in our original report, Naburn site exhibits all of the locational advantages described above and in paragraphs 4.4 to 4.8 of our original report and has high potential to create a campus style business park development. **We therefore conclude it should receive a much higher score for market attractiveness and should be allocated to address the shortfall of B1a space.**

Figure 1.1 Method of Travel to Work for Commuters Working in Office Based Sectors



Source 2011 Census

Note: Office based sectors defined as ICT, financial services, professional, scientific and technical activities and admin and support service activities

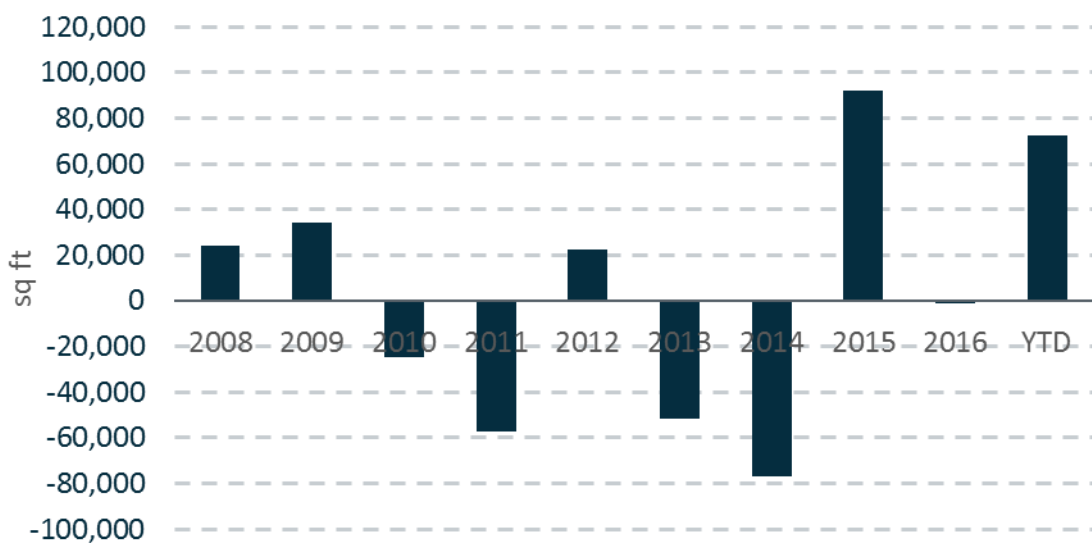
Will there be sufficient supply of employment land to meet demand in the short, medium and long term?

- 1.29 It is common practice for ELRs to assess the likelihood that sites will come forward, the nature of any barriers which need to be overcome and the implications for timescales for delivery. This is not considered in either the 2016 ELR or the 2017 update.
- 1.30 This is particularly important given the continued reliance on York Central to deliver the majority of B1a office space, which could take many years to complete. Our original report noted a number of concerns about the deliverability of this site (see paragraph 7.11) which are all still relevant. At the time the report was published, the Council had indicated that site works would commence in 2017 however we understand this has not been the case.
- 1.31 The access road to the site remains a key issue. Consultation on various options was carried out in summer 2017, with a report due to be published on the preferred option in November 2017. The preferred access route will then form part of the masterplan which will undergo separate consultation scheduled to commence in 2018. The timescales for the delivery of new office space remain unclear but it is still likely to be many years, with York City Council estimating that the development could take 15 to 20 years to complete.
- 1.32 We are not aware of the timescales for delivery of new B1a office space at other sites such as Northminster Business Park. Although we note that paragraph 73 of the Local Plan Working Group raised concerns about traffic: *"Initial transport modelling of potential residential and employment sites has shown that increased queues and delays are being forecast in the Poppleton area, exacerbated by the potential level of development projected for that area, including potential employment sites at Northminster Business Park (ST19), Land to the North of Northminster Business Park and the former Poppleton Garden Centre"*. This suggests there may be some delays in bringing forward new development in this location.
- 1.33 Recent trends show a dwindling supply of office space across the city (see below). This means that the city is facing a potential shortage of B1a office space in the short term which could act as a barrier to growth.
- 1.34 **It is therefore unlikely that the identified sites will meet demand for B1a office space in the short to medium term (particularly York Central). This means there is a risk of York losing out on potential investment in the next five or ten years if it does not have an "oven ready" product for occupiers.**

Recent office market trends

- 1.35 Figure 1.2 shows recent trends in net take-up³ of office space in York. It suggests demand was subdued for quite a long time period from 2008 to 2014. Since 2015 there is some evidence of an increase in demand, with net take-up of over 160,000 sq ft (15,000 sq m) of office space, although demand was subdued in 2016. Notable recent deals include BHP Chartered Accountants which took 40,000 sq ft of office space at Moorside (Monks Cross) and the Tees Esk Valley NHS Trust which took 19,000 sq ft at Huntington House on Jockey Lane.
- 1.36 These recent trends were borne out by local agents Lawrence Hannah (who handle around half of office deals in York including both of the above). They reported they had seen an increase in the number of enquiries and deals in the last three or four years, due to improving business confidence and investment from rail engineering businesses (a key sector in York) due to increased infrastructure spending by Government.

Figure 1.2 Net take-up of office space in York, 2008-2017



Source CoStar

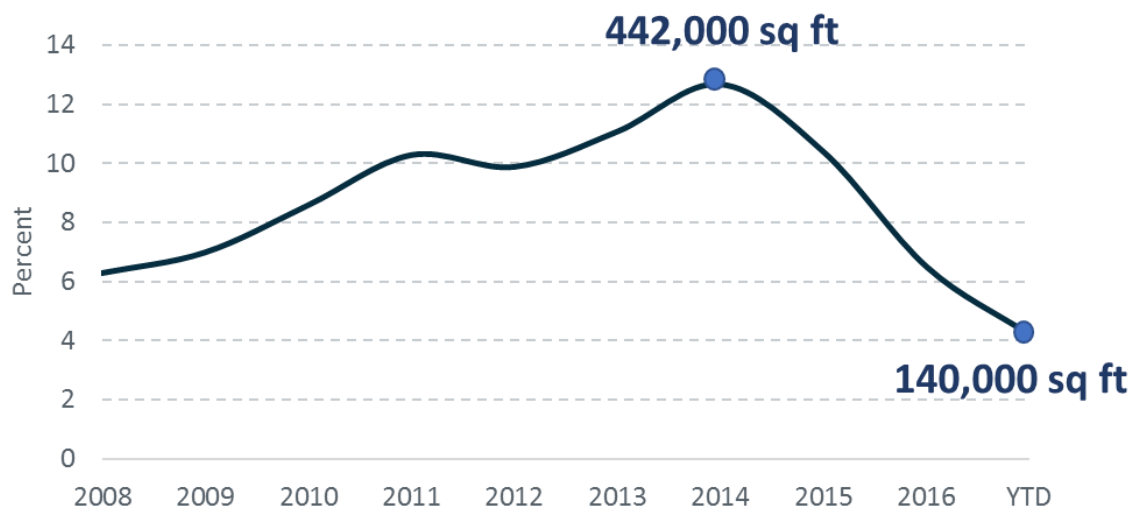
- 1.37 Since 2014 there has been a sharp fall in the amount of vacant office space in York. There is currently just 140,000 sq ft (13,000 sq m) of space available, representing a vacancy rate of 4.2%. The drop is explained in part by an increase in net take-up since 2015 but also by the loss of large amounts of office space, which has been converted to residential uses

³ This measures the net change in occupied space over a given period of time, calculated by summing all the positive changes in occupancy (move ins) and subtracting all the negative changes in occupancy (move outs).

under permitted development rights (which is why we agree it is sensible for the Local Plan to address this loss of existing stock).

- 1.38 There is therefore very limited space available either in York city centre or in the outer business parks. This position has deteriorated since our original report and means there is a significant danger of losing investment in the short term.
- 1.39 Lawrence Hannah agents confirmed that they no longer have any office premises on their books and that there are no longer any premises offering over 10,000 sq ft of space across the whole of York. This means none of the larger requirements for space can currently be satisfied.

Figure 1.3 Vacancy rate of office space in York, 2008-2017



Source CoStar

Conclusions

- 1.40 Based on our review of the Draft Local Plan and supporting evidence base, we continue to believe there is a strong economic case for new business park development at Naburn on the following grounds:
- **The sites allocated for B1a development would not provide sufficient space to meet the forecast level of demand over the plan period (107,000 sq m).** It is worth noting that our original report did not identify a quantitative shortfall for B1a space. Therefore the case for a new allocation at Naburn is strengthened by the recent evidence.

- **It would provide a genuine range of choice for office occupiers**, which reflects the fact that city centre space at York Central will not meet the needs of all occupiers.
- **It would be attractive to the market**, being well located for the road network and accessing a skilled workforce, and capable of providing a high quality business park environment. A fair and objective assessment of Naburn would find that it is just as attractive to the market as Northminster Business Park.
- **It could help to address the short to medium term shortfall of supply caused by the likely long delays at York Central.** Recent market evidence shows available supply has fallen even further since our original report, meaning there is a major risk of investment being lost to York unless new sites come forward.

**Naburn Business Park
Lingcroft Lane
City of York**

Heritage Settings Assessment – Interim Statement



for
Oakgate/Caddick Groups

CA Project: 660775
CA Report: 16491

September 2016



Naburn Business Park Lingcroft Lane City of York

Heritage Settings Assessment – Interim Statement

CA Project: 660775
CA Report: 16491

prepared by	Nathan Blick, Senior Heritage Consultant
date	September 2016
approved by	Nathan Blick, Senior Heritage Consultant
signed	
date	September 2016
issue	01

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SUMMARY

Project Name: Naburn Business Park, Heritage Settings Assessment
Location: Lingcroft Lane, City of York
NGR: SE 6117 4791

In September 2016 Cotswold Archaeology was commissioned by HOW Planning LLP, on behalf of Oakgate/Caddick Groups, to undertake a Heritage Settings Assessment of the Naburn Business Park Site. The objective of the assessment was to identify any potential heritage settings sensitivities associated with the Site, specifically in the context of the Site's inclusion within the City of York Green Belt. This Interim Statement provides an initial indication of the key heritage matters and the requirements for detailed assessment.

Purpose 4 of the Green Belt is to preserve the character and setting of the historic City of York. The Council state that the Site is important to the Green Belt because of its 'historic rural character' and 'relationship with the urban edge at the gateway to Fulford and York', and consider the proposed development would have an adverse effect on the 'heritage aspects' of the City. Initial desk-based analysis suggests that the Site did not historically form part of either the 'strays' or 'ings' land parcels, which form the most important historic landscape components City's historic surroundings. Detailed historic landscape assessment of the Site will be undertaken to confirm this. Furthermore, Fulford Conservation Area, forming part of the urban edge of York, is located to the north of the Site beyond the A64 dual carriageway and there is no visual association or clear historic landscape relationship with the Site. A Conservation Area Assessment will be undertaken to confirm this.

The nearest designated heritage assets – comprising Grade II Listed Buildings at Fulford Hall – are also located to the north of the Site beyond the A64. The Site does not appear to form an important part of the setting of these assets. However, views from the vicinity of the Site towards one of the City's principal historic landmarks – namely the Grade II Listed Terry's Clock Tower – have been identified by Fulford Parish Council's assessment of the Green Belt and will be subject to detailed settings assessment. No other significant 'heritage aspects', including potential views of the Grade I Listed Minster, have been identified.

Initial assessment has identified the key heritage components of the Green Belt, and further detailed assessment is recommended to confirm the heritage constraints associated with the Site. It should be noted that this assessment relates exclusively to the heritage components of the Green Belt, and any wider considerations relating to the landscape or visual impact of the proposed development are strictly beyond the scope of this assessment.

1. INTRODUCTION

- 1.1 In September 2016 Cotswold Archaeology was commissioned by How Planning, on behalf of Oakgate/Caddick Groups, to carry out a Heritage Settings Assessment in relation to the proposed Naburn Business Park Site, Lingcroft Lane, York. The objective of the assessment was to identify any potential heritage settings sensitivities associated with the Site, specifically in the context of the Site's inclusion within the City of York Green Belt (see Appendix A).

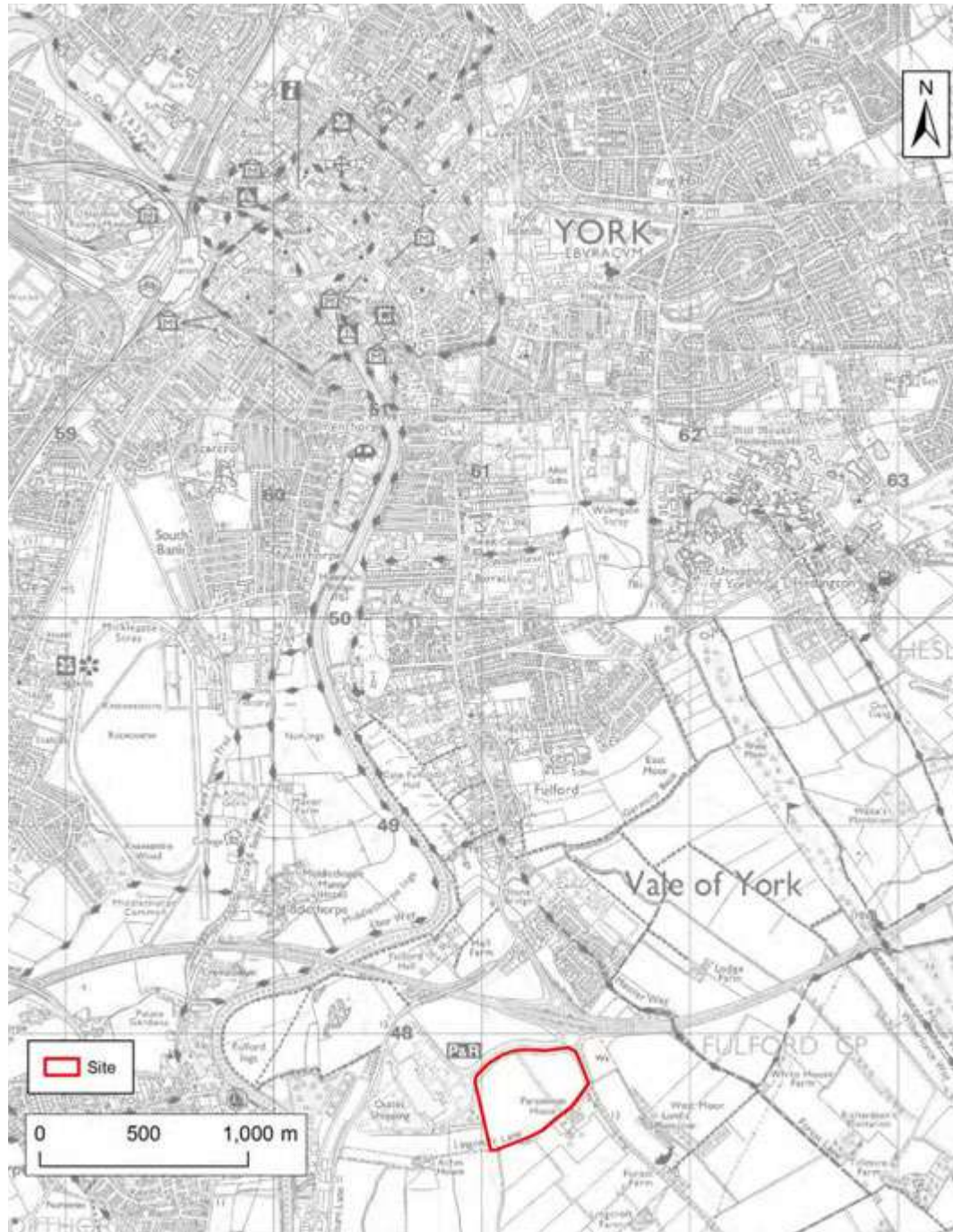


Figure 1. Site location plan

1.2 The Site is located within an area which is designated as an 'Extended Green Wedge' - this is considered by City of York Council (henceforth 'CYC') to be an area of importance to the Green Belt of York (CYC 2011), in accordance with the Spatial Strategy. The CYC consider the primary constraint to be the Site's role within the historic character and setting of York, and have advised that the proposed development is 'uncharacteristic of the city and the heritage aspects it affords' (Technical Officer Assessment: Land to East of Designer Outlet, CYC 2014 – see Appendix B). These comments were made in relation to a larger iteration of the scheme, and were not made in relation to the Site area specifically (see Section 1.5 below).

1.3 The designation of the Extended Green Wedges is derived from the Greenbelt Appraisal 2003 (CYC 2003), and subsequent Historic Character and Setting technical updates in 2011 (CYC 2011) and 2013 (CYC 2013). The 2011 Technical Note implemented the inclusion of the Site within the Green Wedge, with the following justification:

Because of its openness, historic rural character and harmonious relationship with the urban edge at the gateway to Fulford and York, the A19 approach to York contributes to the historic character and setting of the City as described in various categories of the Green Belt Appraisal.

1.4 This assessment specifically addresses the potential heritage implications of the proposed development, and a consideration of landscape and visual impacts is strictly beyond the scope of this assessment.

Location and landscape context

1.5 The proposed development site (referred to hereafter as 'the Site') comprises two large arable fields, approximately 18ha in area, located 150m south of the A64 and A19 Interchange. The Site boundaries are defined by hedgerows, and it is bounded to the north by St Nicholas Avenue, to the east by the A19, to the south by further agricultural land and Parsimmon House, and to the west by an area of Plantation and Outlet Shopping Centre. It comprises relatively level ground at approximately 10m above Ordnance Datum. The Site boundary has been amended from that previously promoted to the CYC, and comprises the agricultural land to the south of St Nicholas Avenue only.

Scope

- 1.6 The scope of works considers the previous Green Belt Appraisals (the 2003 document, and the 2011 and 2013 Technical Papers) and identifies the key heritage sensitives associated with the Site – specifically the ‘heritage aspects’ cited in the Technical Officer Assessment (2014) which presumably relate to York Minster and other landmark buildings within York – and how these might potentially be altered by the proposed development.
- 1.7 Purpose 4 of the City of York Green Belt relates to one of the five purposes of Green Belt as defined by NPPF, which is ‘to preserve the setting and character of historic towns’. This heritage dimension of the City of York Green Belt has been considered in detail in the context of the proposed development, particularly views of York Minster and any other landmark buildings within the City.
- 1.8 The Site is being promoted as an employment development by Oakgate/Caddick Groups through the Local Plan process as an employment development. However, the Council are currently consulting on their ‘Preferred Sites’ and the Site is not included, in part because of potential heritage sensitivities associated with the Site’s inclusion within the Green Belt and its role in preserving the setting and special character of the historic city. The 2014 Technical Officer Assessment (CYC 2014), highlighted that in relation to ‘Heritage/Archaeology’ the proposal would be ‘alien to the character of York’ and that the development would be ‘uncharacteristic of the city and the heritage aspects it affords’. However, the Technical Officer Assessment is based upon a previous, larger, Site boundary. The Site boundary has been reduced, and this assessment considers the revised Site boundary.
- 1.9 The main objectives of the Heritage Settings Assessment are:
- to identify and gather information on the important heritage components of the City of York Green Belt, including designated heritage assets within the Site and surrounding landscape, and the settings of those assets; and
 - to assess the effect of the proposed development on the significance of designated and non-designated heritage assets within the Site and the surrounding landscape within the Green Belt arising from potential changes to their setting.

2. METHODOLOGY

2.1 The methodology used within this assessment is informed principally by the guidance provided in the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (2014). The study area for the assessment of the heritage resource has been defined by the extent of the City of York Green Belt (see Appendix A). The size of the study area ensured that data sources provided sufficient information about the Site and its surrounding landscape from which to assess known and potential impacts on the heritage resource.

2.2 The important heritage components of the City of York Green Belt are reported in Section 4. The assessment required consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information consulted comprised:

Historic England National Heritage List

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields

City of York Green Belt Appraisal Documentation

- City of York Council (CYC) 2003 *City of York Local Plan: The Approach to the Green Belt Appraisal*
- City of York Council (CYC) 2011 *City of York: Local Development Framework – Historic Character and Setting*
- City of York Council (CYC) 2013 *City Of York: Historic Character and Setting Technical Paper Update (June 2013)*

City of York Conservation Area data

- City of York Council (CYC) 2008 *Fulford Village Conservation Area Appraisal*
- City of York Council (CYC) n.d. *York Central Historic Core: Conservation Area Appraisal*

Online sources

- *City of York Historic Environment Characterisation Project* (English Heritage 2014) and other online sources, including the British Geological Survey Geology of Britain Viewer, the Cranfield University Soilscales Viewer, and Local Plan information.

Heritage asset significance

- 2.3 The National Planning Policy Framework defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.’ (2012, Annex 2). *Conservation Principles, Policies and Guidance* (English Heritage 2008) defines the significance of a place as the constellation of one or more of these four forms of value. Approaches towards assessing significance are presented within the *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015a). Heritage assets of archaeological interest may be more sensitive to change, typically comprising buried remains that ‘may occasionally be harmed by even minor disturbance, thus damaging the significance of the asset’ (ibid, 6).
- 2.4 Elements of setting, defined by the Framework (see Section 3) as the physical surroundings in which a heritage asset is experienced (DCLG 2012, Annex 2), may make a positive or negative contribution to significance (Historic England 2015b, 2). In Section 4 (below), the contribution that setting makes to the significance of heritage assets is specifically discussed in terms of how it may foster and/or assist the appreciation of these value(s) (Historic England 2015b, 4–6).

The Setting of Heritage Assets

- 2.5 The Historic England document *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2015b) provides guidance on setting and development management. A five-step approach is recommended for assessing the impact of development proposals and the settings assessment has been undertaken in accordance with this guidance.

Limitations

- 2.6 This assessment is a desk-based study only and utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

3. NATIONAL LEGISLATION AND PLANNING POLICY

Legislative framework, national planning policy and relevant sector guidance

3.1 The assessment is written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Ancient Monuments and Archaeological Areas Act (1979);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008);
- National Planning Policy Framework (2012);
- National Planning Practice Guidance: Conserving and enhancing the historic environment (accessed April 2016);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015a);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015b).

Planning (Listed Buildings and Conservation Areas) Act (1990)

3.2 In determining planning applications that might affect the settings of Listed Buildings, the 1990 Act states that:

‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’ (Section 66).

3.3 In determining planning applications that might affect the character and appearance (including their setting) of Conservation Areas, the 1990 Act states that:

‘[W]ith respect to any buildings or other land in a conservation area [...], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’ (Section 72).

Local planning policy

- 3.4 The Site is located within the City of York Green Belt, and is protected by policy contained in the City of York Development Control Local Plan (approved April 2005). Policy SP2 and SP3 state:

SP2 The York Green Belt

The primary purpose of the York Green Belt is to safeguard the setting and historic character of the City of York and is defined on the Proposals Map

SP3 Safeguarding the Historic Character and Setting of York

A high priority will be given to the protection of the historic character and setting of York. When considering planning applications the Council will apply the following principles:

- a) The protection of key historic townscape features, particularly in the City Centre, that contribute to the unique historic character and setting of the City.*
- b) The protection of the Minster's dominance, at a distance, on the York skyline and City Centre roofscape.*
- c) The protection of the environmental assets and landscape features which enhance the historic character and setting of the City. These comprise the river corridors and the green wedges, both existing and extended. They also include areas of open countryside, which provide an impression of a historic city, such as locations which allow good views of the Minster or an urban edge including a Conservation area, and views into the City from a number of main transport routes.*
- d) The protection of the main gateway transport corridors into York from development which, cumulatively, could have an adverse impact on the character and setting of the corridor and the surrounding environment. If development is allowed, early and substantial planting will be required.*

- 3.5 In support of these Policies, the Local Plan states that:

'the most critical elements contributing to the historic character of York are the core of historic buildings within and immediately adjacent to the City Walls and other conservation areas and the series of green wedges (essentially the strays and floodplains) which run into the heart of York from the surrounding areas of open countryside.' (City of York Local Plan 2005, 5).

3.6 As such, in a heritage context, the most important components of the Green Belt are defined by the Local Plan as the designated historic buildings at the core of the city and the surrounding network of historic villages (designated as Conservation Areas) in the hinterland of the City. The broader historic landscape is also deemed significant through the green wedges – comprising ‘strays’ (areas of historic common) and ‘ings’ (areas of historic watermeadow) which link the city to the surrounding areas of open countryside. These historic environment components of the City of York Green Belt are the focus of this heritage assessment.

National Planning Policy Framework (the Framework; 2012)

3.7 The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as ‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’ Individual aspects of the historic environment are considered heritage assets: ‘buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.’

3.8 Heritage assets include designated sites and non-designated sites, and policies within the Framework relate to both the treatment of assets themselves and of their settings, both of which are a material consideration in development decision making.

3.9 Key tenets of the Framework are that:

- when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be;
- significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade

I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional;

- where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal; and
- with regard to non-designated heritage assets a balanced judgement will be required having due regard to the scale of any harm or loss and to the significance of the heritage asset affected.

3.10 Local planning authorities are required to request that applicants describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. The level of detail required in the assessment should be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

3.11 In relation to Green Belts, the NPPF is clear that the 'Government attaches great importance to Green Belts' (paragraph 80). The NPPF states that Green Belts serve five purposes, of which Purpose 4 relates specifically to heritage, namely, to 'preserve the setting and special character of historic towns'. The setting and special character of the City of York, as defined by City of York Appraisal (CYC 2003, CYC 2011, CYC 2013), are the focus of this assessment.

4. PREVIOUS APPRAISAL OF THE CITY OF YORK GREEN BELT

4.1 This section provides an overview of the heritage significance of the City of York Green Belt, to provide a better understanding of the context and significance of the heritage resource that may be affected by development within the Site. This overview has primarily been informed by the results of previous assessments undertaken by City of York Council, discussed further below.

The City of York Local Plan: The Approach to the Green Belt Appraisal (2003)

4.2 The purpose of the City of York Green Belt, in heritage terms, is to preserve the setting and historic character of the City of York ('Purpose 4', CYC 2003, 4). The Council considers this to be 'the most important' of the Green Belt's purposes (CYC 2003, 6), and the Appraisal states that '*when designating a Green Belt for this purpose it is clearly important to define what is meant by the setting and character of the historic town in question*' (CYC 2003, 4).

4.3 In defining the setting and special character of York, the Appraisal identifies the following elements:

- i) Open approaches to the city
- ii) Green wedges
- iii) Views of the Minster
- iv) Character of the Landscape
- v) Urban form
- vi) Relationship between the urban edge and the countryside
- vii) The relationship with the surrounding villages

4.4 Each of these elements is considered further below in Section 5. However, in applying the above elements, the Appraisal translated these into broad geographic categories. This identified four categories of land based on their primary importance, comprising:

- Areas which retain, reinforce and extend the pattern of historic green wedges (Green Belt Parcel 'A', 'B', 'C', and 'D');
- Areas which provide an impression of a historic city situated within a rural setting (Green Belt Parcel 'F');

- The setting of villages whose traditional form, character and relationship with the surrounding agricultural landscape of which is substantially unchanged (Green Belt Parcel 'E'); and
- Areas which prevent the coalescence of settlements to retain their individual identity (Green Belt Parcel 'F').

4.5 The 2003 Appraisal did not include the Site within any of these categories of the Green Belt.

City of York Local Development Framework: Historic Character and Setting (2011)

4.6 The 2011 Technical Paper was designed to support the Spatial Strategy section of the Local Development Framework Core Strategy, in terms of the historic character and setting of the Green Belt. It supplemented and updated the York Green Belt Appraisal (CYC 2003).

4.7 The 2011 document implemented the addition of a parcel of land labelled 'Land south of A64, east of Naburn Lane', including the Site, into the existing Green Wedge (Parcel D4). This alteration was undertaken following a submission from Fulford Parish Council (see Section 4.10 below). The 2011 Technical Paper states in relation to the whole of the land parcel in question:

Because of its openness, historic rural character and harmonious relationship with the urban edge at the gateway to Fulford and York, the A19 approach to York contributes to the historic character and setting of the City as described in various categories of the Green Belt Appraisal.

4.8 In relation to the Site specifically, the Technical Paper states that the Council officer's concluded:

In terms of the land either side of the Designer Outlet access proposed for employment use, given the open character of the land and its gateway to Fulford, it would be important to retain the openness of these fields and designate them as part of the 'Extension to the Green Wedge'.

4.9 As such, the Site was included within Green Wedge Extension D4, on the basis that such areas 'retain, reinforce and extend the pattern of historic green wedges'.

The Fulford Parish Council Review (2010)

- 4.10 The 2011 Technical Paper was informed by the content of the *Fulford Parish Council - LDF submission including review of Fulford's Green Belt land* (FPC 2010). The FPC review was submitted during the CYC's Green Belt review, and triggered the inclusion of the Site within the Green Wedge (Parcel D4).
- 4.11 The FPC document highlights that the Site contributes to the setting and special character of the City due to principles 'i' and 'vi' of Purpose 4 of the Green Belt, as identified by the Appraisal document (CYC 2003), namely:
- 'Open approaches enable the city to be experienced within its wider setting, establishing a close relationship between the urban area, green wedges, surrounding countryside and the villages. The retention of openness is one of the central purposes of Green Belts'.
 - 'In locations where conservation areas are situated at the urban fringe, the form, siting, character of the area and the architecture is considered to make a positive contribution to the setting and special character of York'.
- 4.12 As such, the promotion of the Site as part of the Green Belt was primarily related to two (of the seven) defining elements of 'Purpose 4: preserve the setting and special character of the City of York'. These are considered further below as part of the setting and character of the City of York (Section 5).

City of York: Historic Character and Setting Technical Paper Update (June 2013)

- 4.13 This document provided a further update to the Green Belt of the City. The status of the Site remained unchanged during this consultation, and the 2013 document is not discussed further within this assessment.

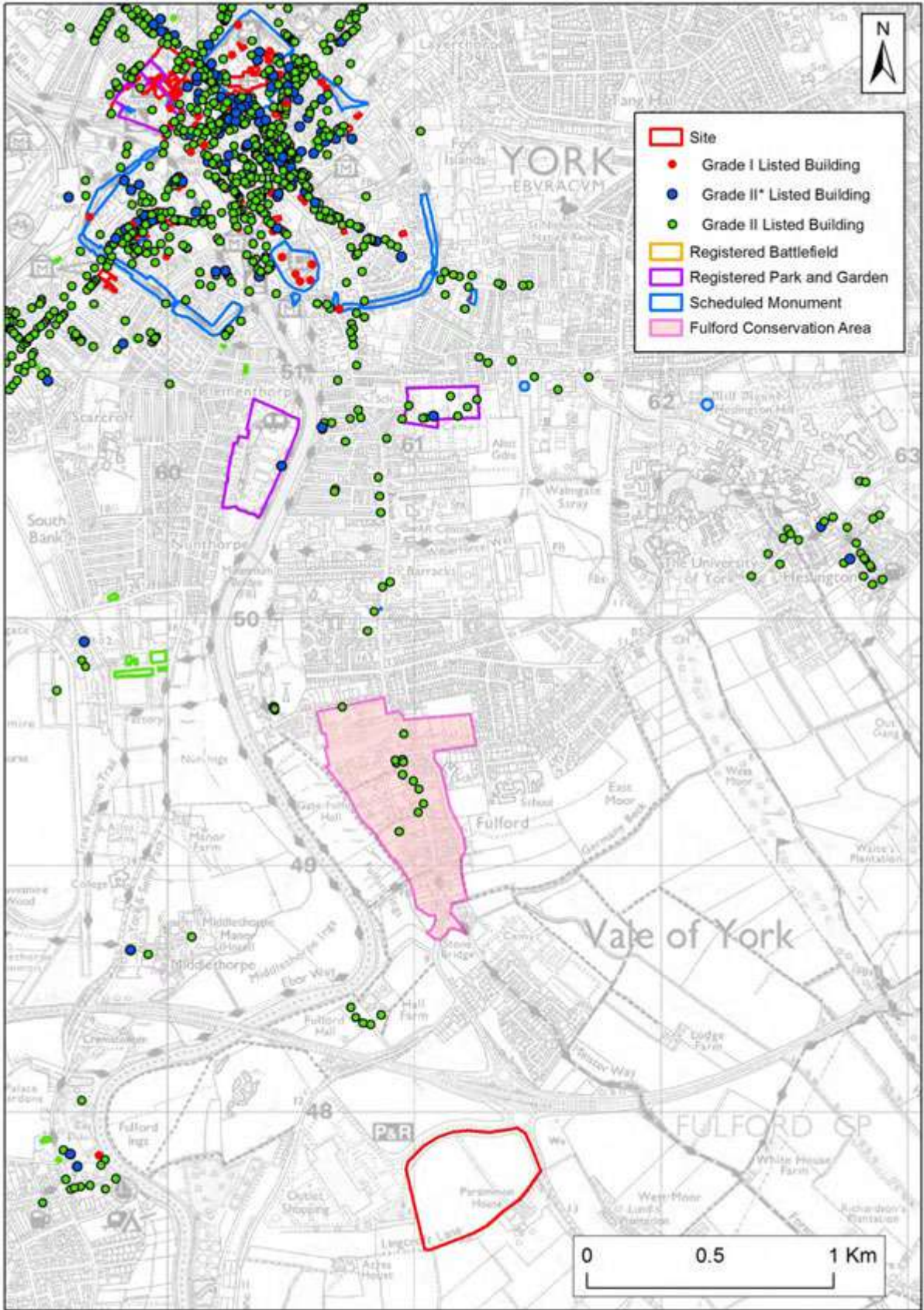


Figure 2. Designated heritage assets in the vicinity of the Site and the City of York

5. THE SETTING AND CHARACTER OF HISTORIC YORK – THE SITE'S CONTRIBUTION

5.1 The following analysis of the Site's contribution to the setting and character of the City of York is derived from the principles provided in the 2003 Appraisal (CYC 2003), and the content of the 2011 Technical Paper (CYC 2011) and the Technical Officer's Assessment of the Site (CYC 2014). The focus of this analysis is primarily element i) and element vi) of Purpose 4 of the City of York Green Belt, cited as the primary reasons for the Site's inclusion within the Green Belt by the FPC Report (FPC 2010, 3).

i) Open approaches to the city

5.2 The setting of York is characterised by open approaches towards the city, with long views towards the city's landmarks. The open approaches allow the city's relationship with the broader surrounding urban area, green wedges, surrounding countryside and villages to be experienced (CYC 2003, 6). The FPC document states that the Site contributes to this element of the setting and character of the City of York (FPC 2010, 3).

5.3 The general 'open approach' to the city is a Landscape and Visual Impact matter, and is beyond the scope of a heritage settings assessment, and is assessed by Tyler Grange in a separate report. Specifically in heritage terms, the nearest Listed Buildings are the group of Grade II Listed Buildings at Fulford Hall and Fulford Conservation Area, approximately 500m and 800m to the north respectively, beyond the intervening A64 dual carriageway (see Fig. 2). The relationship between the Site and nearby designated heritage assets will be considered as part of a detailed setting assessment.

5.4 The open approach along the A19 corridor towards the city allows for partial, long distance views towards the Grade II Listed Terry's of York Clock Tower (see Fig. 3, derived from FPC 2010), located approximately 2.2km to the north of the Site. The location of this viewpoint has not been established, and further detailed heritage settings assessment will be undertaken to establish the setting of the Clock Tower, and whether visibility from the A19 corridor contributes to its heritage significance. Initial assessment undertaken by Tyler Grange as part of the landscape assessment (September 2016) has suggested, however, that vegetation growth since the FPC assessment in 2010 has now obscured any visibility of the Clock

Tower. Once the significance (i.e. historic or architectural interest) of this designated heritage asset has been established, an assessment of potential development effects will be undertaken. It is conceivable that a development plan could be formulated which preserved the partial visibility of the Clock Tower (if deemed relevant to its significance), and that no harm would result to this designated heritage asset through development within the Site.



Fig. 3. View towards Grade II Listed Terry's Clock Tower across the Site, after FPC 2010

ii) Green wedges

5.5 The Green Wedges form large tracks of land that extend from the countryside into the City. Their open nature allows views of the City be enjoyed including important vistas towards the Minster (CYC 2003, 6). The green wedges primarily comprise the historic 'strays' (historic areas of common) and the Ouse 'ings' (historic areas of watermeadow) which separate the existing urban forms:

The '**Strays**': comprise open land, mainly under grass, with long established grazing rights, and represent an important link with the past (CYC 2003, 7).

The '**ings**': comprise floodplain water meadows, and a number of which were referred to in Domesday (AD1086). These areas were traditionally managed under the Lammas System. These are an important component of the historic Ouse floodplain.

- 5.6 The Site does not appear to have formed part of either of these two historic landscape components – the nearest ‘ing’ appears to be Fulford Ings, approximately 900m to the west of the Site, and adjacent to the River Ouse (see Fig. 4). Furthermore, there are no views towards the Minster from within the Site. The FPC (2010) assessment did not cite this criteria in its reasons for recommending the Site as part of the Green Belt. The Site does not appear to make any contribution to this component of the City’s setting or character, although detailed historic landscape assessment will be undertaken to confirm the historic landscape context of the Site.

iii) Views of the Minster

- 5.7 The Grade I Listed York Minster is the most important landmark in the City (CYC 2003, 7), and is a fine example of medieval gothic architecture. The 2003 Appraisal states that:

The prominence of the monument, whether by clear view or occasional glance is an unmistakable feature of York. Views of the Minster from the wider countryside form an important association between the historic city and the surrounding landscape and helps reinforce the impression of a compact city set within a rural framework.

The Minster can be viewed clearly from numerous positions within the surrounding landscape including, the Ring Road, many approach roads into the city and from the green wedges. It provides a sense of orientation and a definite sense of nearing a historical city. Views of the Minster are widely held to be very important in defining the special character of York and it’s setting. (CYC 2003, 7).

- 5.8 There do not appear to be any views of the Minster from within the Site, and the Site does not feature in any important views towards the Minster. Furthermore, the FPC assessment (FPC 2010) did not cite this criteria in its reasons for recommending the Site as part of the Green Belt. As such, the Site does not contribute to this component of the city’s setting or character, and no further assessment is considered necessary.

iv) Character of the Landscape

- 5.9 The landscape surrounding the City is characterised by the Ouse floodplain and a pattern of relatively evenly spaced villages. Most importantly, the relatively level topography enables important views of the Minster to be enjoyed (CYC 2003, 7).

The historic villages surrounding the city are typically linear in form, or centred around a green, and are characterised by red brick and red pan tile roofs.

- 5.10 As discussed above, the Site does not form a recognisable component of the Ouse Floodplain (the 'Ings') or the historic areas of common (see Appendix A, 'Sprays'), specifically highlighted by the Council's Appraisal documents as the important components of the surrounding historic landscape. Indeed, initial review of historic Ordnance Survey mapping suggests that the Site comprises former Parliamentary Enclosure (see Fig. 4), as indicated by the linear, geometric field boundaries in the Site vicinity.

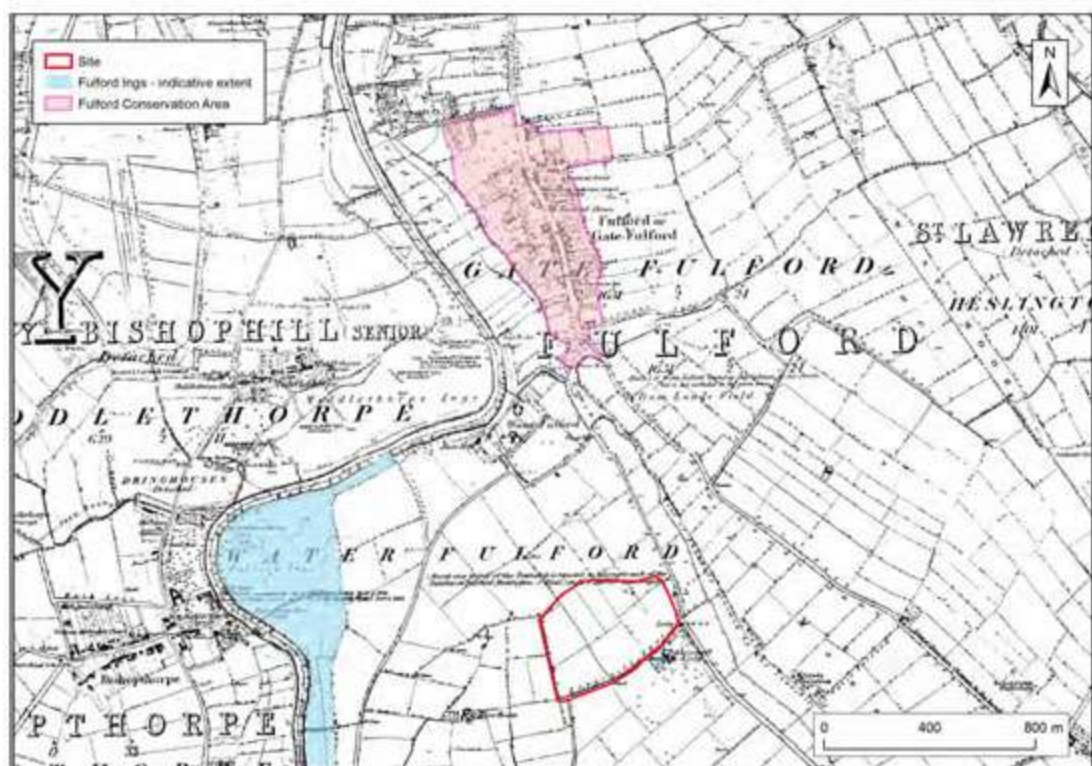


Figure 4. Extract from the 1853 Ordnance Survey map

- 5.11 There are no views towards the Minster and no clear relationship to nearby historic villages – the A19/A64 interchange severing any relationship to the historic village of Fulford (which is also a Conservation Area). Furthermore, the FPC (2010) assessment did not cite this criteria in its reasons for recommending the Site as part of the Green Belt. As such, the Site makes no contribution to this component of the City's setting or character, and no further assessment is considered necessary.

v) Urban form

5.12 The City of York comprises a central historic core, surrounded by an amalgamation of formerly separate villages (CYC n.d.). The Site makes no contribution to the intelligibility of the historic form of the city. The FPC (2010) assessment did not cite this criteria in its reasons for recommending the Site as part of the Green Belt. As such, the Site makes no contribution to this component of the City's setting or character, and no further assessment is considered necessary.

vi) Relationship between the urban edge and the countryside

5.13 The interface between urban and rural takes a variety of appearances and functions in the hinterland of York, and varies between harmonious relationships, to those that are abrupt and have typically emerged over a short period of time. In locations where Conservation Areas are situated at the urban fringe they are considered to make a positive contribution to the setting and character of York (CYC 2003, 8).

5.14 The FPC Report (2010, 3) highlighted this criterion as relevant to the Site, specifically in relation Fulford Conservation Area. In the context of Fulford Conservation Area, the site is located 780m to the south, beyond the A19/A64 Interchange. From a heritage settings perspective, the Site is not considered to comprise an important component of the setting of the village Conservation Area, given the imposing presence of the dual carriage within both the physical surroundings and experience of the Conservation Area. As such, the setting of the Conservation Area is clearly 20th-century in character. The character and appearance of Fulford Conservation Area (including that derived from its setting) will be assessed through detailed Conservation Area Assessment, to be undertaken in accordance with Historic England guidelines (see 'Recommendations' below).

5.15 It is noteworthy that the 'City of York Historic Environment Characterisation Project', undertaken between 2012-2013 and providing a useful context within which to assess the setting and character of the historic city, included the historic core and suburbs of the city, up to the outer ring road, but did not consider the landscape beyond the suburbs. As such, it did not include the Site, but did provide a character statement for Fulford (Character Area 68), which highlighted the 'large open spaces' of the village's recreational area, cemetery and allotments as important components of its aesthetic (EH 2013, 5). It did not, however, identify the relationship with the dual carriageway to the south, or the landscape beyond, as important elements of its character.

vii) The relationship with the surrounding villages

- 5.16 The surrounding villages contribute to the City through their historic form and relationship to surrounding agricultural land, many having evolved from historic agricultural communities. The Site forms part of the historic parish of Fulford, and whilst once part of the agricultural hinterland of the village, 20th-century development (including the A64 dual carriageway) has severed the land within the Site from the historic village. The relationship between the Site and Fulford village has been lost. Further, the FPC (2010) assessment did not cite this criteria in its reasons for recommending the Site as part of the Green Belt. As such, the Site makes no contribution to this component of the city's setting or character, and no further assessment is considered necessary.

6. POTENTIAL DEVELOPMENT EFFECTS

Summary of Proposals

- 5.1 The Site is currently being promoted as employment land. Whilst the form of the proposals has not been established, it is likely to comprise built development across large parts of the Site, with associated infrastructure and landscaping. The following assessment considers those criteria of Purpose 4 cited as relevant to the Site.

Relevant characteristics of Purpose 4 of the Green Belt

Open approaches to the city

- 5.2 The openness of approaches to the City is considered to be strictly a Landscape and Visual Impact Assessment matter. However, from a heritage preservative, the key heritage sensitivity in relation to this criteria is considered to be the partial visibility of the Grade II Listed Terry's Clock Tower, forming one of the key landmarks of the City of York. Detailed heritage settings assessment will be undertaken in relation to this heritage asset. Whilst there might be glimpsed views of the Grade II Listed Terry's Clock Tower (a further important landmark of the City) from the vicinity of the Site, initial Landscape and Visual Impact Assessment undertaken by Tyler Grange suggests that any visibility is extremely partial, and seasonally viable. It is considered possible that proposals can be developed which do not change the appreciation of this historic building from the vicinity of the Site.
- 5.3 In relation to the Grade I Listed Minster – the most significant historic component of the City's skyline – development within the Site would not alter the longer distance appreciation of the Minster from the south, or from along the A19 corridor. As such, the significance of the Minster would remain unchanged.

Relationship between the urban edge and the countryside

- 5.4 Fulford Conservation Area is located at the urban fringe, and in accordance with the 2003 Appraisal (CYC 2003), its form, siting and character are considered to make a positive contribution to the setting and character of the City of York. The Site does not form a meaningful part of the setting of the Conservation Area, being located beyond the A64/A19 interchange and comprising an area of modern agricultural land which is not characteristic of the historic setting of the village. Detailed Conservation Area Assessment of the 'form, siting and character' (to quote the 2003 Appraisal) of Fulford village will be undertaken to confirm the heritage sensitivities (or lack of) associated with the Site. It seems likely that the significance

(‘character and appearance’) of the Conservation Area will not be altered, and development of the Site would not alter the contribution of the Conservation Area to the historic City of York.

Technical Officer Concerns

- 5.5 The 2014 Technical Officer Assessment of the Land to East of Designer Outlet (which includes the Site) stated in relation to ‘Heritage/Archaeology’ that the proposal would be ‘alien to the character of York’ and that the development would be ‘uncharacteristic of the city and the heritage aspects it affords’.
- 5.6 No further information is provided in relation to the ‘heritage aspects’ cited in the Technical Officer Assessment. However, initial review of the setting of nearby designated heritage assets suggests that the Site does not form an important component of the setting of any nearby designated heritage assets. However, potential views of the Grade II Listed Terry’s Clock Tower have been identified extending across the Site. This ‘heritage aspect’ (in this context, taken to refer to the ‘experience’ of a heritage asset, including important views) is potentially sensitive to the proposed development, and will be assessed through detailed settings assessment.

Recommendations

- 5.7 This Interim Statement, solely informed by desk-based analysis, has considered the key heritage sensitivities facing the proposed development of the Site, specifically relating to the setting and historic character of the City of York (derived from the significance – including setting – of the heritage assets within the City). It is recommended that further detailed heritage assessment is undertaken in relation to the Site, to confirm the potential development effects. Specifically, it is recommended that the following assessments are undertaken:
- Conservation Area Assessment in relation to Fulford Conservation Area, in accordance with current Historic England guidelines including *Understanding Place: Conservation Area Designation, Appraisal and Management* (HE 2016), *Understanding Place: Historic Area Assessments in a Planning and Development Context* (EH 2012), *Understanding Place: Historic Area Assessments, Principles and Practice* (EH 2010)

- Heritage Settings Assessment in relation to nearby designated heritage assets, and other potentially sensitive heritage assets, including the Grade II Listed Terry's Clock Tower
- Historic Landscape Characterisation Assessment, to determine the specific historic form, function and development of land within the Site

5.8 These assessments will seek to confirm the initial heritage assessment results presented above. It should be noted, however, that these assessment results relate exclusively to heritage constraints, and the consideration of broader landscape and visual impact matters associated with the Green Belt are beyond the scope of this assessment.

7. CONCLUSIONS

- 7.1 This assessment has considered the potential heritage settings sensitivities associated with the Site, specifically in the context of the Site's inclusion within the City of York Green Belt. This Interim Statement provides an initial indication of the key heritage matters and the requirements for detailed assessment.
- 7.2 Purpose 4 of the Green Belt is to preserve the character and setting of the historic City of York. The Council state that the Site is important to the Green Belt because of its 'historic rural character' and 'relationship with the urban edge at the gateway to Fulford and York', and consider the proposed development would have an adverse effect on the 'heritage aspects' of the City. Initial desk-based analysis suggests that the Site did not historically form part of either the 'strays' or 'ings' land parcels, which form the most important historic landscape components City's historic surroundings. Detailed historic landscape assessment of the Site will be undertaken to confirm this. Furthermore, Fulford Conservation Area, forming part of the urban edge of York, is located to the north of the Site beyond the A64 dual carriageway and there is no visual association or clear historic landscape relationship with the Site. A Conservation Area Assessment will be undertaken to confirm this.
- 7.3 The nearest designated heritage assets – comprising Grade II Listed Buildings at Fulford Hall – are also located to the north of the Site beyond the A64. The Site does not appear to form an important part of the setting of these assets. However, views from the vicinity of the Site towards one of the City's principle historic landmarks – namely the Grade II Listed Terry's Clock Tower – have been identified by previous assessment of the Green Belt and will be subject to detailed settings assessment. No other significant 'heritage aspects', including potential views of the Grade I Listed Minster, have been identified.
- 7.4 Initial assessment has identified the key heritage components of the Green Belt, and further detailed assessment is recommended to confirm the heritage constraints associated with the Site. It should be noted that this assessment relates exclusively to the heritage components of the Green Belt, and any wider considerations relating to the landscape or visual impact of the proposed development are strictly beyond the scope of this assessment.

8. REFERENCES

Chartered Institute for Archaeologists 2014 *Standard and Guidance for Historic Environment Desk-Based Assessment*. Available online: http://www.archaeologists.net/sites/default/files/node-files/ClfAS&GDBA_2.pdf, accessed 22 April 2016.

City of York Council (CYC) 2003 *City of York Local Plan: The Approach to the Green Belt Appraisal*

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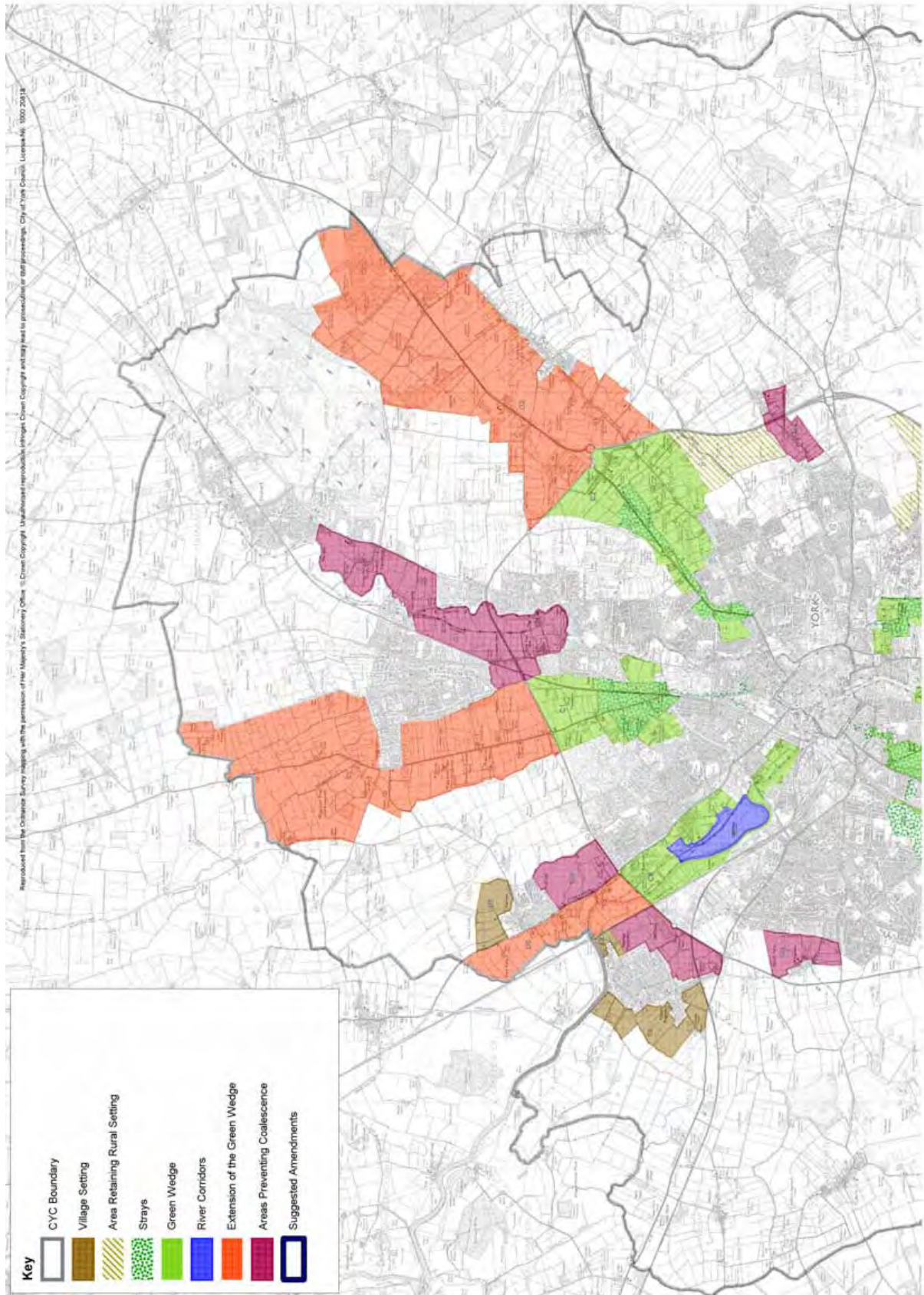
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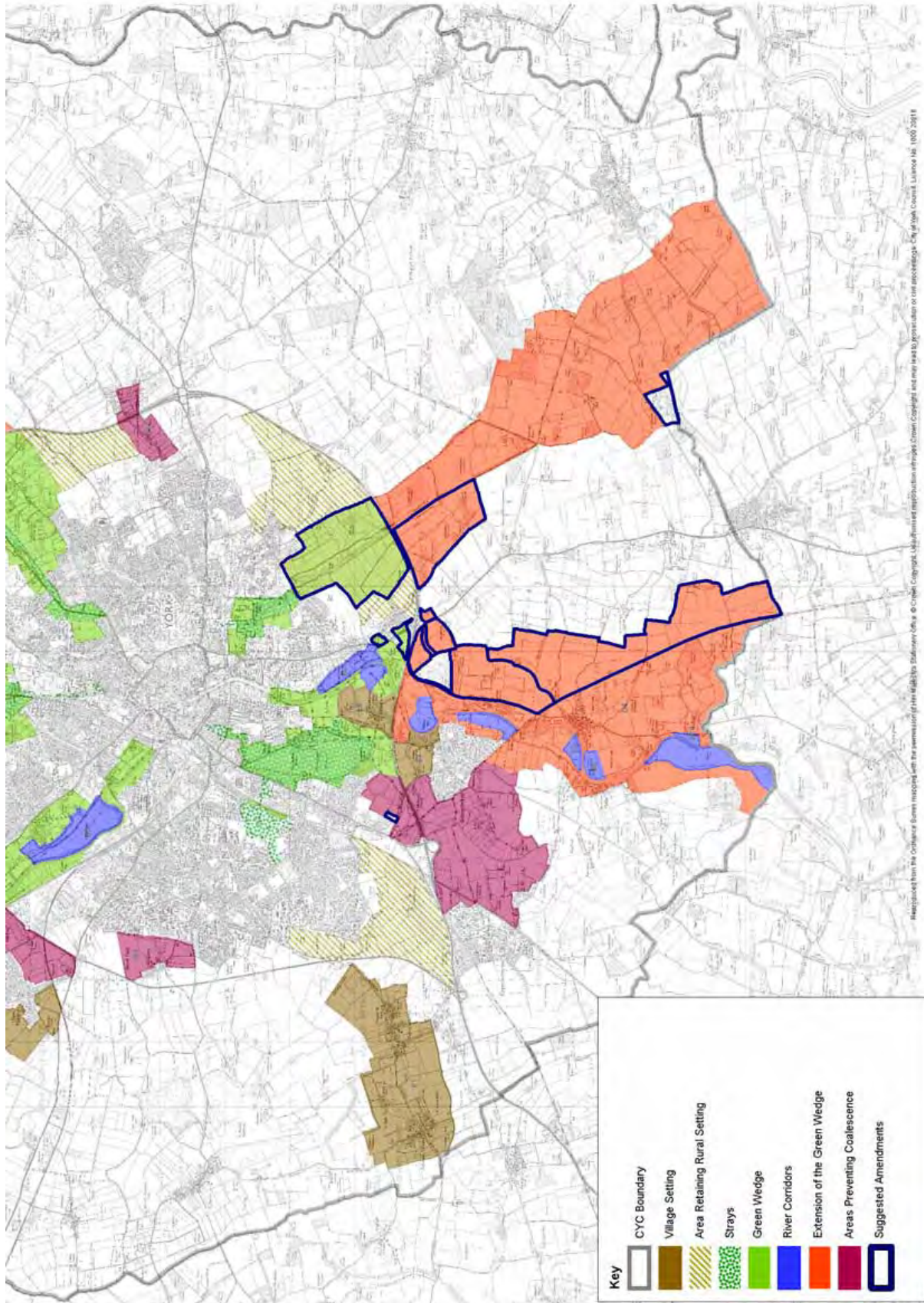
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APPENDIX A: CITY OF YORK GREEN BELT





APPENDIX B: TECHNICAL OFFICER ASSESSMENT

Technical Officer Assessment

Site: **798**

Land to East of Designer Outlet

Submitted For: Employment/Leisure

TRANSPORT

Unsure that expansion at this site and retail offer would benefit public transport services/operations. Significant infrastructure concerns regarding ability of A19 and A64 to accommodate additional trips; envisage a requirement for substantial infrastructure upgrades to A19 north/south; availability of 3rd party land to deliver such is unknown? Additional impact on strategic road network needs to be raised with Highways Agency. Some benefits may be feasible from back trips (using P&R) to this site.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure. It should be noted that the whole of the A19 corridor is designated an Air Quality Management Area (AQMA). The air quality impacts of additional traffic movements from the site will need to be assessed. The impacts on Fulford Main Street (south-bound from the junction with Heslington Lane) are of particular interest / concern. Whilst the site is adjacent to the A19, retail/leisure uses are unlikely to introduce new opportunities for public exposure.

Amber

Noise: Whilst the impact of the existing noise level on the development is not of concern generally, noise from the traffic will need to be considered if hotel use is provided. In addition a noise impact assessment of the proposals on the existing environment amenity will need to be carried out. The impact of any additional lighting should also be considered.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Mainly Flood Zone 1, part Flood Zone 2 and 3a to the south.

Amber

Ecology: Site is adjacent to Naburn Marsh SSSI wetland habitat - need to be careful with drainage. Residential development may be detrimental, though leisure/retail less so. May require advice from Natural England with regard to impact upon SSSI and breeding waders.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Alien to the character of York - land forms a green wedge and close to river corridor. Lighting already intrudes on the area. Uncharacteristic of the city and the heritage aspects it affords.

Red

Landscape/ Design: The site would bring development up to the ring road and the A19, thereby having a significant negative impacting on the setting of the city and Fulford. The designer outlet is currently tightly contained and set away from the main arterial routes. The open countryside currently presents a rural approach to the city and Fulford, as well as a separation between the outlet and Fulford village. This site would result in a change in landscape character that would bring the built form closer to Fulford from the south. The quadrants of fields around the A64/A19 junction play an essential role in providing an appropriate flavour for the setting of the city, which should not be compromised.

Red

Openspace/ Recreation: No site specific comments.

Green

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Naburn Business Park, York

10657_R01_Initial Landscape & Visual Briefing Note

1.0 Introduction

- 1.1. This technical note has been prepared by Tyler Grange LLP (TG) on behalf of HOW Planning, in response to desktop analysis and preliminary fieldwork undertaken in September 2016. The note provides advice for HOW Planning with submissions to the York Local Plan Preferred Site consultation in terms of landscape character and visual context.
- 1.2. The land located adjacent to the existing Designer Outlet has been submitted and considered through the call for sites process as part of the site 798. Analysis has been published in the Further Sites Consultation Document 2013 and Site Selection Paper Addendum 2014. York Council have provided feedback which is outlined within this note. This note aims to provide an initial response and information on landscape and visual topics in relation to the site. The Naburn Business Park site falls within the southern section of the original 798 site put forward.
- 1.3. The work does not constitute a full Landscape and Visual Appraisal (LVA) or a full Landscape and Visual Impact Assessment (LVIA). It is intended that this work will provide initial information relating to landscape and visual topics to assist with submission to the York Local Plan Preferred Site consultation. Should the site be taken forward, a full LVIA is considered appropriate and can be provided at a later date.

2.0 Site Context

- 2.1. The Naburn site is located to the south of the A64 and approximately 750m south of Fulford Village. The site itself comprises two agricultural fields divided by hedgerow north to south in the centre. All boundaries are bound by existing vegetation with road infrastructure beyond.
- 2.2. The northern boundary is bound by St Nicholas Ave which is the access from the A19 to the existing Designer Outlet. The eastern boundary is bound by A19. The southern boundary is bound by Lingcroft Lane and the western boundary is bound by vegetation associated with field boundary and screening vegetation associated with the Designer Outlet. The site is well contained with little opportunity for clear open views into the site.

3.0 Review of existing documents and establishing the key Concerns

Further Sites Consultation Document 2013

- 3.1. The site is referenced as site 798. The document states that "The site would bring development up the ring road and the A19, thereby having a significant negative impacting on the setting of the city and Fulford. The designer outlet is currently tightly contained and set away from the main road arterial routes. The open countryside currently present a rural approach to the city and Fulford, as well as a separation between the outlet and Fulford village. The site would result in a change in landscape character that would bring the built form closer to Fulford from the south. The quadrants of fields around the A64/A19 junction play an essential role in providing



an appropriate flavour for the setting of the city, which should not be compromised.” The reduced proposed site addresses the concerns relating to the A64 and encroachment of development towards Fulford Village. The remaining issues are summarised and discussed further in this note.

Site Selection Paper Addendum 2014

- 3.2. The site is referenced as site 798. The document states that it is “*considered that the site would have a significant negative impact on both the setting of the city and Fulford as it would bring development right up to the A19 and A64. It is acknowledged that landscaping could help to mitigate some impacts however there would remain a solid development within what is currently a fluid landscape creating a visual impact on what are currently open fields viewed from both the A19 and the A64. The open countryside currently presents a rural approach to the city and to Fulford and also provides separation between the existing Designer Outlet and Fulford Village. The site would bring the built form closer to Fulford from the south and would constitute a large encroachment into open countryside.*”

Response from Kennedy Sheldon at City of York Council

- 3.3. The below outlines the relevant points raised by York Council in relation to Landscape and Visual topics.

- Landscape
“It was felt that it is important to maintain the separation of Fulford Village from the existing Designer Outlet and the very distinct character of the two. Any development in this area would need to demonstrate how this separation is being preserved in terms of views and perception within each area as well as physical separation.

The A19 is also a very important approach road for York especially in terms of being able to view the city in its rural context, therefore development which can be seen from this road or reduces the openness around this road would require further evidence to convince technical officers that this open character would not be harmed.”

- Historic Character and Setting
“The main reason for the site not being progressed related to its position within an area which is designated as an extended Green Wedge - this is considered to be an area of primary importance to the draft greenbelt for York and therefore forms one of our Primary Constraints to development, in accordance with the Spatial Strategy.

The designation of the extended green wedges comes from the Greenbelt appraisal 2003 and subsequent Historic Character and Setting technical updates in 2011 and 2013 which I also attach for your convenience.

This work identifies the land which is deemed as important to York’s greenbelt as preserving the setting and special character of the historic town in line with purpose 4 of those set out by NPPF in Paragraph 80.

Any proposals would need to take account of this evidence base and provide information on either:

- *How the proposals present acceptable uses and how they will not impact upon the historic character and setting of York or*

- *Reasons why the land proposed does not meet the criteria to be designated as part of the greenbelt and especially in regard to purpose 4 and the special character and setting of York as outlined in the evidence base.”*

3.4. In summary the three key issues relate to:

- Maintaining separation between Fulford Village and the Designer Outlet areaa, both physical separation, separation of landscape character and visual/perceptive and separation;
- Maintaining the openness of the A64 and A19 approach road into York; and
- The site falls within a “Green Wedge” within the greenbelt.

4.0 Maintaining separation between Fulford Village and the Designer Outlet area

4.1. The A64 both physically and visually divides Fulford Village to its north and the Designer Outlet area to its south. Both the infrastructure of the road which is the equivalent to 8 lanes wide in locations where the slip roads join the road (see **photo 4.1**) and the associated well established vegetation form a barrier between the two.

Photo 4.1: Taken from Forest Lane/ Bridleway (Minster Way) over the A64.



4.2. This separation is particularly emphasised at the location where the A19 passes under the A64 (see **photo 4.2**).

Photo 4.2: Taken from southern side of the roundabout at the entrance of St Nicholas Ave.



- 4.3. There is limited opportunity to view both sides of the road in this location and this is limited to the users of the A64. These users are people travelling along the A64 at speed and are likely to be focussed on the road. In addition to the A19, the two areas are also connected by the B1222 minor road. This road passes over the A64 to the west where even at this elevated height views towards the Designer Outlet are limited. (See **photo 4.3**) The field to the south of the view between the A64 and Designer Outlet access roads provides an offset to further increasing separation between the Fulford Village and the Designer Outlet area.

Photo 4.3: Taken from the B1222 Bridge over the A64 facing south west.



- 4.4. The entrance road leading from the A19 into the Designer Outlet adds additional separation between Fulford Village and the Designer Outlet area. This in turn provides a further level of screening towards the Naburn Site. (See **photo 4.4**)

Photo 4.4: Taken from the B1222 Bridge over the A64 facing south east.



- 4.5. The vegetation planted to screen the A64 sufficiently screens the road infrastructure from the northern (Fulford side) of the road. This also ensures views from the village towards the Designer Outlet area and Naburn Site are well screened.
- 4.6. It is appreciated that the vegetation will not screen as well during summer months, however. It is still anticipated that the surrounding infrastructure itself and remaining winter vegetation has established to a maturity that would still be sufficient enough to prevent views from the key areas within Fulford including those at close proximity towards both the existing Designer Outlet area and Naburn Site.
- 4.7. As stated in the response from York Council, the character of Fulford Village and the existing Designer Outlet have their own *“very distinct character”*. Due to this lack of inter-visibility between the two areas, it is not anticipated that changes to the Naburn Site which falls within the character of the area of the Designer Outlet would have any effect on setting (positive or negative) of the landscape character within the area of the Fulford Village.
- 4.8. However, to further strengthen the separation between the two areas, the following mitigation measures should be implemented in developing the Naburn Site:
- Strengthen the existing boundary vegetation of all boundaries, include some evergreen species for year round screening;
 - Ensure building heights are limited to be no taller than that of the existing Designer Outlet so that built form does not appear in views from Fulford Village; and



- Make use of or locate the access parallel to the existing St Nicholas Avenue to access the Naburn site and strengthen existing or implement new screen planting alongside it.

5.0 Maintaining the openness of the A64 and A19 approach road into York

- 5.1 As set out above, the site is screened well from the A64 in the immediate locality and to the west when travelling eastbound. (See **photos 4.3 and 4.4**). To the east the eastern boundary of the Naburn site is visible in from the A64 when travelling westbound. As shown in **photo 4.1**, which is an elevated and a more worst case scenario of views than those experienced on the A64, shows that the openness is limited to the foreground (east of the A19 and south of the A64). Existing vegetation associated with the A64, A19, St Nicolaoas Ave and Lingcroft Lane, together limit any long distance views that resemble openness. It is not considered that strengthening the existing eastern boundary vegetation to the Naburn site would have an effect (positive or negative) upon experiencing views of openness from the A64 in this location. The addition of new vegetation to existing with built development sitting behind it, would barely be perceptible from this location of the A64, particularly while travelling at speed.
- 5.2 When travelling along the A19 (northbound, towards York) upon the approach to the A64 Junction roundabout, the existing views to the west (left of the view, Naburn site side) are limited by existing planting that runs along the A19. Blocks of screen planting are a common feature of the landscape in this area, creating a small patchwork of rectangular blocks within the field pattern. From the car service centre which is located to just north of Crockey Hill to the farm entrance of Lincroft Farm the views to the west are open.
- 5.3 When travelling further north along the A19 from this point, established large and dense tree planting screen views preventing a sense of openness. Further north a brick wall which is offset from the road side and is associated with Persimmon house sits in front of the vegetation, further creating a sense of enclosure. Persimmon house sits just south of Lingroft Lane. At this point there is a glimpse into the Naburn site where there is a break in the vegetation for an access gate. (See **photo 5.1**). A small glimpse of open field is possible; however, this is limited to a small section of field which is then bound by dense screen planting from St Nicholas Ave. The sense of openness in this location towards the west is lacking. However, to the east (right of the view, away from the Naburn site) the hedgerow remains low level and views across the fields are possible between small planting blocks and before the A64. (See **photo 5.2**).

Photo 5.1: Taken from the A19 at the entrance to Lingcroft Lane (westward facing).



Photo 5.2: Taken from the A19 near the entrance to Lingcroft Lane (eastward facing).



- 5.4 The Naburn site eastern boundary sits against the A19. There is a small offset between the road and boundary planting (See **photo 5.3**).

Photo 5.3 Taken from near the entrance to Lingcroft Lane (northward facing).



- 5.5 The area surrounding the A19 and A64 Junction lacks an overall sense of openness compared with that further south along the A19 due to a combination of dense screen planting along the roads, as well as blocks of planting within fields. Some views towards the east remain open whereas the westward views are significantly diminished by existing screen planting. Although the Naburn site comprises two open fields which could contribute to the sense of openness, the views across them from the A64 and A19 are limited. The Naburn site is well contained to all of its boundaries. It is not anticipated that further strengthening the existing planted boundary against the A19 is likely to affect (positively or negatively) the sense of openness for people travelling along the A19 or A64.
- 5.6 However, to ensure the sense of openness is not further diminished in this location, the following mitigation measures should be implemented in developing the Naburn Site:
- Ensure a wide offset of built form from the eastern boundary;
 - Retain, maintain and supplement the existing planted eastern boundary; and
 - Retain and maintain the open offset between the road and the eastern boundary to maintain long views towards the junction adjacent to the footpath.

6.0 The site within a Green Wedge within the Greenbelt

City of York Local Plan, The Approach to the Green Belt Appraisal 2003

- 6.1 The site falls within the greenbelt and specifically a 'Green Wedge'. The green wedges are a characteristic feature of York. As stated the Green Belt Appraisal 2003, *"they form large tracts of undeveloped land which largely extend from the countryside into the city. They prevent lateral coalesce of different parts of the urban area and help retain the distinctive characteristics of earlier periods of individual settlements."* The key points of the green wedges fall under the following headings:

- Views of the Minister;

- Character of the Landscape;
- Urban form;
- Relationship between the urban edge and the countryside; and
- The relationship between the surrounding villages.

6.2 As described above, the key concerns relating to the site are related to the character, the relationship between the urban edge and the countryside and the relationship between the surrounding villages.

The Fulford Parish Council – LDF submission including review of Fulford’s Green Belt Land June 2010

6.3 This document seeks to assess the green belt land in Fulford Parish in terms of the five above purposes set out in the 2003 Appraisal. The document provides specific views in which have been reviewed. All views within this document have been reviewed and where appropriate to the Nabrun site, have been visited with a photographic record taken during the site visit.

6.4 The key concerns relating to this site include the following locations as shown in Figures 2 and 3 as it is possible that there will be a relationship between these views and the Naburn site.

Figure 2 – Landscape around Designer Outlet and view of Terry’s from Lingcroft Lane.

6.5 This above figure was taken along Lingcroft Lane. The original figure demonstrated that views towards the Terry’s tower above existing trees were possible. However, during the site visit, it was evident that the vegetation in this location has grown since the document was produced. No views were possible from the specific location that the original photograph was taken, nor did the tower appear along other sections of the route. (See **photo 6.1**). It is possible that views will become apparent during winter months. A winter site visit and photography should be taken.

Photo 6.1: Taken from Lingcroft Lane (as per Figure 2)





Figure 3 – Long view from Crockey Hill

- 6.6 This above figure is taken from the south of the site at Crockey Hill. Although the original photography was taken with views towards the north east and did not include the Naburn site, this area was reviewed to ensure the site was not visible within the same view as the Minster. Views towards the Minster were limited due to growth of the vegetation and it is not anticipated that views in combination will be possible due to topography and a series of dense vegetation.
- 6.7 Other views within this document were reviewed. It is advised that winter photography is taken at Figures 2, 3, 16, 17, 18 and 19 to ensure views of the site in combination with the historic features are not viewed in combination. At this time (summer with trees in full leaf). It is not considered that these views would be effected by development to the Naburns Site.

7.0 Initial Conclusion

- 7.1. The concerns previously raised by York Council can be summarised under the following three headings:
- Maintaining separation between Fulford Village and the Designer Outlet area, both physical separation, separation of landscape character and visual/perceptive and separation;
 - Maintaining the openness of the A64 and A19 approach road into York;
 - The site falls within a “Green Wedge” within the greenbelt.
- 7.2. In summary the concerns can be addressed by the following mitigation:
- Strengthen the existing boundary vegetation of all boundaries, include some evergreen species for year round screening;
 - Ensure building heights are limited to be no taller than that of the existing Designer Outlet so that built form does not appear in views from Fulford Village;
 - Make use of or locate the access parallel to the existing St Nicholas Avenue to access the Naburn site and strengthen existing or implement new screen planting alongside it;
 - Ensure a wide offset of built form from the eastern boundary;
 - Retain, maintain and supplement the existing planted eastern boundary; and
 - Retain and maintain the open offset between the road and the eastern boundary to maintain long views towards the junction adjacent to the footpath.
- 7.3. Each of these concerns have been broadly addressed. It is considered that through a full LVIA to GLVIA3 standards, with winter photography to demonstrate worst case scenario, with a series of supporting photomontages and a robust landscape masterplan to include mitigation as briefly described above, the site would be suitable to accommodate the development type proposed with no adverse effects on the landscape and visual amenity.
- 7.4. The LVIA should include a full and thorough review of the site’s performance in relation to the principal Green Belt objectives as set out within the NPPF (the Framework), with reference to the key purposes of Green Belt land and with consideration of paragraph 81 of the Framework, in terms of positively enhancing Green Belt.
- 7.5. Whilst Green Belt is not a landscape designation, the review of the principles purposes have a close correlation with matters of inter-visibility and character which have only briefly been described within this note.



- 7.6. The road infrastructure has a great influence on the character to the south of Fulford Village. The area is already subject to large scale retail use to the immediate north west of the site at the Designer Outlet and built form exists along the A19 to the south of the site (Persimmon House). Screen planting along the A19 and wider area is a common feature within this area. The site could sit well within the existing landscape and result in minimal effects if the above described mitigation measures were carried out to ensure the existing landscape character is maintained.
- 7.7. Opportunities exist to improve public access to the site; to introduce planting that could better reflect the characteristics of the local landscape along the boundaries and that internally tie in with that at the existing Designer outlet. Increased screen planting will add a further degree of prevention of physical or visual merging with Fulford Village, ensuring the divide between the two.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange LLP Terms & Conditions, Tyler Grange LLP shall not be liable for any losses (howsoever incurred) arising incurred as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



SCHEDULE OF APPROXIMATE GROSS FLOOR AREAS

OFFICE 1	10,000 SQ FT	2 STOREY
OFFICE 2	10,000 SQ FT	2 STOREY
OFFICE 3	20,000 SQ FT	2 STOREY
OFFICE 4	20,000 SQ FT	2 STOREY
OFFICE 5	28,000 SQ FT	2 STOREY
OFFICE 6	40,000 SQ FT	2 STOREY
OFFICE 7	20,000 SQ FT	2 STOREY
OFFICE 8	20,000 SQ FT	2 STOREY
OFFICE 9	10,000 SQ FT	2 STOREY
OFFICE 10	10,000 SQ FT	2 STOREY
OFFICE 11	27,000 SQ FT	2 STOREY
OFFICE 12	27,000 SQ FT	2 STOREY
OFFICE 13	27,000 SQ FT	2 STOREY

TOTAL OFFICES 269,000 SQ FT

INNOVATION CENTRE 63,000 SQ FT 2 STOREY

DINER 5,000 SQ FT SINGLE STOREY

OVERALL TOTAL 337,000 SQ FT

OFFICES
OFFICES
OFFICES
Park & Ride



[REDACTED]

From: Emma Jones [REDACTED]
Sent: 29 March 2018 15:45
To: localplan@york.gov.uk
Cc: Richard Woodford; Richard France
Subject: York Local Plan Publication Representations 2/3
Attachments: App 7 Strategic Access and Connectivity.pdf

2/3

Good afternoon

On behalf of Oakgate/Caddick Groups, please find attached Appendix 7 to the representations.

I would be grateful if you could please acknowledge safe receipt of this email and the attachments.

Regards

Emma Jones
Associate

Direct Line: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]



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Oakgate Group Plc
Naburn, York

Strategic Access and Connectivity Report

30 October 2017
Version 1.0
Issue





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Figure 1: Site Location

Figure 2: Public Transport Accessibility

Figure 3: Cycle Catchment

Figure 4: Vehicle Trip Distribution - Business Park

Figure 5: Vehicle Trip Distribution - Ancillary Food and Drink Uses

Figure 6: Business Park Traffic Flows - Weekday AM Peak Hour

Figure 7: Business Park Traffic Flows - Weekday PM Peak Hour

Figure 8: Ancillary Food and Drink Traffic Flows - Weekday AM Peak Hour

Figure 9: Ancillary Food and Drink Traffic Flows - Weekday PM Peak Hour

Figure 10: Total Allocation Traffic Flows - Weekday AM Peak Hour

Figure 11: Total Allocation Traffic Flows - Weekday PM Peak Hour

Appendices

Appendix A: Indicative Masterplan

1 Introduction

1.1 Commission

Fore Consulting Limited (Fore) has been commissioned by Oakgate Group Plc to provide advice in relation to the transport and access issues associated with potential redevelopment of a site at Naburn, York. The site is being promoted for a strategic business park.

This report has been prepared as a standalone technical report to consider the strategic access and connectivity implications of the proposed allocation, and support promotion of the site through the City of York Council (CoYC) Local Plan process. A Pre-Publication draft Local Plan and updated evidence base was published for consultation by CoYC between 18 September and 30 October 2017. This document forms part of a representation to CoYC in response to the draft Local Plan.

1.2 The Development Site

The proposed allocation site comprises land directly to the east of the Designer Outlet shopping centre at Naburn, York, located 4.0km south of York city centre. The site is bordered to the east by the A19 Selby Road, and the north by the A64.

The location of the site is demonstrated on Figure 1.

1.3 Structure of this Report

This report is structured as follows:

- Chapter 2 describes the existing transport network in the vicinity of the development site.
- Chapter 3 summarises the indicative development proposals.
- Chapter 4 presents methodology used to consider the potential trip generation impacts of the development proposals.
- Chapter 5 considers the strategic impacts of the development and sets out an outline transport strategy to be refined as the proposals are further developed.
- Chapter 6 provides a summary of the transport measures that are considered to be required to accommodate the development.

2 Existing Situation

2.1 Highway Network

2.1.1 Key Links

The highway network in the vicinity of the proposed allocation is demonstrated on Figure 1 and comprises a number of key links, including the following:

- The A64, providing strategic connections from Leeds to Scarborough via York. In particular, the A64 forms part of the York Outer Ring Road, providing a dual two-lane carriageway route around the south and east of the City of York.
- The A19 Selby Road provides a key highway link between York and Selby, as well as local access to villages of Escrick, Riccall and Barlby to the south, and the Fulford, Fishergate and Heslington areas of York to the north. The road is of single carriageway standard, with one lane in either direction.

St Nicholas Avenue provides vehicle access to the Designer Outlet shopping centre from Fulford Interchange. The road is of dual carriageway standard, with two lanes in either direction. A roundabout junction at the western extent of St Nicholas Avenue provides access to all areas of car parking and servicing, located adjacent the east and west-facing frontages of the shopping centre.

2.1.2 A64 / A19 Selby Road: 'Fulford Interchange'

Fulford Interchange is a major grade-separated junction providing access between the A64 and the A19 Selby Road, as well as the Designer Outlet shopping centre to the west via St Nicholas Avenue. The junction comprises two priority-**controlled roundabouts in a 'dumb-bell' configuration**. In early 2013, works were completed to provide traffic signal controls at the junction.

2.2 Public Transport

Figure 2 demonstrates public transport accessibility within the vicinity of the proposed allocation.

2.2.1 Bus Network

Local bus services currently operate in the vicinity of the allocation include the following:

- Services 415 (Arriva) combine to provide regular direct services between York city centre and Selby, with up to 3 services per hour on weekdays and Saturdays, and 2

services per hour on Sundays. Service 415 directly serves the Designer Outlet shopping centre via St Nicholas Avenue during centre opening hours. A bus stop is located on the roundabout at the western extent of St Nicholas Avenue. The stop is located a walking distance of 240m from the main entrance to the shopping centre.

- Service 18 (EYMS) provides services approximately every two hours between York City Centre and Market Weighton (Sancton Road) via Holme on Spalding Moor on weekdays and Saturdays. Services are routed via St Nicholas Avenue, with the closest stops conveniently located within a walking distance of around 240m from the main shopping centre entrance.
- Service 42 provides services approximately every other hour between York City Centre and Drax via Selby. Services are routed via Naburn Lane, with the closest stops conveniently located within a walking distance of around 275m from the main shopping centre entrance.

2.2.2 Park and Ride

An existing Park and Ride site is located to the north of the Designer Outlet shopping centre. It provides 600 car parking spaces located within the main shopping centre car park. Although parking is in effect shared with the shopping centre, the Park and Ride site is identified on signage dedicated for Park and Ride on St Nicholas Avenue and through the car parking areas. The Park and Ride bus terminus is conveniently located in relation to the shopping centre, with a walking distance of less than 100m to the closest entrance.

Service 7 provides high frequency bus connections to the city centre from the Designer Outlet via Naburn Lane and the A19 Fulford Road corridor, returning to the site via St Nicholas Avenue. Egress to Naburn Lane from the Designer Outlet is restricted to buses, pedestrians and cyclists only.

2.2.3 Rail Network

The site is not served directly by the rail network. The closest rail station is York, which is an important station on the national railway network and is served by a range of local, regional and national mainline services. Service 7 provides direct connections between the Designer Outlet Park and Ride site and York railway station, enabling convenient opportunities for interchange by public transport.

2.3 Pedestrian and Cycle Facilities

Figure 3 demonstrates the cycle catchment within the vicinity of the proposed allocation.

The site is well located in relation to the existing pedestrian and cycle network, which currently includes the following:

- Off road cycle routes adjacent Naburn Lane (providing connections to the National Cycle Network Route 65 to Selby to the south, and alternative routes to York city centre via Bishopthorpe).
- Off road cycle route adjacent St Nicholas Avenue, connecting to on and off road cycle routes along the A19 Fulford Road and the city centre orbital route at Fishergate, as well as Route 66 of the National Cycle Network providing strategic connections to the east of the City of York.
- From the A19 Fulford Road, a number of advisory cycle routes provide connections to off road routes via Fulford Ings towards the Millennium Bridge, which also comprises part of the orbital city centre route and provides strategic links south west of the city centre.

3 Indicative Development Proposals

3.1 Proposed Land Uses

At this stage, it is envisaged that the allocation could accommodate 332,000 sq ft of office use and an Innovation Centre, plus some ancillary food and drink uses. An indicative masterplan has been prepared and this is provided at Appendix A.

The indicative total quantum of development to be provided as part of the allocation is summarised at Table 1.

Table 1: Indicative Development Proposals

Proposed Land Uses	Gross Floor Area	
	sq ft	sq m
Business Park (including Innovation Centre)	332,000	30,844
Ancillary Food and Drink	5,000	464

3.2 Vehicle Access and Car Parking

St Nicholas Avenue will form the primary vehicle access route, consistent with the existing arrangements for the Designer Outlet shopping centre. A new roundabout junction will be provided on St Nicholas Avenue, providing access to two new roads to the northern and southern boundary of the site, which in turn link to the proposed development plots and car parking areas. The new access roads connect to the existing circular access roads to the east of the shopping centre.

Car and cycle parking will be provided in accordance with CoYC's prevailing standards, which are summarised in Table 2¹:

¹ 'City of York Draft Local Plan - Incorporating the 4th set of changes', Appendix E, 2005.

Table 2: City of York Car and Cycle Parking Standards

Proposed Use	CoYC Parking Standard Category	Zone	Maximum Car Parking Spaces per sq ft (sq m)	Minimum Cycle Parking Spaces per sq ft (sq m)
Business Park (including Innovation Centre)	Business (B1)	Outside Built-up Area	1:330 (1:30)	1:660 (1:60)
Ancillary Food and Drink	Food and Drink (A3)	Rest of District	1 per 5 sq m customer floorspace	1 per 10 sq m customer floorspace

Taking into consideration the parking guidelines set out in Table 2, the following maximum number of spaces are recommended to be provided:

- 1,028 spaces for the Business Park and Innovation Centre.
- 93 spaces for the ancillary food and drink use.

Further detailed assessment will be required following confirmation of the scheme proposals to confirm an appropriate level of parking to be provided as part of the development based on the likely demand. This will seek to provide sufficient parking to minimise the risk of vehicles queuing back on the external highway network, at the same time as supporting efforts to encourage the use of sustainable modes of travel (through not providing excessive parking). It will also reflect the substantial potential for linked journeys between the proposed land uses as well as to the Designer Outlet shopping centre, reducing the potential demand for parking.

3.3 Pedestrian and Cycle Access

Pedestrian and cycle access to the site would be consistent with the existing routes to the Designer Outlet, via St Nicholas Avenue and Naburn Lane.

The indicative masterplan layout includes new pedestrian routes connecting to the external routes, as well as between the proposed development and the existing Designer Outlet shopping centre. These routes are wide and direct.

Within the development, crossings of roads within the internal network will generally be uncontrolled and facilitated by raised tables or areas of shared surface treatment where appropriate. The precise details will be considered further as part of the detailed masterplanning of the development.

Taking into consideration **CoYC's current** cycle parking guidelines, the following number of spaces would be provided:

- A total of 514 cycle parking spaces for the proposed Business Park and Innovation Centre.
- 46 cycle parking spaces for the ancillary food and drink use.

4 Trip Generation

4.1 Methodology

This chapter sets out an initial estimate of the likely vehicle trip distribution and strategic transport impacts associated with the allocation. Trip generation has been estimated based on the indicative masterplan for a strategic development of approximately 337,000 sq ft of Business Park and ancillary food and drink use, located broadly to the east of the existing Designer Outlet shopping centre.

4.2 Person Trip Generation

Person trip generation associated with the above development scenario has been estimated on the basis of weekday peak hour person trip rates derived from the TRICS database, based on the criteria identified in Table 3.

For the purposes of this appraisal, the proposed ‘Innovation Centre’ is treated as B1 office accommodation, and the ancillary food and drink uses are treated as a fast food restaurant with drive-through facility.

Table 3: TRICS Search Criteria

Proposed Land Use	TRICS Land Use	TRICS Category	Location
Business Park (including Innovation Centre)	02 - Employment	A - Office	Suburban Area Edge of Town
Ancillary Food and Drink	07 - Leisure	D - Fast Food - Drive Through	

Following an initial search for trip rates based on the criteria above, it was apparent that multimodal trip rates for certain uses were not available on weekdays or Saturdays (or both). The following assumptions have therefore been made to derive person trip rates for the purposes of this assessment:

- Business Park and Innovation Centre - it is assumed the employment use would not generate a significant amount of trips on a Saturday.
- Ancillary food and drink uses - the TRICS database contains two sites where multimodal surveys were undertaken on Saturdays only - no multimodal trip rates for sites on weekdays are available. Vehicle trip rates for weekdays and Saturdays have therefore been used to infer person trip rates, based on uplifting the vehicle trip rates based on the mode share derived from trip rates for the initial site selection.

The resulting person trip rates and person trip generation are summarised in Table 4.

Table 4: Weekday Peak Hour Person Trip Generation

Use		AM Peak Hour 08:00-09:00		PM Peak Hour 17:00-18:00	
		Arr	Dep	Arr	Dep
Person Trip Rates ²	Business Park / Innovation Centre	2.185	0.307	0.215	1.894
	Ancillary Food and Drink	7.279	6.337	12.529	12.667
Person Trips	Business Park / Innovation Centre	674	95	66	584
	Ancillary Food and Drink	34	29	58	59
	Total	65	33	61	86

4.3 Mode Share

Mode share of journeys to the development has been identified as follows:

- Business Park and Innovation Centre - trip generation in the weekday peak hours is likely to be associated with commuting journeys to work. Mode share has therefore been derived from 2011 Census data for the method of travel to work for the daytime population of the medium layer super output area (MSOA) York 023. This MSOA reflects existing commuting journeys to the Designer Outlet shopping centre, and is therefore considered to best represent the likely travel characteristics of future employees based at the site.
- Ancillary Food and Drink - mode share is estimated on the basis of trip rates derived from the TRICS database.

It should be noted that at this stage, no allowance has been made to represent the impacts of travel planning measures that will be required in accordance with any future planning permission. The assessment therefore represents a robust estimate of the likely proportion of staff or visitors arriving by car.

The resulting mode share for the Business Park and Innovation Centre is summarised in Table 5.

² Person trip rates for the food and drink use are inferred from vehicle trip rates and mode share derived from TRICS.

Table 5: Mode Share % of Journeys

Mode	Mode Share (% of journeys by mode)
Train	2.6%
Bus, minibus or coach	11%
Taxi	0.2%
Motorcycle, scooter or moped	1.1%
Driving a car or van	50.4%
Passenger in a car or van	4.5%
Bicycle	11.5%
On foot	18.7%
Total	100.00%

4.4 Vehicle Trip Generation

Based on the person trip generation and mode shares identified in the previous Chapter, the estimated vehicle traffic generation is summarised in Table 6.

In practice, the food and drink uses proposed are not likely to generate a significant proportion of new trips on the external highway networks; trips will be predominantly linked with the Designer Outlet, potential office development on the proposed allocation site or Park & Ride users. To account for this for the purposes of this assessment, it is **assumed that 60% of trips would be ‘new’ journeys on the external network. No allowance** is made for existing journeys on the wider network to divert to call additionally at the development, and therefore the resulting vehicle trip generation on the wider network is considered robust.

Table 6: Estimated Vehicle Trip Generation

Use	AM Peak Hour 08:00-09:00		PM Peak Hour 17:00-18:00	
	Arr	Dep	Arr	Dep
Business Park (including Innovation Centre)	344	48	34	298
Ancillary Food and Drink	20	18	35	35
Total	364	66	79	333

At this stage, no account has been taken of the impact of travel planning measures that will be required in accordance with future planning approvals (for instance, in order encourage the use of public transport, walking and cycling rather than the private car). As such, the vehicle trip generation demonstrated in Table 6 represents a robust assessment of the likely impacts of the development on the wider highway network.

4.5 Vehicle Trip Distribution and Assignment

Peak hour trips associated with the proposed Business Park and Innovation Centre are likely to consist predominantly of commuting journeys (rather than a combination of staff and visitor journeys). Consequently, 2011 Census data for journeys to work in the York 023 MSOA has been used to estimate the distribution of trips on the highway network. The number of trips to the York 023 MSOA from each destination area has been expressed as a percentage of the total and assigned to routes.

As highlighted above, in practice the proposed food and drink use is likely to generate predominantly linked journeys with the Designer Outlet, or potentially the Business Park and Innovation Centre on the proposed allocation site or Park & Ride users. However, for the purposes of this assessment, **a proportion of journeys are treated as ‘new’** to the

external network. The distribution of these trips has been estimated using a gravity model, based on population and travel distance within the City of York and Selby districts.

All development traffic is assigned to access the development site via St Nicholas Avenue from the external highway network at Fulford Interchange.

The resulting trip distribution and assignment is summarised in Table 7, and on Figure 4 and Figure 5 for the office and food and drink uses respectively.

Table 7: Estimated Vehicle Trip Distribution

Route	Direction	Land Use	
		Business Park and Innovation Centre	Ancillary Food and Drink
A64	East	27%	27%
	West	33%	37%
A19	North	28%	26%
	South	13%	10%
Total		100%	100%

The net development (two way) traffic flows are summarised in Table 8. Figure 6 and Figure 7 demonstrate the net development traffic flows for the Business Park in the AM and PM peak respectively. Figure 8 and Figure 9 demonstrate the net development traffic flows for the ancillary food and drink uses in the AM and PM peak respectively. Figure 10 and Figure 11 demonstrate the total allocation traffic flows for the weekday AM and PM peak hours respectively.

Table 8: Traffic Impact – Two Way Traffic Flow

Link		Business Park and Innovation Centre		Ancillary Food and Drink		Total	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
A64	East	105	89	10	19	116	109
	West	129	109	14	26	143	135
A19	North	109	92	10	18	119	110
	South	49	42	4	7	53	49
Total		392	332	38	70	430	402

5 Strategic Impacts and Outline Transport Strategy

Based on an initial high-level strategic assessment of the trip generation associated with the development, the likely impacts and outline transport strategy are set out in the following sections.

5.1 Walking and Cycling Networks

5.1.1 Accessibility

The development is located adjacent the Designer Outlet shopping centre. The main entrance would be conveniently located within a walking distance of 500m of the proposed leisure development, and up to 800m from the proposed office buildings. The site is therefore well-located to encourage linked journeys to the shopping centre to be undertaken on foot.

Residential areas in Fulford are accessible within a walking distance of approximately 2.0km from the development site, representing the maximum distance that people are typically prepared to walk before reverting to motorised forms of travel. Walking routes are accommodated by existing footways and uncontrolled crossings at Fulford Interchange.

In the immediate vicinity of the development site, off-road cycle routes connect to existing on and off-road cycle lanes along the A19 Fulford Road towards the city centre, Fulford, Fishergate and Heslington areas. To the south, off-road routes adjacent Naburn Lane also provide access to Naburn and Bishopthorpe across the River Ouse by cycle. In addition, connections towards the Millennium Bridge (forming part of the orbital city centre cycle route) provide further strategic links to areas south west of the city centre. A substantial proportion of the City of York is located within a cycling distance of up to 5km from the site, which represents a distance typically considered to be convenient for cycling journeys.

5.1.2 Outline Strategy

The site is well located to encourage trips to the adjacent existing retail facilities, wider surroundings and the city centre on foot or by cycle. To ensure the long-term sustainability of the site, it is vital that the potential to walk or cycle to the development is maximised. Accordingly, the following measures will be required as part of the outline transport strategy for the development:

- Provision of high quality, safe and convenient walking and cycling routes and cycle parking through the development site as part of the detailed master planning of the development.

- Safe, convenient and direct links to the wider network of pedestrian and cycle routes will be required. This will build on the existing connections towards the A19 Fulford Road in particular, and potentially involve consideration of improvements to pedestrian and cycle facilities at Fulford Interchange, and along the A19 Fulford Road corridor.

5.2 Public Transport

5.2.1 Accessibility

The existing accessibility of the site by public transport is identified at section 2. Currently, the site is served directly by high frequency bus services connecting the Designer Outlet Park and Ride to the city centre (directly serving York railway station), as well as services providing additional local connections towards Selby. The development is therefore well served by the existing public transport network.

5.2.2 Outline Strategy

The outline transport strategy for the site builds on the existing accessibility of the site by public transport, and includes the following measures:

- The precise layout of the development will be determined as part of the detailed masterplanning of the site. However, the eventual layout will incorporate direct routes for buses through the site (such that buses are not unduly delayed), plus convenient and safe walking routes between bus stops and entrances to the proposed development as well as the existing shopping centre.
- As part of the allocation proposals, a new relocated park and ride facility will be considered. This would include a new terminus building (providing indoor waiting facilities and information), plus bus stop facilities and adequate car parking; the precise level of car parking will be determined at a later stage following discussion with CoYC.

In addition, access to the development by public transport would be encouraged through promotion of sustainable travel options as part of travel planning, which is likely to be required in accordance with a future planning approval.

5.3 Highway Network

5.3.1 Vehicle Access

Vehicle access to the site would be provided consistent with the existing access to the Designer Outlet shopping centre, via St Nicholas Avenue from the external highway network at Fulford Interchange. The existing access to Naburn Lane for public transport, pedestrians and cyclists only would be retained as part of the development proposals.

The precise layout of the internal network and associated junctions will need to safely and efficiently accommodate access by general traffic, such that the operation of Fulford Interchange is not affected by traffic queuing to enter the development site. The scale and form of vehicle access arrangements will need to be confirmed following collection of traffic data and detailed assessment. However, based on a preliminary assessment of feasibility, it is considered that safe and efficient access to the development can be achieved.

5.3.2 Off-Site Impacts

It is that understood that when dismissing the allocation, CoYC's Local Plan Working Group made the following comments:

“There are also significant transport constraints on the A19 which would be exacerbated through the further expansion of the Designer Outlet and the introduction of B1a (office) use and the associated trips. Whilst it is recognised that the adjacent Park and Ride would offer a sustainable alternative to car use there would still be a significant amount of peak hour trips created through the development of this site as proposed.”

Based on the estimated development traffic flows, the development is likely to result in impacts at Fulford Interchange in particular, as the junction forms the sole point of access from the local and strategic highway networks to the development. The precise impacts, as well as the scale, form and phasing of mitigation works considered to be necessary will need to be confirmed at the next stage following collection of traffic data and detailed capacity assessment. The scope to achieve priority for buses (including Park and Ride services) through the junction, as well as safe pedestrian and cycle crossing facilities will need to be considered. The promoters of the development control land adjacent to each approach of the junction and, on this basis, it is considered that mitigation works are deliverable.

Regarding the impacts on the wider highway network:

- On the A19 north of Fulford interchange, the proposed allocation would generate fewer than 120 vehicles during the weekday peak hours, equating to fewer than 2 vehicles per minute during the peak hour. It is acknowledged that this represents an impact to be considered in further detail. However, as highlighted in the Working Group comments, high frequency bus services associated with the Designer Outlet Park and Ride means there is significant opportunity for a high proportion of these journeys in particular to be undertaken by public transport. Furthermore, the majority of journeys to the allocation would be commuting journeys which in practice are capable of being undertaken on foot or by cycle, making use of the existing range of footways and cycle routes in the local area, connecting to the wider network of cycle routes around City of York. Overall, there is clear potential for journeys between the proposed allocation and the A19 north of Fulford Interchange to be made by public transport, by cycle or on foot, rather than by car; this would have the effect of managing down the potential traffic impacts of the allocation on the A19 corridor to the north to a level that can be accommodated without significant impacts on the wider network.
- The proposed allocation would also potentially increase traffic flows at adjacent junctions on the A64, although given the estimated total vehicle trips potentially using the A64 and the likely dispersal of traffic across the wider strategic network beyond Fulford Interchange, the impacts at individual junctions are considered relatively limited.
- The proposed allocation would generate fewer than 50 vehicles during the weekday peak hours on the A19 south of Fulford Interchange. These trips would similarly be dispersed on the wider local network to the south, such that impacts at specific junctions are unlikely to be significant in practice.

The precise impacts of the allocation on the local and strategic highway networks and the scale of mitigation works that may be considered necessary can only be confirmed when the allocation proposals are finalised, and following collection of traffic data and detailed capacity assessment work, which would most appropriately be undertaken at the planning application stage. However, based on this initial appraisal, it is considered that the impacts of traffic associated with the allocation as proposed on the wider network are either capable of being satisfactorily accommodated or mitigated.

6 Summary

This report has been prepared as a standalone technical report to consider the strategic access and connectivity implications of the proposed development, in order to support the promotion of a site at Naburn for a mixed use leisure and employment development through the City of York Council (CoYC) Local Plan process.

The site is well located to encourage trips to the adjacent existing retail facilities, wider surroundings and the city centre on foot or by cycle. The site is also well-served by the existing public transport network. Direct high frequency bus services connect the Designer Outlet Park and Ride to the city centre, as well as services providing additional local connections towards Selby.

An outline transport strategy has therefore been developed to build on the existing accessibility of the site. This includes provision of high quality walking and cycling routes permeating through the development site connecting to building entrances, public transport stops and the wider external pedestrian and cycle route network. The rerouting of bus services through the site to best serve the proposed allocation will be explored as part of the detailed masterplanning of the site. Furthermore, use of public transport to travel to and from the site would be supported by implementation of travel planning measures (including promotion of sustainable travel options).

Vehicle access will be taken from the external highway network at Fulford Interchange via St Nicholas Avenue. Detailed assessment will be required confirm an appropriate level of parking to be provided as part of the development. This will balance minimising the risk of vehicles queuing back on the external highway network, with encouraging use of sustainable modes of travel, and reflect the potential for linked journeys between the proposed land uses, and potentially to the existing Designer Outlet shopping centre.

It is likely that significant changes to improve Fulford Interchange will be required to safely and efficiently accommodate traffic associated with the allocation, bus priority measures and enhanced pedestrian and cycle connections. The promoters control the necessary land adjacent the junction that is likely to be required and on this basis, changes to Fulford Interchange to improve capacity are deliverable.

The impacts of traffic associated with the allocation on the wider network are considered to be of a scale that is capable of being satisfactorily accommodated, or mitigated.

The outline transport strategy for the site is summarised at Table 9. The precise impacts, scale, form and phasing of necessary transport measures and highway works will need to be confirmed following collection of traffic data and detailed capacity assessment work.

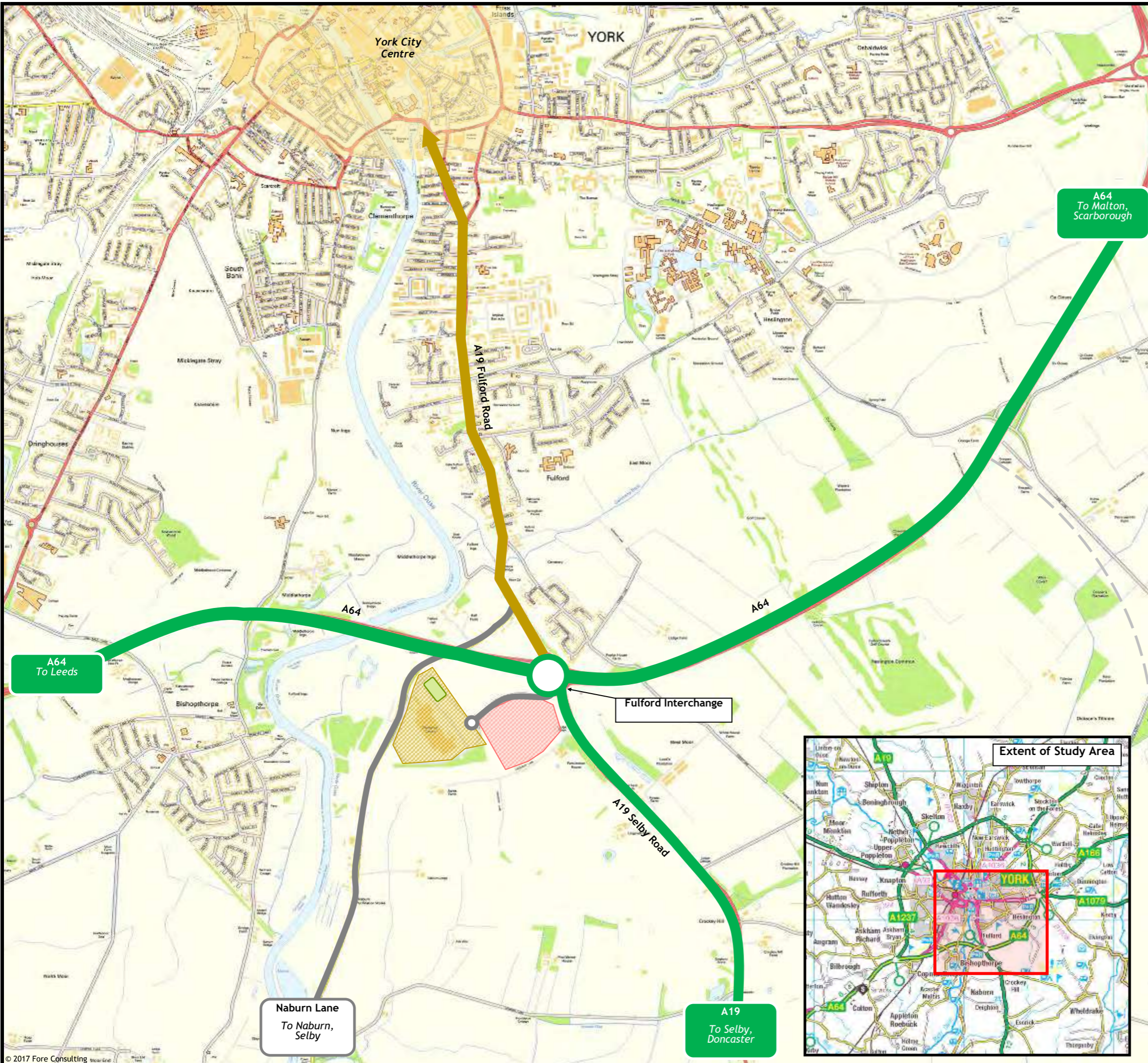
Overall, it is considered that there are no reasons in transport or highway terms that preclude the site from being allocated for employment uses on the scale proposed.

Table 9: Indicative Phasing of Outline Transport Strategy

Measure		Notes / Description
Highway <i>Site Access</i> ³	New vehicular access junction on St Nicolas Avenue	Scope for bus priority and convenient links for pedestrians and cyclists through the development site to be considered
	Provision of an appropriate level of car parking, minimising risk of impacts on the external highway network and encouraging use of sustainable modes	To be determined following confirmation of development proposals Appropriate level of parking to reflect potential for linked journeys, between proposed and existing uses
Highway <i>Off-site</i> ³	Fulford Interchange	Additional vehicle capacity, bus priority and pedestrian / cycle connections
	Possible other locations on A64	Additional vehicle capacity
	Possible other locations on A19 Selby Road corridor	Additional vehicle capacity and bus priority
	Provision of bus route through the site to serve existing retail, the proposed allocation and Park & Ride	Scope for bus priority and convenient links for pedestrians and cyclists through the development site to be considered
Walking / Cycling	High quality internal pedestrian / cycle links between existing retail, the proposed allocation and Park & Ride	To be reflected in detailed masterplanning
	Improved pedestrian and cycle crossings at Fulford Interchange to be considered	Improved connections to wider network of pedestrian and cycle routes
Influencing Sustainable Travel	Implementation of robust and well-funded travel plan	Maximise sustainable travel options and discourage single occupancy vehicle trips

³ The precise scale and form of measures required will need to be confirmed following collection of traffic data and detailed capacity assessment.

Figures



Key:

- Indicative Site Boundary
- Existing Designer Outlet Shopping Centre
- Primary Road
- Main Road
- Other Road

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Project:
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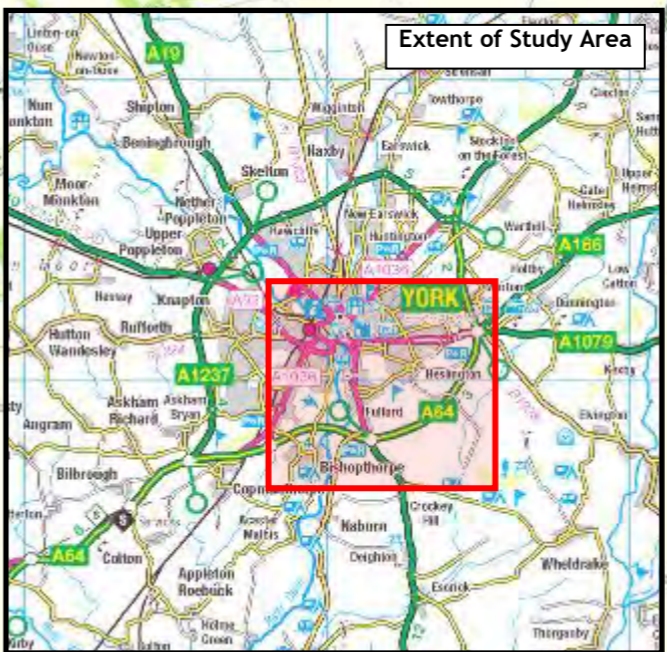
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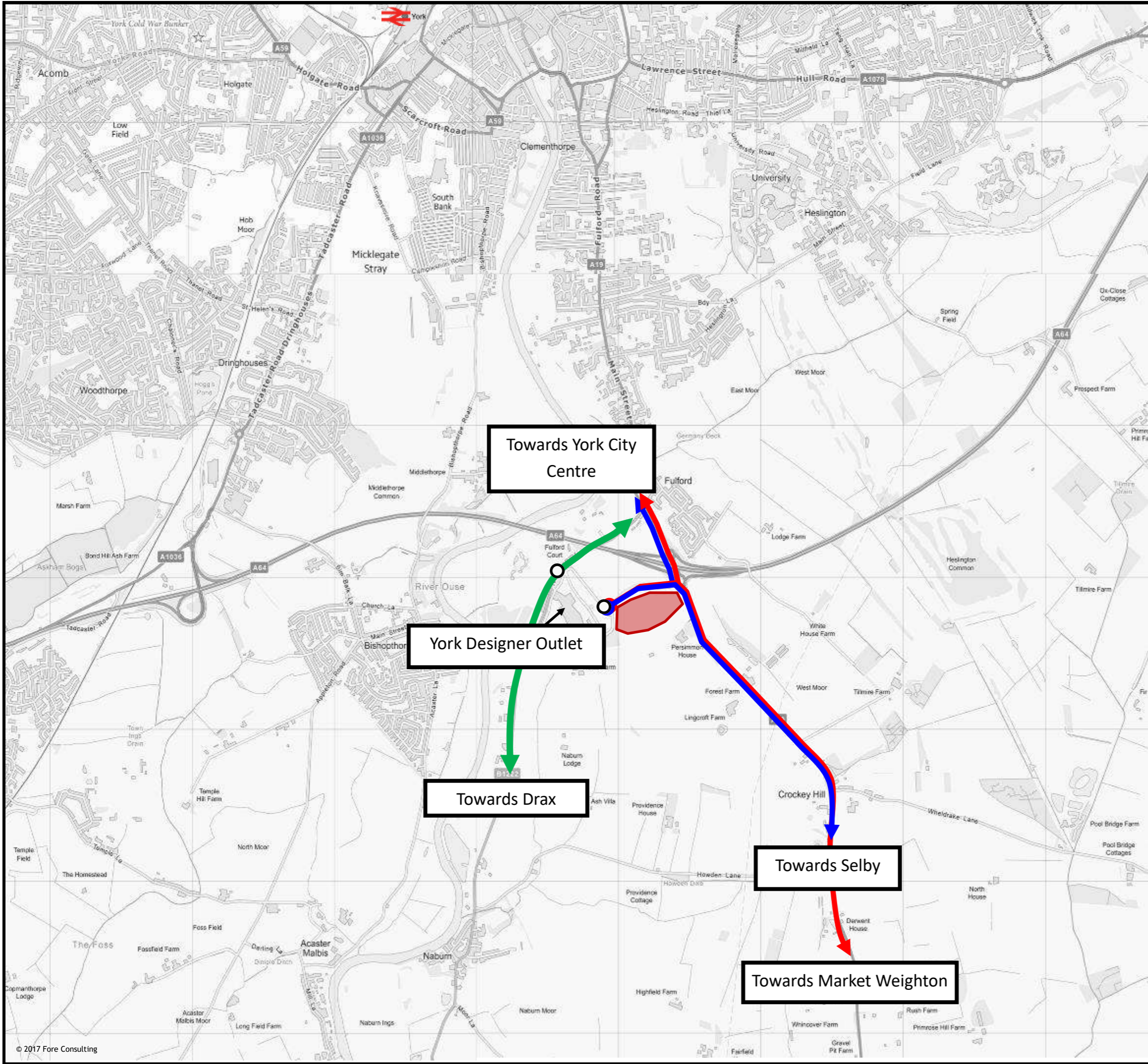
Scale:
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Figure Status:
 Issue







Job Number:
 3084

Figure Number:
 Figure 1





Key:

-  Site Location
-  Bus Stop
-  415-Selby to York (Arriva)
-  18-Market Weighton to York via Holme on Spalding Moor (EYMS)
-  42-Drax to York via Selby (North Yorkshire County Council)
-  Railway Station

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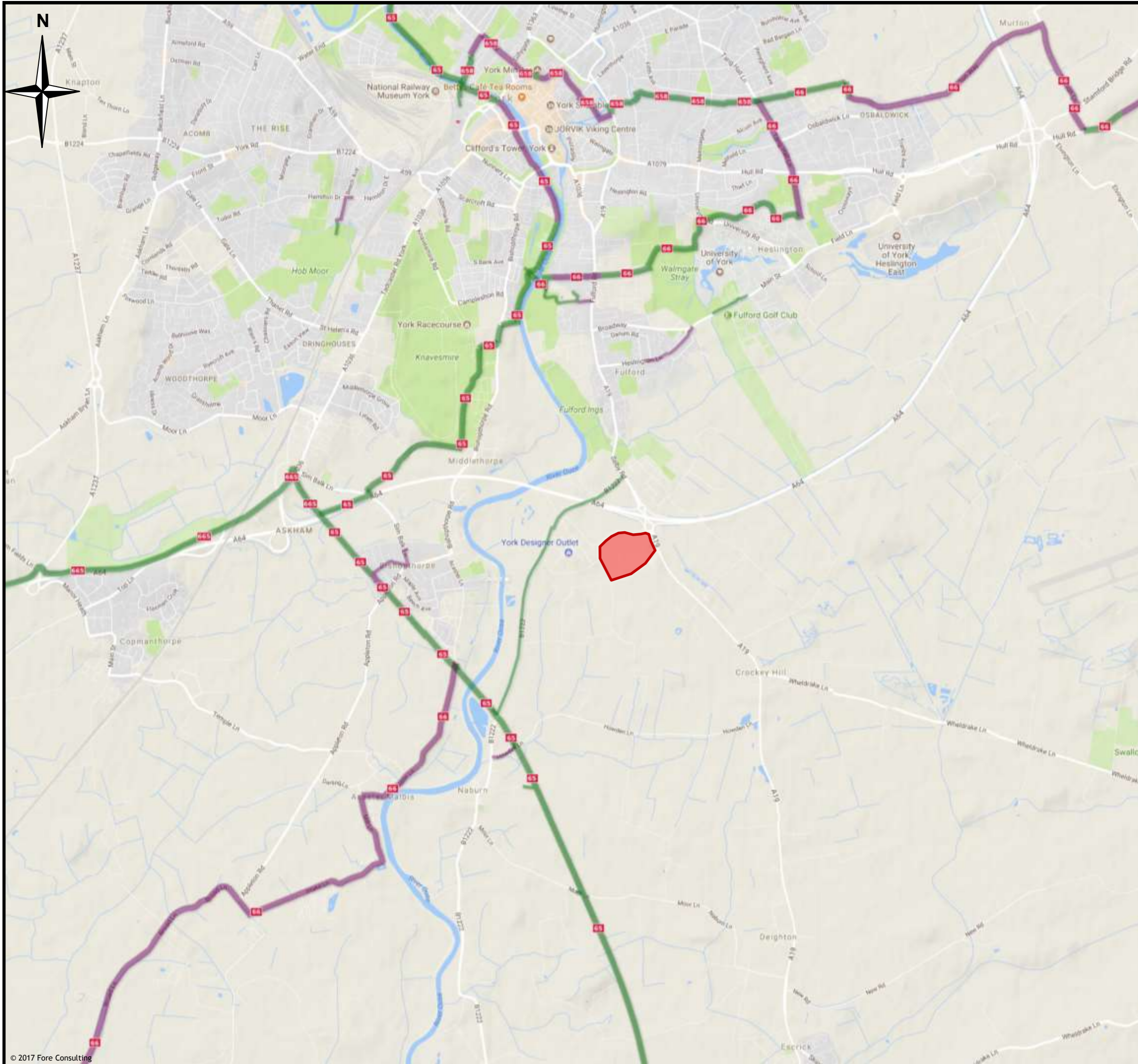
Figure Title:
Public Transport Accessibility

Scale:
 Not to Scale






Figure Status:
 Issue

Job Number:
 3084

Figure Number:
 Figure 2



Key:

-  Site Location
-  Traffic-free route on the Cycle Network
-  Traffic-free route not on the Cycle Network
-  On-road route on the National Cycling Network
-  On-road route not on the National Cycling Network

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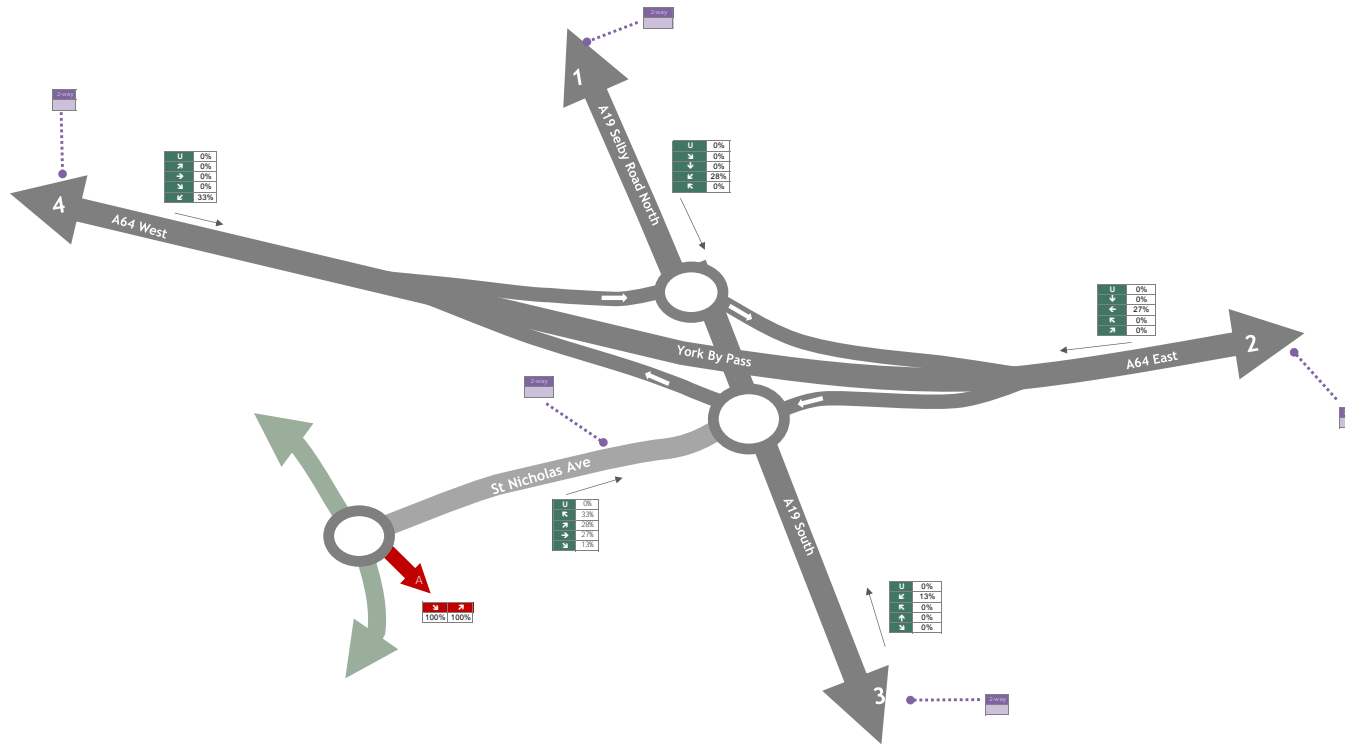
Figure Title:
Cycle Catchment

Scale:
 Not to Scale





Figure Status:
 Issue

Job Number:
 3084

Figure Number:
 Figure 3



Key:

-  Primary Road
-  Secondary Road
-  Proposed Site Access
-  Additional traffic movements not explicitly represented in the network diagram (e.g. minor roads)

Note: The number in each arrowhead relates to the route reference used in the Trip Distribution.

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Client:

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Project:

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Figure Title:

Vehicle Trip Distribution - Business Park

Scale:

Not to scale

Figure Status:

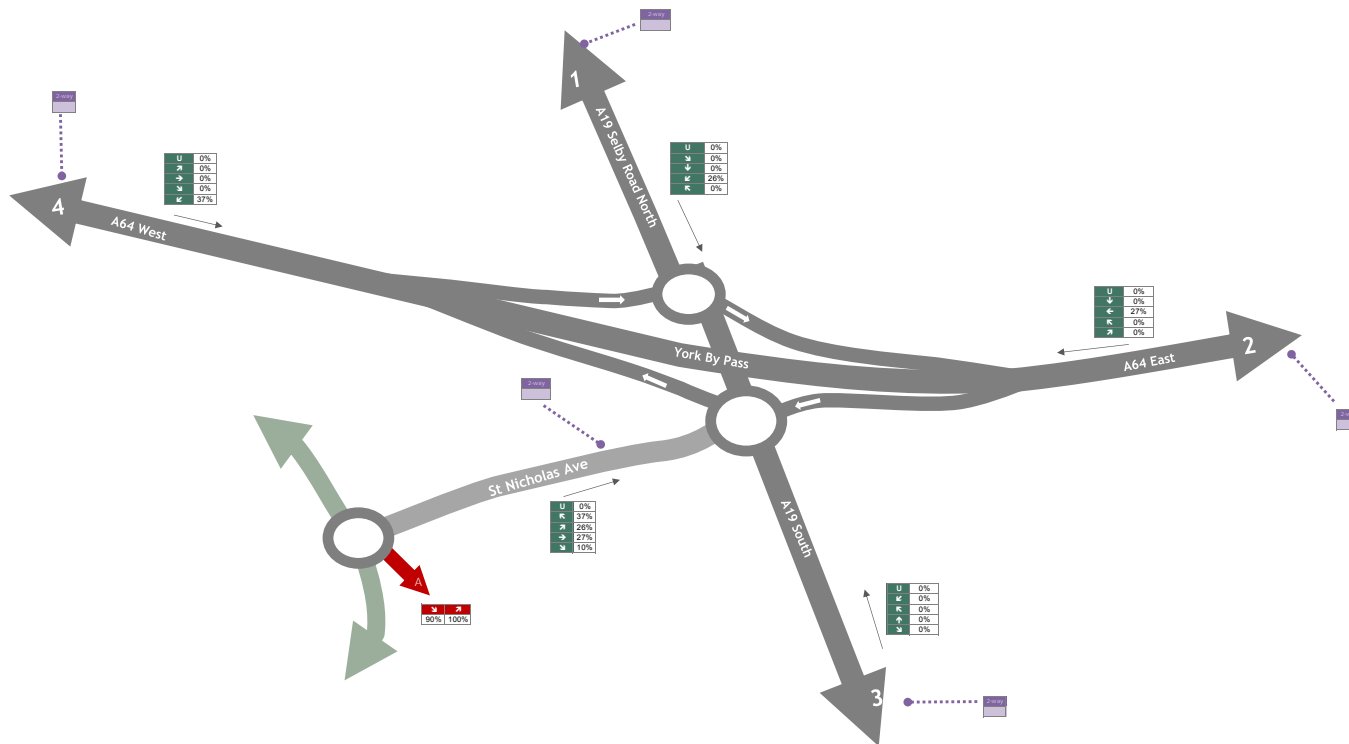
Issue

Job Number:

3084

Figure Number:

Figure 4



Key:

Primary Road

Secondary Road

Proposed Site Access

Additional traffic movements not explicitly represented in the network diagram (e.g. minor roads)

Note: The number in each arrowhead relates to the route reference used in the Trip Distribution.

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Client:

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Project:

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Figure Title:

Vehicle Trip Distribution - Ancillary Food and Drink Uses

Scale:

Not to scale

Figure Status:

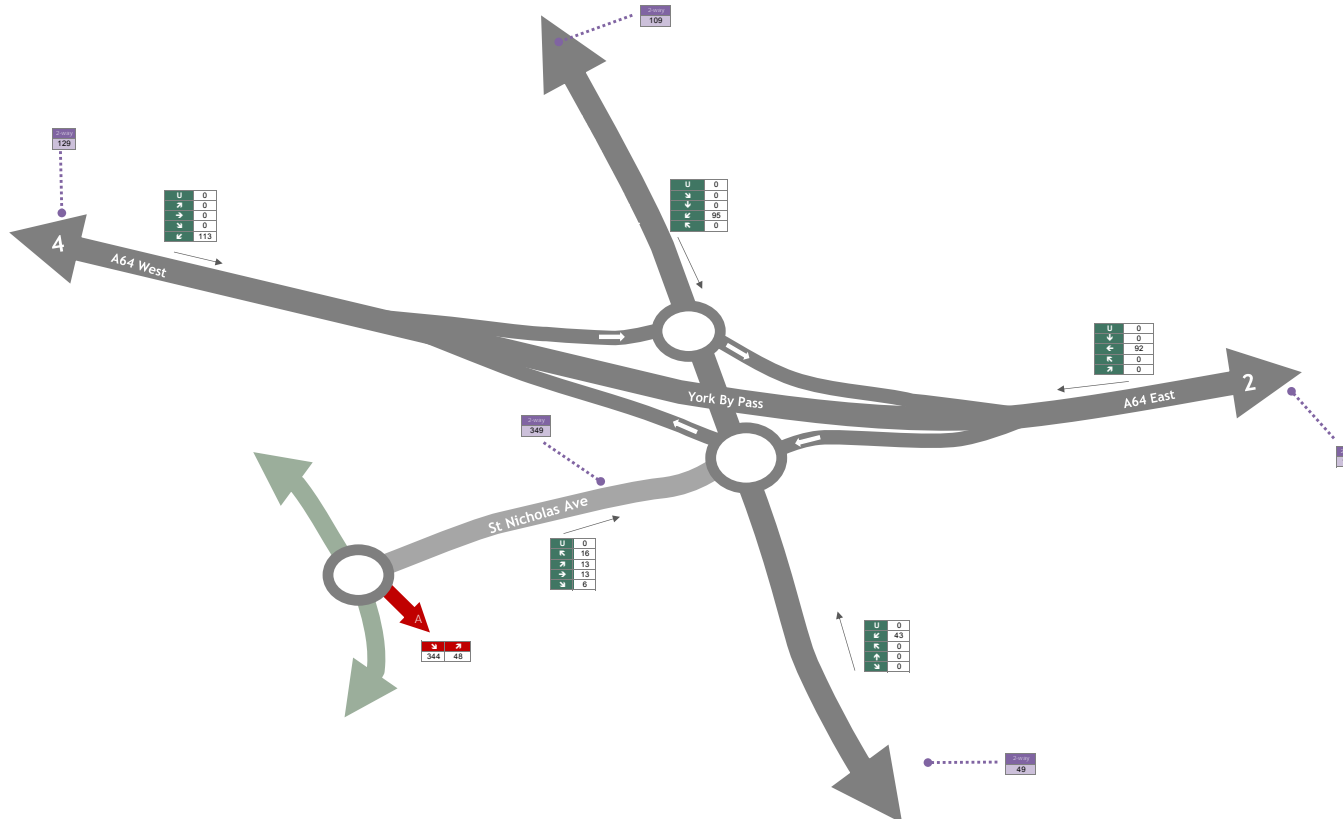
Issue

Job Number:

3084

Figure Number:

Figure 5



Key:

- Primary Road
- Secondary Road
- Proposed Site Access
- Additional traffic movements not explicitly represented in the network diagram (e.g. minor roads)

Note: The number in each arrowhead relates to the route reference used in the Trip Distribution.

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Client:

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Project:

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Figure Title:

Business Park Traffic Flows - Weekday AM Peak Hour

Scale:

Not to scale

Figure Status:

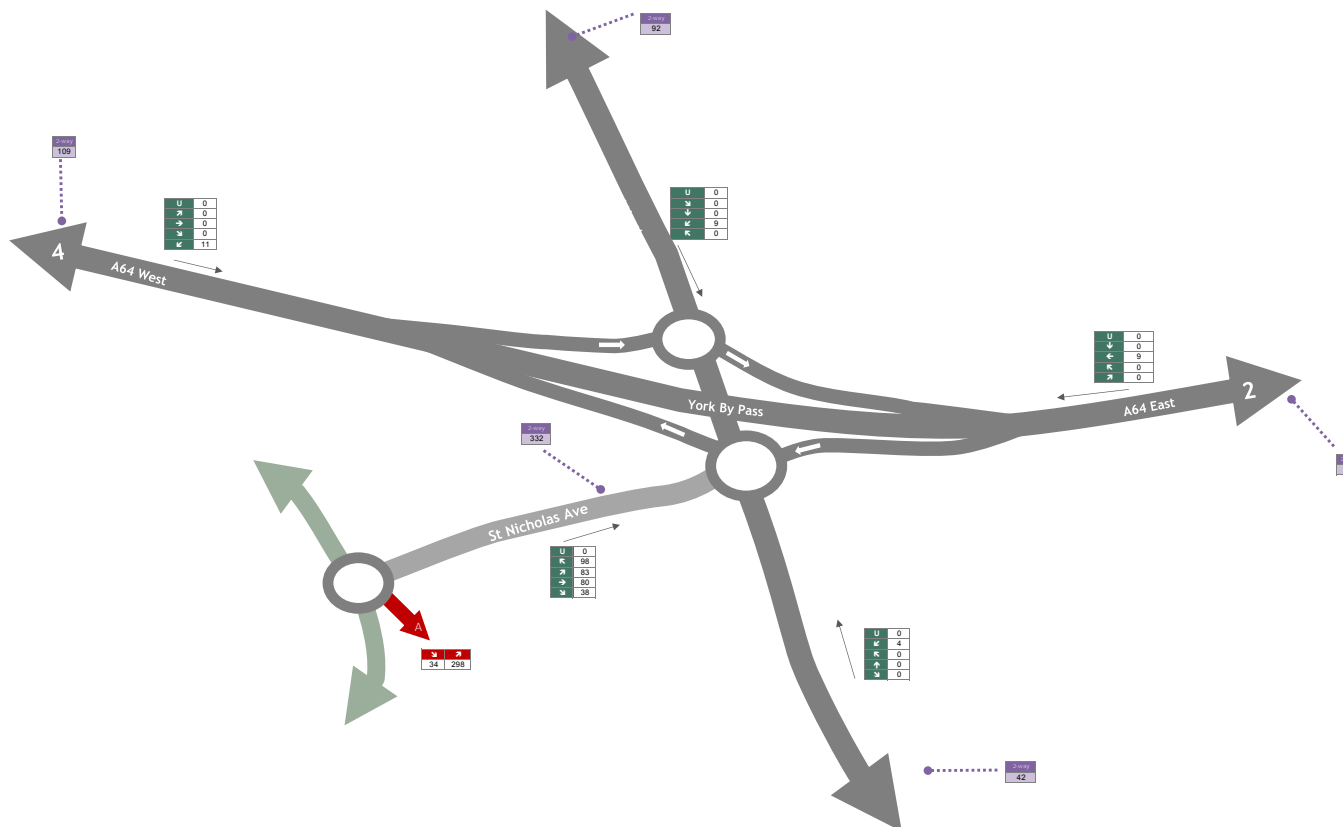
Issue

Job Number:

3084

Figure Number:

Figure 6



Key:

Primary Road

Secondary Road

Proposed Site Access

Additional traffic movements not explicitly represented in the network diagram (e.g. minor roads)

Note: The number in each arrowhead relates to the route reference used in the Trip Distribution.

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Oakgate Group Plc

Project:

Naburn, York

Figure Title:

Business Park Traffic Flows - Weekday PM Peak Hour

Scale:

Not to scale

Figure Status:

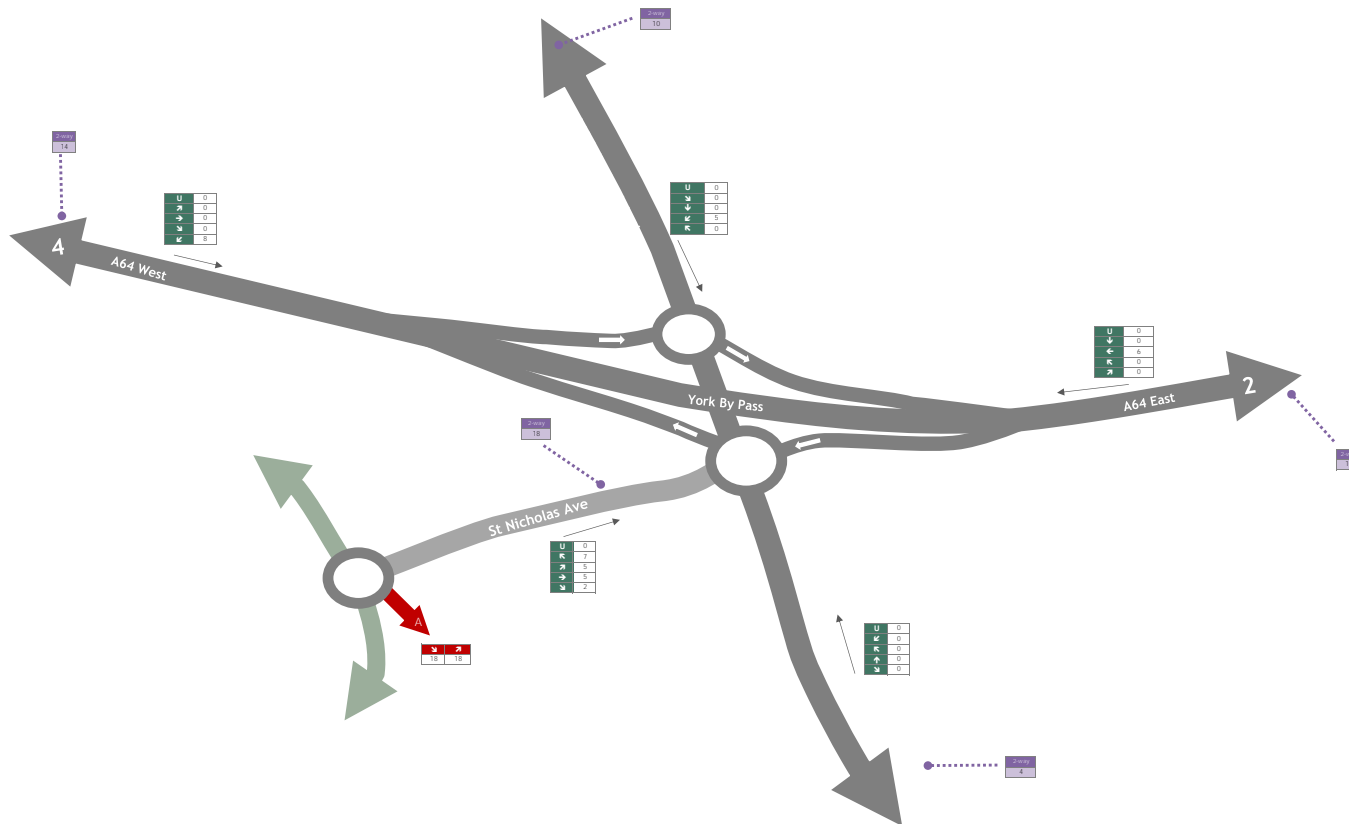
Issue

Job Number:





3084

Figure Number:

Figure 7



Key:

-  Primary Road
-  Secondary Road
-  Proposed Site Access
-  Additional traffic movements not explicitly represented in the network diagram (e.g. minor roads)

Note: The number in each arrowhead relates to the route reference used in the Trip Distribution.

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Client:

Oakgate Group Plc

Project:

Naburn, York

Figure Title:

Ancillary Food and Drink Traffic Flows- Weekday AM Peak Hour

Scale:

Not to scale

Figure Status:

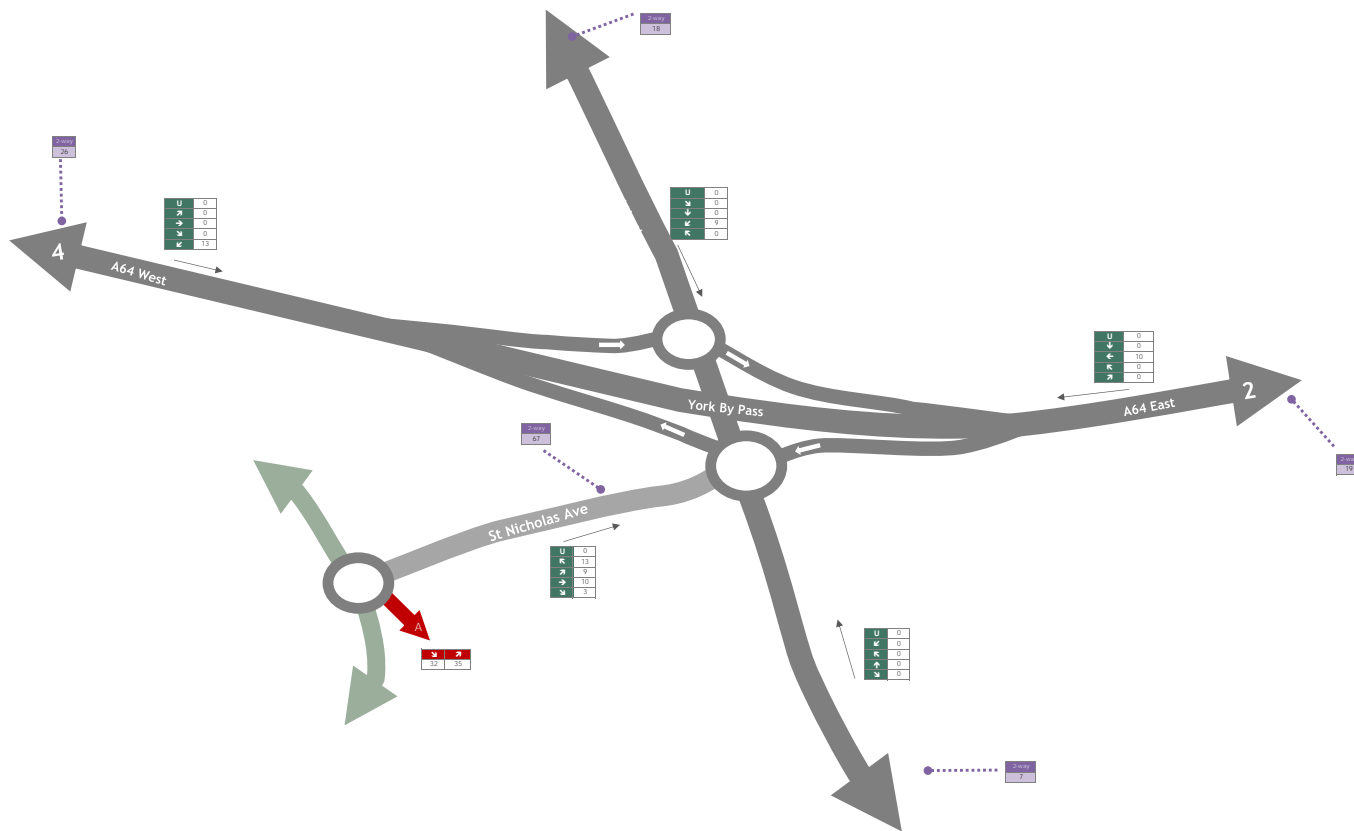
Issue

Job Number:





3084

Figure Number:

Figure 8



Key:

-  Primary Road
-  Secondary Road
-  Proposed Site Access
-  Additional traffic movements not explicitly represented in the network diagram (e.g. minor roads)

Note: The number in each arrowhead relates to the route reference used in the Trip Distribution.

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Client:

Oakgate Group Plc

Project:

Naburn, York

Figure Title:

Ancillary Food and Drink Traffic Flows- Weekday PM Peak Hour

Scale:

Not to scale

Figure Status:

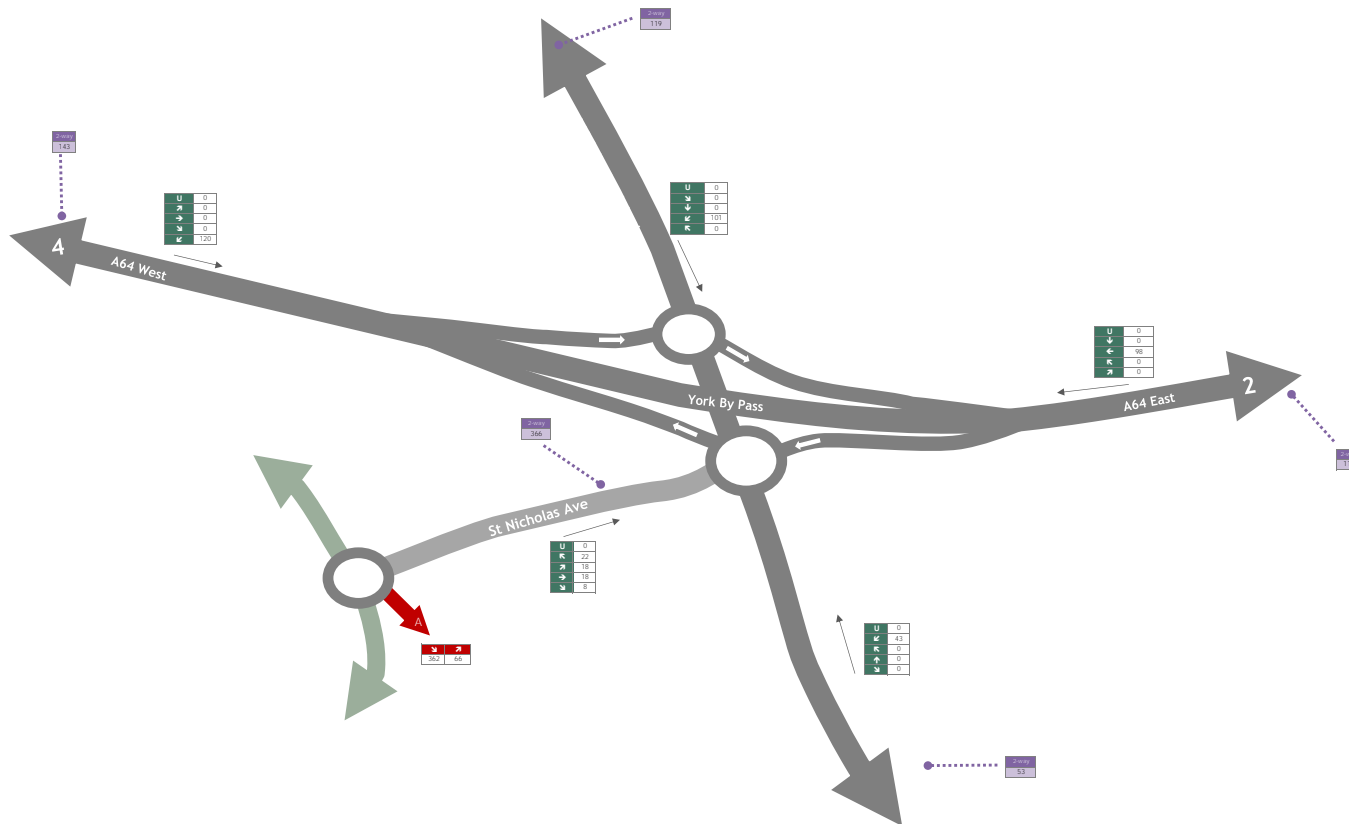
Issue

Job Number:

3084

Figure Number:

Figure 9



Key:

- Primary Road
- Secondary Road
- Proposed Site Access
- Additional traffic movements not explicitly represented in the network diagram (e.g. minor roads)

Note: The number in each arrowhead relates to the route reference used in the Trip Distribution.

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Client:

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Project:

Naburn, York

Figure Title:

Total Allocation Traffic Flows - Weekday AM Peak Hour

Scale:

Not to scale

Figure Status:

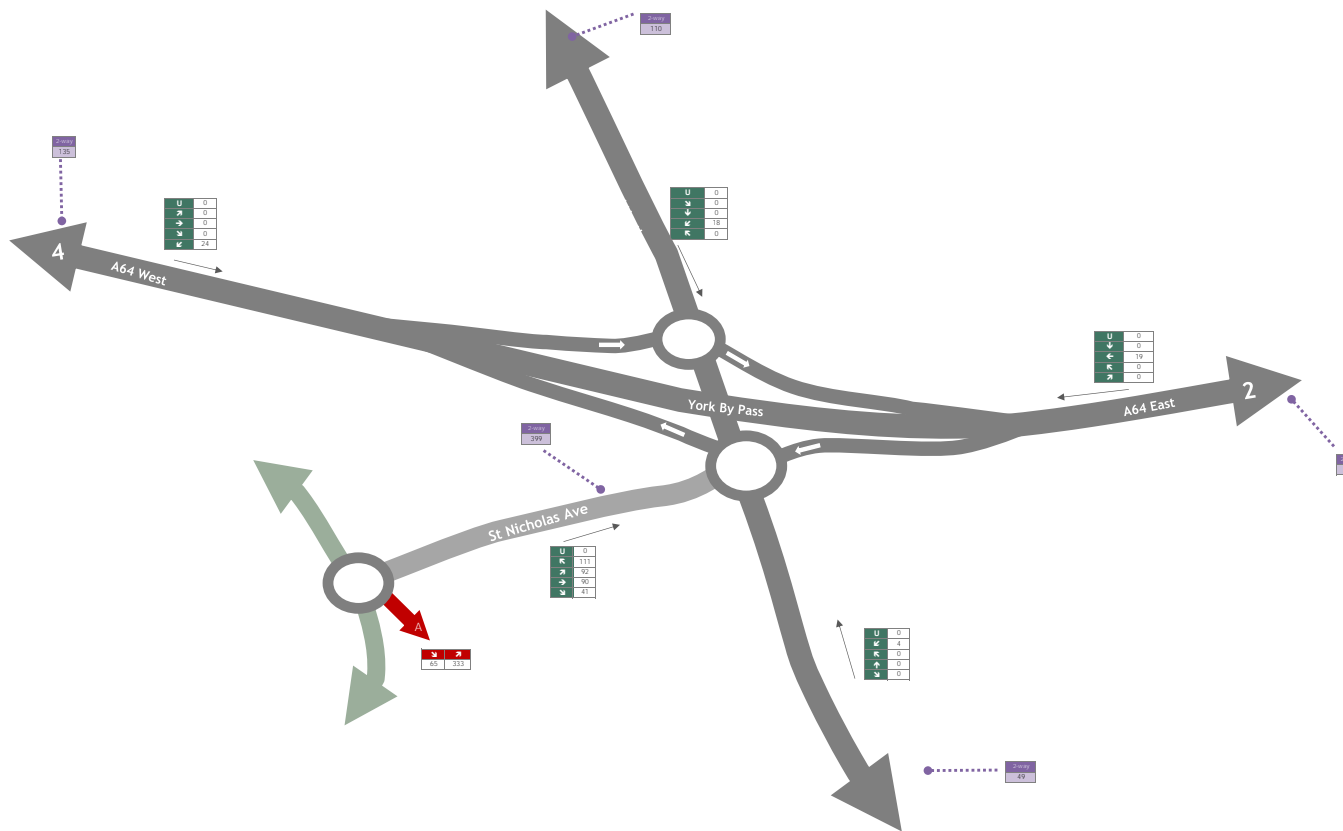
Issue

Job Number:





3084

Figure Number:

Figure 10



Key:

-  Primary Road
-  Secondary Road
-  Proposed Site Access
-  Additional traffic movements not explicitly represented in the network diagram (e.g. minor roads)

Note: The number in each arrowhead relates to the route reference used in the Trip Distribution.

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Client:

Oakgate Group Plc

Project:

Naburn, York

Figure Title:

Total Allocation Traffic Flows - Weekday PM Peak Hour

Scale:

Not to scale

Figure Status:

Issue

Job Number:

3084

Figure Number:

Figure 11

Appendix A

Indicative Masterplan



SCHEDULE OF APPROXIMATE GROSS FLOOR AREAS

OFFICE 1	10,000 SQ FT	2 STOREY
OFFICE 2	10,000 SQ FT	2 STOREY
OFFICE 3	20,000 SQ FT	2 STOREY
OFFICE 4	20,000 SQ FT	2 STOREY
OFFICE 5	28,000 SQ FT	2 STOREY
OFFICE 6	40,000 SQ FT	2 STOREY
OFFICE 7	20,000 SQ FT	2 STOREY
OFFICE 8	20,000 SQ FT	2 STOREY
OFFICE 9	10,000 SQ FT	2 STOREY
OFFICE 10	10,000 SQ FT	2 STOREY
OFFICE 11	27,000 SQ FT	2 STOREY
OFFICE 12	27,000 SQ FT	2 STOREY
OFFICE 13	27,000 SQ FT	2 STOREY

TOTAL OFFICES 269,000 SQ FT

INNOVATION CENTRE 63,000 SQ FT 2 STOREY

DINER 5,000 SQ FT SINGLE STOREY

OVERALL TOTAL 337,000 SQ FT

OFFICES

OFFICES

12

OFFICES

Park & Ride



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PROJECT: NABURN, YORK
 TITLE: ORDINANCE SURVEY

SCALE	1:1250 @ A0	DATE	28/03/17
DRAWN	AG	REVIEWED	-
DRAWING NO	2013-104/801	REVISION	-

FILE PATH: T:\2013\2013-104\ORDINANCE SURVEY\2013-104\801

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From: Emma Jones [REDACTED]
Sent: 29 March 2018 15:46
To: localplan@york.gov.uk
Cc: Richard Woodford; Richard France
Subject: York Local Plan Publication Representations 3/3
Attachments: App 8 Sustainability Appraisal.pdf

3/3

Good afternoon

On behalf of Oakgate/Caddick Groups, please find attached Appendix 8 to the representations.

I would be grateful if you could please acknowledge safe receipt of this email and the attachments.

Regards

Emma Jones
Associate

Direct Line: [REDACTED]

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HOW

CELEBRATING 15 YEARS

Sustainability Appraisal

**Strategic Employment and Business Park Development
Naburn, York**

**Oakgate Group PLC
February 2016**

HOW Planning LLP, [REDACTED]

Contact Partner: Richard Woodford Telephone: [REDACTED]

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APPENDICES

APPENDIX 1: RED EDGE BOUNDARY PLAN

APPENDIX 2: YORK PROPOSALS MAP (SOUTH)

1 INTRODUCTION

- 1.1 This Sustainability Appraisal (SA) has been prepared by HOW Planning on behalf of Oakgate Group PLC to review the sustainability of potential land release and allocation opportunity at Naburn, York. The site proposals comprise a strategic employment and business park development.
- 1.2 This report provides a comprehensive review of the site's sustainability credentials in light of the proposed development. The Appraisal seeks to clearly and concisely outline the unique opportunity that exists for the site, by providing:
- An overview of the principles of sustainability in the context of the site, setting out planning policy considerations and the methodology for this SA.
 - A description of the context of the site and a presentation of the vision for the site, based on the high economic growth potential in York and the demand for office and employment floorspace
 - A review of York as a strategic location for growth; reviewing the emerging local plan and proposals map and the demand for housing and employment within the City.
 - A review of the key environmental characteristics of the site and the surrounding area to demonstrate that Naburn is a viable and deliverable site in environmental terms.
 - An evaluation of the site's accessibility in conjunction with the City of York Council's SA Assessment Methodology for Strategic Sites and Allocations.
 - A comprehensive appraisal of the scheme against CYC's Sustainability Appraisal Framework
- 1.3 The site has previously been submitted to the Local Plan Allocations process (Site 798, Land to East of Designer Outlet), upon which the Council provided a sustainability review in light of the then submitted technical documents. This SA intends to clarify any social, economic and environmental constraints of the site and set out the potential benefits or opportunities which could be achieved through its allocation.

2 SITE DESCRIPTION

- 2.1 The site comprises an area of approximately 32 hectares and is located 4km south of York city centre, adjacent to the McArthur Glen Designer Outlet (the Designer Outlet). The site is centred on grid reference SE611479. A site location plan is presented at **Appendix 1**.
- 2.2 The site is located to the east of the Designer Outlet and is bound by the B1222 Naburn Lane to the north and Lingcroft Lane to the south. Access to the site is taken from Nicholas Avenue, which serves the Designer Outlet, via a roundabout approximately mid-way along the existing dual carriageway.
- 2.3 The site is irregular in shape and is broadly defined by the existing highways network to the north and east, built development in the form of the Designer Outlet to the west and agricultural fields to the south. The site comprises agricultural land currently used for pastoral farming.
- 2.4 The site is bisected by an access road to the Designer Outlet, known as St. Nicholas Avenue. This road splits the site into two parcels of land, providing excellent access opportunities for the site.

3 METHODOLOGY

- 3.1 The site has been evaluated in terms of the social, economic and environmental conditions in York in order to establish the unique opportunity that the proposals present to meet the needs of the local area.
- 3.2 The accessibility of the development is reviewed in light of the Sustainable Location Assessment Methodology Summary presented in the CYC Local Plan Further Sites Consultation 'Appendix 1: Residential and Employment Site Selection Methodology June 2014'.
- 3.3 The environmental constraints in the locality of the site have been reviewed to produce a comprehensive baseline assessment which has informed the SA Framework presented in Table 4. The Appraisal tests the proposals against CYC's SA Framework in order to identify the likely positive impacts and also determine whether any negative impacts could arise.
- 3.4 Professional judgments have been used to appraise the scheme against the SA Framework, taking into account the technical assessment work undertaken by the project team.
- 3.5 The SA is based on the Council's Sustainability Appraisal Framework, planning policies and best practice. This approach ensures that the assessment uses the most appropriate criteria, which have been developed specifically for the local area and reflect local aspirations and objectives.

4 PLANNING POLICY CONTEXT

- 4.1 The purpose of a SA is to promote sustainable development through the integration of social, environmental and economic considerations for the strategic growth of York.

Planning Policy Context

National Planning Policy Framework

- 4.2 The overall emphasis of the National Planning Policy Framework (NPPF) is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focussing development in the most appropriate locations, thereby protecting and enhancing the environment.
- 4.3 Paragraph 7 describes the three dimensions to sustainable development (economic, social and environmental) and the role planning has to play in delivering them. It states:
- ***“an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;***
 - ***a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and***
 - ***an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”***
- 4.4 A set of core land-use planning principles are set out within the NPPF to underpin both plan-making and decision taking. Those principles of relevance to the proposed development are set out below and should proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. (HOW emphasis in bold).

Building a Strong, Competitive Economy

- 4.5 Paragraphs 19 and 20 of the NPPF state that, the Government is committed to ensuring that the planning system does everything it can to **support sustainable economic growth**. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, **local planning authorities should plan proactively to meet the development needs of business** and support an economy fit for the 21st century.
- 4.6 When drawing up local plans and reviewing site allocations, local authorities should **set out a clear economic vision** and strategy for their area which positively and proactively encourages sustainable economic growth.

Ensuring the Vitality of Town Centres

- 4.7 Planning policies should be positive, promote competitive town centre environments and set out policies for growth during the plan period. Town centres should be recognised as the heart of the community; however, **development should be allocated based on site suitability to meet the scale and type** of retail, leisure, commercial, office, tourism, cultural, community and residential development required.

Promoting Sustainable Transport

- 4.8 Paragraph 30 of the NPPF states that, encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should **support a pattern of development which facilitates the use of sustainable modes of transport**.
- 4.9 Plans should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Requiring Good Design

- 4.10 Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area. **Local planning authorities should not refuse planning permission for buildings which promote high levels of sustainability because of concerns about incompatibility with an existing townscape**, if those concerns have been mitigated by design, unless the concern relates to a designated heritage asset and the impact would cause material

harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits.

Protecting Green Belt Land

4.11 When drawing up or reviewing Green Belt boundaries, local planning authorities should **take account of the need to promote sustainable patterns of development**. Planning authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. When defining boundaries, local planning authorities should:

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- **Not include land which it is unnecessary to keep permanently open;**
- Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- **Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period;** and
- **Define boundaries clearly, using physical features that are readily recognisable** and likely to be permanent.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

4.12 Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy. This is central to the three pillars of sustainable development.

4.13 To support the move to a low carbon future, local planning authorities should:

- **Plan for new development in locations and ways which reduce greenhouse gas emissions;**
 - Actively support energy efficiency improvements to existing buildings; and
 - When setting any local requirement for a buildings sustainability, do so in a way consistent with national policy.
- 4.14 Local plans should take account of climate change in the long term, factoring in flood risk, water supply, and biodiversity and landscape effects.

Conserving and Enhancing the Natural Environment

- 4.15 Local plans should aim to minimise pollution and other adverse effects on the local and natural environment. Plans should **allocate land with the least environmental or amenity value**. The quality of any agricultural land should be considered to minimise development on land considered Best and Most Versatile.

Conserving and Enhancing the Historic Environment

- 4.16 Local planning authorities should plan positively for the conservation and enjoyment of the historic environment now and in the future. In developing this strategy, authorities should take into account:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - The desirability of new development making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.

Local Planning Policy

City of York Draft Local Plan

- 4.17 There is no formally adopted Local Plan, the City of York Draft Local Plan Incorporating the 4th Set of Changes Development Control Local Plan (DLP) was approved for development control

purposes in April 2005. Whilst it does not form part of the statutory development plan, the Council considers that the DLP policies are capable of being material considerations in the determination of planning applications, where the policies are in accordance with the NPPF.

4.18 Policy GP4a 'Sustainability', states that, proposals for all development should have regard to the principles of sustainable development. All commercial and residential developments will be required to be accompanied by a sustainability statement. The document should describe how the proposal fits with the criteria listed below and will be judged on its suitability in these terms. Prospective developments should:

- a) Provide details setting out the accessibility of the site by means other than the car and, where the type and size of the development requires, be within 400m walk of a frequent public transport route and easily accessible for pedestrians and cyclists;
- b) Contribute toward meeting the social needs of communities within City of York (including, for example, housing, community and recreational facilities, car clubs, recycling facilities and communal laundry blocks) and to safe and socially inclusive environments;
- c) Maintain or increase the economic prosperity and diversity of the City of York and maximise employment opportunities (including supporting local goods and services providing training and employment for local unemployed and young people);
- d) Be of a high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City;
- e) Minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of the materials should be considered;
- f) Minimise pollution, including that relating to air, water, land, light and noise;
- g) Conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth;
- h) Maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells;
- i) Make adequate provision for the storage and collection of refuse and recycling.

City of York Interim Planning Statement on Sustainable Design and Construction

4.19 The Interim Planning System (IPS) sets out the standards and guidance for achieving sustainable design and construction within York. The IPS should be read in conjunction with Policy GP4a listed above. Developments within the IPS have been separated into 6 different types of

development, the site proposals fall within the 'Large Scale Commercial Development' category. The guidance sets out a number of minimum standards which should be adhered to during the construction and operational phases of development, those of relevance are set out below.

- **BREEAM Standards** – Applications for large-scale commercial developments will be expected to achieve an overall BREEAM standard rating of 'Very Good', this will need to be achieved at the design and procurement and post construction stages.
- **Recycled Materials** – All development requiring demolition of an existing building should include measures to maximise the reclamation of materials for recycling and reuse. For these developments, the sustainability statement must demonstrate a commitment to the implementation of the Institute of Civil Engineers Demolition Protocol or equivalent.
- **Waste and Landfill** – A Site Waste Management Plan (SWMP) must be submitted, and should be prepared in accordance with the Department of Trade and Industry guidance on SWMPs.
- **Pollution** – The SA must:
 - Demonstrate the avoidance of materials that have used CFCs and HCFCs in their manufacture unless it can be shown that no alternatives are available.
 - Demonstrate that all timber and timber products will be FSC certified.
 - Demonstrate that lighting schemes are provided that are designed to reduce the occurrence of light pollution.
- **Site Management** – The Applicant will be required to achieve a level of performance equivalent to that required under the Considerate Constructors Scheme.

Addendum to the City of York to the Interim Planning Statement (IPS) on Sustainable Design and Construction (approved 2007)

- 4.20 As part of the transition towards adoption of a new local plan for the City of York and in line with changes in force from 6th April 2014 relating to Part L (Conservation of Fuel and Power) of Building Regulations 2010, there is a need to revise the IPS on sustainable design and construction. The changes predominantly relate to small scale developments, with the exception of renewable energy requirements which also affects the site's future development. All new developments will no longer be required to demonstrate that either 5% or 10% of the expected energy demand for the development will be provided through on site renewable energy generation for heat and/or electricity. This is to bring the policy in line with Part L of the Building Regulations.

Emerging Local Plan

City of York Local Plan Publication Draft and Proposals Map

- 4.21 The City of York Local Publication Draft was published in November 2014. The plan is intended to cover a 16 year period between 2014/15 and 2029/30. Given the recent timing of the plan, it

has been designed in accordance with the NPPF and the principles of sustainable development, which are a more prominent feature and key objective set out within the Local Plan. Those policies of relevance to sustainability and sustainable development are set out below.

4.22 **Policy DP2 'Sustainable Development'**, states that, Development should be consistent with the principles below. They will be applied in the consideration of all development proposals and underpin the subsequent sections of the plan.

- i. Development will help Create Jobs and Grow the Economy through:
 - o **Supporting strategic employment locations** and ensuring employment land for the development period is provided;
 - o Safeguarding and enhancing the established retail hierarchy, the City Centre, district, local and neighbourhood centres, while ensuring out of centre retailing is controlled.
- ii. Development will help Get York Moving through:
 - o **Delivering a fundamental shift in travel by improving strategic public transport**, cycle and pedestrian networks and managing travel demand and modal choice; and
 - o Improving the strategic highway network capacity whilst protecting residential areas, including safeguarding routes and sites.
- iii. Development will help Build Strong Communities through:
 - o Addressing the housing and community needs of York's current and future population; and
 - o Facilitating the provision of sufficient preschool, primary and secondary education and supporting further and higher education.
- iv. Development will help Protect the Environment through:
 - o Conserving and enhancing York's special character setting, character and heritage by ensuring development is in acceptable locations and of the highest quality standards in Design and urban design;
 - o Conserving and enhancing York's Green Infrastructure whilst promoting accessibility to encourage opportunities for sport and recreation;
 - o Reducing flood risk by ensuring that new development is not subject to or does not contribute to flooding;
 - o Ensuring sustainable design techniques are incorporated in new developments and maximise the generation and use of low carbon/renewable energy resources;
 - o Improving air quality and limit environmental nuisance including noise, vibration, light, dust, odour, fumes and emissions, from development;
 - o Reducing waste levels through the reducing, reusing and recycling hierarchy, and ensure appropriate sites for waste management are provided; and

- Safeguarding natural mineral resources and maximise the production and use of secondary aggregates.

4.23 Policy DP3 'Sustainable Communities', states that, new development, including all the allocated sites as identified on the proposals map, should, where appropriate, address the following overarching development principles:

- i. Respect and enhance the historic character, green spaces and landscape of York;
- ii. **Deliver high quality design and appropriate density**, layout and scale whilst ensuring appropriate building materials are used;
- iii. **Create a high quality, locally distinctive place which relates well to the surrounding area** and its historic character, and exploits opportunities for creating new and enhancing existing key views;
- iv. **Ensure the highest standards of sustainability are embedded** at all stages of the development;
- v. **Create a sustainable, balanced community** through provision of an appropriate range of housing;
- vi. Ensure that social infrastructure requirements of the new community are met through provision of accessible facilities and services in a planned and phased manner which complements and integrates with existing facilities;
- vii. Create a people friendly environment which promotes opportunities for social and community interaction;
- viii. Deliver new development within a framework of linked multifunctional green infrastructure incorporating existing landscape areas and biodiversity value, and maximising linkages with the wider green infrastructure network;
- ix. Protect and enhance the natural environment through habitat restoration and creation;
- x. Promote integration, connectivity and accessibility to, from and within the site by maximising opportunities for walking, cycling and frequent public transport thereby promoting and facilitating a modal shift from the car to more sustainable and healthier forms of travel;
- xi. **Minimise the environmental impact of vehicle trips to and from the development** and mitigate the impact of residual car trips on the highway network where possible; and
- xii. Manage flood risk by ensuring development does not contribute to or is not subject to flooding.

5 SUSTAINABILITY ISSUES AND OBJECTIVES

Key Sustainability Issues

- 5.1 In order for a development to achieve the goals of sustainable development it should seek to tackle the local sustainability issues and objectives identified by the Local Planning Authority. By identifying these issues early in the plan making process it allows the development to proactively tackle any sustainability issues.
- 5.2 CYC has identified sustainability issues under a series of headings which fall under the social, economic and environmental headings. Those of relevance to the site are set out within Table 1. This SA will attempt to pair the sustainability objectives with the issues to provide a holistic approach in terms of issue identification and appropriate solution. This should in turn create a development which is proactive in delivering sustainable solutions.

Table 1: Key Sustainability Issues

Key Sustainability Issues	
Social	
1.	York has pockets of deprivation which need to be addressed.
2.	High demand for affordable homes.
3.	York has areas which feature within the top 20% most deprived in the country in terms of barriers to housing.
4.	A major barrier to housing is the disparity between the cost of housing and how much people earn.
5.	There are health priorities which need addressing, including obesity, alcohol misuse and poor levels of physical activity.
Economic	
6.	Achieve economic growth in a sustainable manner that protects the environment whilst allowing social and economic progress that recognises the needs of all people.
Environmental	
7.	York's air quality in the city centre continues to decline. A combination of air quality measures are needed to tackle air quality including a modal shift in transport and moving to low emission technologies with supporting infrastructure.
8.	York has a history of flooding which needs to be considered when plan making.
9.	There is a need to minimise future flood risk arising from the impacts of climate change.
10.	Key elements of the landscape and heritage assets need to be preserved.

- 5.3 Where applicable these issues have been identified within Table 4 as being tackled through the proposed development.

6 NABURN: A UNIQUE OPPORTUNITY

6.1 Naburn provides a significant opportunity to deliver a major commercial opportunity that can meet York's future economic potential and create a significant number of jobs to correspond with the increase in population within the City and the Region. The site is strategically located, adjacent to an established retail park and the strategic highways network, providing a logical and key growth opportunity.

The Site

6.2 The site is located to the south of York town centre and strategically located adjacent to the A64, a major highway in the north connecting Leeds, York and Scarborough. The site extends to approximately 32 hectares and is currently characterised by farmland used for arable purposes. The site comprises two parcels of land irregular in shape and bound by the A64 to the north, York Designer Outlet to the west, agricultural fields to the south and the A19 to the east.

6.3 The site provides a logical extension to the York designer outlet, supported by excellent modern highways infrastructure with potential capacity to support the long term growth of the site. The existing field boundaries provide a logical site division and allow for growth in line with economic needs and demand for employment.

The Vision for York

6.4 The strategic vision for York is informed by 'The Strategy for York 2011 – 2025' which sets out a long term vision for the city and a new set of priorities. The overall vision is supported by six strategic ambitions designed to ensure York is an attractive place to live, work and visit. These ambitions comprise the following:

- i. Improve the physical and cultural environment of the city as a basis for community and economic development;
- ii. Keep York's employment levels high and economy buoyant by supporting local employers, entrepreneurship, developing a diverse and sustainable economy and balanced employment structure;
- iii. Maintain community cohesion and develop strong, supportive and durable communities;
- iv. Ensure the process of physical development is used to improve the environmental sustainability of the city and that growth accommodates the challenges of climate change and other built and natural environmental challenges;
- v. Use York's brand and position to promote the city within the regional, national and global network; and

- vi. Encourage partnerships within the city and beyond that benefit everyone and achieve mutual advantage.

High Economic Potential

- 6.5 York is a city with great growth potential. This is recognised by the Council and is reflected in a range of policy statements which have ambitious growth aspirations for the city. York has a highly skilled workforce, high ranking university and excellent transport connections resulting in a very strong position to capitalise upon growth in knowledge based industries and professional services. The site is in a highly sustainable location to encourage and maximise the economic potential within York, located adjacent to the major highways network and with good links to the city centre. The site is deliverable and could accommodate high quality offices on the edge of York which are currently not available in the city centre.

Adequacy of Employment Floorspace

- 6.6 Regeneris Consulting have reviewed the economic case for the development of a new business park at the proposed site. Based on the existing evidence base, the report states that the current supply of sites identified in the draft Local Plan would be inadequate to meet the diverse needs of the economy. Although the plan identifies four sites identified for office development, market analysis undertaken by CBRE raises concerns over whether there is likely to be any further development at the Hungate (Planning Policy E1/MU1) or Terry's sites (Planning Policy ST16/MU2). Therefore, in practice, the City of York is dependent upon two sites to meet the future requirements of office occupiers. These are York Central (Planning Policy ST5) and Monks Cross (Planning Policy ST18). Relying solely on two sites to provide the office floorspace needs of York entails significant risks which could see the city lose out on potential investment.
- 6.7 There are significant deliverability issues surrounding the York Central development as a development contractor is yet to be secured and there are further issues regarding Compulsory Purchase Orders (CPOs) and the length of this process. CBRE note within their review of the Monks Cross development that, many potential occupiers have been reluctant to consider the site because of traffic congestion on the outer ring road, travelling in an easterly direction.
- 6.8 The site provides a strategically located development opportunity which could provide an even spread of office development around the City of York without the traffic congestion issues experienced at other business parks in York. Development of the Naburn site would also reduce the risk of losing out on potential investment for the CYC.

7 A STRATEGIC LOCATION FOR GROWTH

- 7.1 Naburn is strategically located adjacent to an existing employment area and adjoining the major highways network encompassing York. The development offers a unique opportunity to support the strategic growth objectives of the City of York and the Local Enterprise Partnerships within Yorkshire and the Humber.

Emerging Local Plan: Thinking Strategically

- 7.2 The Local Plan Publication Draft was published for consultation in September 2014. This incorporated the proposed planning policies for the plan period and proposals maps for the City Centre, York 'North' and York 'South'. The proposals map for York 'South', presented at **Appendix 2**, identifies a significant residential opportunity in the form of Policy SS5: Whinthorpe. The policy intends to develop a new sustainable rural settlement for York approximately 2km east of the site boundary. The proposed land allocation will deliver approximately 6,000 dwellings with associated infrastructure, around 2,380 units of which will be delivered within the plan period.
- 7.3 Policy SS5 does not indicate any provision of employment floorspace within the Whinthorpe allocation. The nearest strategic employment sites are identified as 'ST25 – Land South of Designer Outlet' and 'ST26 – South of Elvington Airfield Business Park', both located approximately 2.5km from the Whinthorpe draft land allocation. Combined, the employment sites comprise 23.5 hectares of B1b, B1c, B2 and B8 floorspace with no provision for B1a (office floorspace) within these sites or in the locality of the Whinthorpe strategic housing allocation.
- 7.4 The proposed site presents a sustainable opportunity to co-locate housing and employment within the vicinity of one another. The proposed site is 2.5km west of the Whinthorpe land allocation and could be easily accessed by public transport. Providing office floorspace within proximity to the proposed housing would minimise travel times and locate future residents in close proximity to workplaces, thus ensuring a more sustainable pattern of development. Paragraph 38 of the NPPF states that *"Planning Policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths of employment, shopping, leisure....For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site."*

Demand for housing and Creation of Jobs

- 7.5 Notwithstanding the above, during the 16 year plan period of 2014/15 to 2029/30, York Council intends to build 16,977 new residential dwellings across the city and York's wider urban area. This is an ambitious target which addresses any shortfall in previous years and helps address the

national housing shortage. In conjunction with housing is the need to provide jobs locally, which are suitable for the population in terms of existing and future skills base. During the plan period, the Council intends to deliver 13,500 additional jobs for current and future residents. We have previously questioned the deliverability of two of the key office schemes in York; therefore, there is a good opportunity for the Council to deliver professional services accommodation in a sustainable location supporting the delivery of housing and the provision of long term employment opportunities for existing and future residents.

8 A DELIVERABLE SITE

- 8.1 This Appraisal has set the context for Naburn as a location to capitalise on the growth of the region. It is, however, important to consider the environmental credentials, the site characteristics and the development potential of the site. This section provides an initial assessment of the site and reveals that it has limited constraints to future development. The site does not have any significant limitations and impacts identified can be addressed by straightforward mitigation measures and good design in order to bring forward the site for development.
- 8.2 This section provides baseline information to appraise the sites development in conjunction with the CYC SA Framework presented at Section 9 of this report.

Ecology and Nature Conservation

- 8.3 There are no areas designated on account of their ecological value on or directly adjacent to the site. The nearest statutory designated site is Fulford Ings, a Site of Special Scientific Interest (SSSI) located approximately 460m north of the site boundary. A further two statutory designated sites are located within a 2km radius of the site boundary, these are as follows:
- Naburn Marsh a SSSI located 500m west of the site boundary; and
 - Heslington Tillmire a SSSI located 1.8km east of the site boundary.
- 8.4 The site is sufficiently separated from Fulford Ings SSSI and Heslington Tillmire SSSI by built infrastructure in the form of the A64 and A19 respectively, providing a barrier between the site and the ecologically designated areas. With regards to Naburn Marsh SSSI, best practice mitigation measures will be implemented to ensure impacts on the SSSI and its habitats are protected during construction and operation. These measures would be set out within an ecological assessment undertaken at the planning application stage. Any proposed mitigation measures would be agreed with the Council's ecologist.
- 8.5 The site itself is separated into two agricultural fields bound by boundary hedgerows, intermittent trees and shrub vegetation. An access road to the designer outlet bisects the site. The site is actively used for agricultural purposes and as such limits the potential for ecological diversity.
- 8.6 There are no ponds within the site boundary; however, there are five located within 500m which may support Great Crested Newts (GCN). Following the results of a Phase 1 ecology survey a

Habitat Suitability Index assessment or GCN survey will be undertaken to determine the presence or absence of any GCN.

- 8.7 Depending on the outcome of the surveys, mitigation to compensate for the loss of any terrestrial habitat would be agreed with the Council's ecologist. There are no watercourses within the site boundary. A drainage ditch does however run adjacent to the northern boundary and, as such, there may be potential habitat available to support water voles.
- 8.8 The hedgerows and boundary vegetation potentially provide suitable foraging and commuting habitat for bats and breeding birds. These features will be retained where possible, replaced where not, and enhanced through supplementary planting.
- 8.9 A comprehensive Phase 1 Ecological Assessment will be undertaken at the planning application stage in accordance with best practice survey methodology. The results of this survey will confirm the need for any further protected species surveys and mitigation measures, should any be required.
- 8.10 Overall, the initial assessment considers there to be no significant ecological constraints to prevent the development of the site. Appropriate mitigation measures could be implemented, where necessary, including ecological enhancement measures, to improve the overall value of the site for ecology.

Landscape and Visual Context

- 8.11 At a national level the site falls within National Landscape Character Area NCA 28: Vale of York. This landscape is identified as an area of relatively flat, low-lying land surrounded by higher land to the north, east and west. A key feature of the landscape is the River Ouse which drains from higher ground to the north of York and runs southwards through the vale onto the Humber basin.
- 8.12 The City of York produced a Landscape Appraisal in 1996 which identifies the site as falling within the 'low-lying arable plain' landscape category. Key characteristics of this landscape are:

- Open;
- Generally flat and low-lying;
- Arable land use;
- Medium to large irregularly shaped fields;
- Very few hedgerows and hedgerow trees;
- Scattered farmsteads; and
- Wide-open verges.

8.13 The site is within land identified as an 'extension of green wedge' in the Historic Character and Setting Technical Paper (2011). This report and the 2013 update will be evaluated by a suitably qualified landscape architect. A site located directly adjacent to the proposed site's western boundary, known as 'Land to the south of the designer outlet', has been recommended for removal from the extension of green wedge allocation. The character of this area is comparable to that of the proposed development site, this will be assessed further at the planning application stage.

8.14 The site is located within the vicinity of Fulford, and will therefore be required to be sensitively designed with a form and scale that fully reflects surrounding land uses and integrates with the character of the adjacent built form and landscape.

8.15 With the implementation of high quality design features, it is not considered there would be significant impacts on landscape character or visual amenity associated with the site or surrounding area. A comprehensive landscape and visual assessment will be undertaken at the planning application stage to identify any impacts on the landscape character or visual amenity associated with the site.

Archaeology and Heritage

8.16 A review of the Multi-Agency Geographic Information for the Countryside (Magic.gov.uk) has identified no heritage designations (Scheduled Monuments, Grade I, II* and II Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields) within the site boundary or adjacent to the site boundary.

8.17 There are heritage assets located within the wider vicinity of the site, the nearest of which is Fulford Hall and several designated assets within the grounds of the Grade II Listed Building.

Fulford Hall is located approximately 260m north of the site boundary, whilst the nearest asset is the Grade II Listed 'Gates and Piers to Fulford Hall' located 160m north of the site boundary. Further heritage assets are located within Fulford to the north and Bishopthorpe to the west.

- 8.18 Fulford Village Conservation Area is located approximately 580m north of the site boundary, and Middlethorpe and Bishopthorpe conservation areas are located approximately 890m west of the site boundary.
- 8.19 Given the proximity of the site to heritage assets and conservation areas in the locality, a heritage assessment will be undertaken to confirm the setting of these assets and assess whether views to and from these assets are affected by development of the site. Suitable mitigation measures will be implemented to ensure any effects are reduced where possible and the setting of the heritage assets is preserved.
- 8.20 The site comprises undeveloped land, and therefore, the potential for known and unknown archaeological assets does exist. Prior to any works commencing on-site a desk-based archaeological assessment will be undertaken to confirm the presence or absence of any archaeological assets and suggest appropriate mitigation measures, or a suitable programme of recording. These measures will be confirmed with the archaeological officer at CYC.
- 8.21 Any development of the site would respect the nature and details of the historic fabric and landscape having due regard to designated and non-designated heritage assets. In addition, a programme of archaeological investigation could be undertaken to identify potential impacts on known and unknown archaeological assets. It is not considered there are any significant constraints that would prevent development of the site in the future.

Ground Conditions and Contaminated Land

- 8.22 British Geological Survey maps indicate the site to be underlain by the Sherwood Sandstone Group bedrock, and the superficial deposits to comprise Naburn Sand Member and Crockey Hill Esker Member.
- 8.23 There are no operational or historical landfills located within the site or adjacent to the site boundary. A historic landfill is located approximately 1.5km north of the site boundary. Nun Ings Landfill Site operated between 1974 and 1993 accepting inert, industrial, commercial and household waste. Based on the distance between the site and the historic landfill it is considered

there could be limited connectivity between the landfill, the site and any sensitive receptors such as the River Ouse. The site is located within a Minerals Safeguarding Area for Sand and Gravel.

- 8.24 The site has historically been used for agricultural purposes and, therefore, the potential for contamination is unlikely. A ground assessment would be undertaken to support any future planning application and confirm any necessary mitigation measures. As such, on initial investigation, there would be no significant ground or contamination constraints to prevent development of the site.

Drainage and Flood Risk

- 8.25 According to Environment Agency Flood Risk Maps for Planning (Rivers and Sea), the site is entirely located within Flood Zone 1 (lowest area of flood risk). Land located within Flood Zone 1 is considered to have a 0.1% (1 in 1,000) annual probability of flooding. The majority of the land cover to the north and west, and a small area to the south is located within Flood Zones 2 and 3. The floodplain areas are associated with the River Ouse which is located approximately 350m north of the site at its nearest point.
- 8.26 The site is currently greenfield, as such, any development of the site would ensure drainage rates remain at existing greenfield runoff rates. These would be agreed with the Environment Agency at the planning application stage. Furthermore, the development would ensure that the proposals do not increase flood risk elsewhere. The drainage strategy would be agreed with the Council. As such, the initial assessment concludes that there are no significant drainage and flood risk constraints and, where any constraints occur, suitable mitigation measures could be implemented.

Air Quality and Dust

- 8.27 The site is not located within an Air Quality Management Area (AQMA). There is however an AQMA located at the junction of the A64 with the A19 (Selby Road). The AQMA extends into York's city centre and branches out into the city's internal highways network. The development would need to consider any potential impacts of the proposals on this AQMA and implement suitable mitigation measures during the construction and operational phase of the development. The measures will be designed in accordance with best practice guidance provided by the IAQM.
- 8.28 Any new development would be built in accordance with best practice carbon reduction and energy efficient measures to integrate appropriate climate change resilience and passive design features. In accordance with the Interim Planning Statement on Sustainable Design and Construction (and the 2014 Addendum), the site proposals will aim to achieve a BREEAM rating

of 'Very Good' and implement the relevant resource management, recycling and pollution control measures set out within the planning statement and relevant best practice guidance documents.

- 8.29 It is not considered there are any significant air quality and dust constraints which would prevent development of the site. An air quality assessment will be undertaken to identify the need for any mitigation measures to mitigate impacts on the AQMA or any nearby sensitive receptors.

Noise and Vibration

- 8.30 The nearest noise sensitive receptors are a farmstead located adjacent to the sites northern boundary off Naburn Lane. Residential properties located opposite the site adjacent to the A64 could be sensitive to the effects of traffic related noise associated with the sites construction and operation. A noise impact assessment will be informed by the results of a transport assessment undertaken at the planning application stage. This will determine the trip generation and the potential noise impact of the proposals on any residential receptors within the vicinity of the site. Best practice mitigation measures will be implemented to avoid any potential noise and vibration impacts.
- 8.31 The end use of the site is not considered sensitive to the effects of noise from the highways network. It is not considered there are any significant noise and vibration constraints that would prevent the development of the site, and any potential impacts will be identified within a noise assessment. These effects will be suitably mitigated in accordance with best practice guidance.

Utilities

- 8.32 The site is located adjacent to the York Designer Outlet, therefore, electricity, gas, water and telecommunications connections can be provided to the site without adversely impacting on the provision of services to the wider community. As such, there are not anticipated to be any significant utility constraints to prevent the development of the site.

Summary

- 8.33 This section provides a desktop assessment of the site characteristics and potential environmental considerations associated with the future development of Naburn. It has been demonstrated that there are no significant constraints that would prevent the future development of the site. Where impacts are identified, adequate mitigation measures will be proposed to address these impacts.

9 A HIGHLY ACCESSIBLE OPPORTUNITY

9.1 Fore Consulting have been commissioned to provide highways and transportation advice in connection with the proposed site. The A64 provides a strategic connection from Leeds to Scarborough via York. The A64 forms part of the York Outer Ring Road, providing a dual two-lane carriageway route around the south and east of the City of York.

Pedestrian and Cycling Facilities

9.2 The site is well located in relation to the existing pedestrian and cycle network, which currently includes the following:

- Off road cycle routes adjacent to Naburn Lane providing connections to the National Cycle Network Route 65 to Selby to the south, and alternative routes to York city centre via Bishopthorpe.
- Off road cycle route adjacent St Nicholas Avenue, connecting to on and off road cycle routes along the A19 Fulford Road and the city centre orbital route at Fishergate, as well as Route 66 of the National Cycle Network providing strategic connections to the east of the City of York.
- From the A19 Fulford Road, a number of advisory cycle routes provide connections to off road routes via Fulford Ings towards the Millennium Bridge, which also comprises part of the orbital city centre route and provides strategic links south west of the city centre.

Public Transport

Public Bus

9.3 A number of local bus services currently operate in the vicinity of the site, including the following:

- Services 415 and 416 combine to provide regular direct services between York city centre and Selby, with up to 3 services per hour on weekdays and Saturdays, and 2 services per hour on Sundays. Service 415 directly serves the Designer Outlet shopping centre via St Nicholas Avenue during centre opening hours. A bus stop is located on the roundabout at the western extent of St Nicholas Avenue. The stop is located a walking distance of 240m from the main entrance to the shopping centre. At other times, Service 416 stops on the A19 Selby Road, a walking distance of 1km from the main shopping centre entrance.
- Services 35, X35 and 36 combine to provide approximately hourly connections through the daytime on weekdays and Saturdays between York and Wheldrake, via Fulford and

Crockey Hill. 35 and X35 services are extended to Holme on Spalding Moor approximately every two hours. Services stop on the A19 Selby Road, a walking distance of 1km from the shopping centre entrance.

- Service 42 provides hourly connections between Selby and York city centre via Cawood on weekdays and Saturdays, with a two-hourly frequency on Sundays. Services are routed via Naburn Lane, with the closest stops conveniently located within a walking distance of around 275m from the main shopping centre entrance.
- Service 422 provides services approximately every two hours between South Milford, Sherburn in Elmet and Cawood to York city centre via Naburn Lane on weekdays and Saturdays. The closest stops are conveniently located on Naburn Lane, within a walking distance of around 275m from the main shopping centre entrance.

Park and Ride

- 9.4 An existing Park and Ride site is located to the north east of the Designer Outlet shopping centre. It provides 600 car parking spaces located within the main shopping centre car park. Although parking is in effect shared with the shopping centre, the Park and Ride site is identified on signage dedicated for Park and Ride on St Nicholas Avenue and through the car parking areas. The Park and Ride bus terminus is conveniently located in relation to the shopping centre, with a walking distance of less than 100m to the closest entrance.
- 9.5 Service 7 provides high frequency bus connections to the city centre from the Designer Outlet via Naburn Lane and the A19 Fulford Road corridor, returning to the site via St Nicholas Avenue. Egress to Naburn Lane from the Designer Outlet is restricted to buses, pedestrians and cyclists only.

Rail Network

- 9.6 The site is not served directly by the rail network. The closest rail station is York, which is an important station on the national railway network and is served by a range of local, regional and national mainline services. Service 7 provides direct connections between the Designer Outlet Park and Ride site and York railway station, enabling convenient opportunities for interchange by public transport.

City of York Local Plan Publication Draft: Further Sites Consultation – ‘Appendix 1 Residential and Employment Site Selection Methodology’ (June, 2014)

- 9.7 Appendix 1 of The City of York Further Sites Consultation Report (June 2014) sets out a methodology assessment for residential, employment and retail sites. The guidance

methodology sets out an accessibility assessment for key services and facilities in relation to the type of development proposed. An appraisal scoring system has been produced by the CYC and is presented in Table 2 below. All measurements have been based on pedestrians and cyclists utilising the existing movement network to give an accurate measurement relative to distance and commute times.

Table 2: Employment Service Accessibility Assessment

Service Accessibility	Accessibility Criteria	Accessibility Score	Actual Distance From Site	Employment Score
Nursery care provision	•400m no barriers;	5	2.7km	1
	•400m partly/800m no barriers;	4		
	•800m partly no barriers/400m with barriers;	3		
	•800m with barriers;	2		
	•Over 800m.	1		
Non-frequent bus routes	•400m;	3	80m	3
	•400 – 800m;	2		
	•Over 800m.	0		
Frequent bus routes	•400m;	5	80m	5
	•400 – 800m;	3		
	•Over 800m.	0		
Park & Ride bus routes	•400m no barriers;	5	140m	5
	•Partly 400m no barriers;	4		
	•800m no barriers;	3		
	•Partly 800m no barriers;	2		
	•Over 800m.	0		
Railway station within minutes' walk	•5 minutes;	5	57 minutes (4.7km)	0
	•10 minutes;	3		
	•15 minutes;	1		
	•Over 15 minutes.	0		
Railway station within minutes cycle	•5 minutes;	5	17 minutes (5.1km)	0
	•10 minutes;	3		
	•15 minutes;	1		
	•Over 15 minutes.	0		
Direct access to adopted highway network	•Yes (A, B, Minor or Local Road);	5	Yes	5
	•No.	0		
Cycle route	•On or adjacent to site;	5	Adjacent to the site	5
	•50m;	3		
	•Within or partly within 530m;	1		
	•Over 530m.	0		
Total Score				24

9.8 The Council's assessment criteria states that the minimum score for proposed employment sites is 9 points. The proposed site scored 24 points out of a total of 43, thus demonstrating that the site is highly accessible based on the guidance provided by the Council. Furthermore, this is prior

to any on-site or off-site improvements which could improve the accessibility of the site to key services and facilities.

10 SUSTAINABILITY APPRAISAL FRAMEWORK

- 10.1 The site has been appraised against CYC's Sustainability Appraisal Framework according to whether it makes a positive, negative or neutral contribution.
- 10.2 Annex II of the SEA Directive includes a series of criteria for determining the likely significance of effects. These are:
- The probability, duration, frequency and reversibility of the effects;
 - The cumulative nature of the effects;
 - The risks to human health or the environment;
 - The magnitude and spatial extent of effects (geographical area and size of the population likely to be affected);
 - The value and vulnerability of the area likely to be affected due to:
 - Special nature characteristics or cultural heritage;
 - Exceeded environmental quality standards or limit values;
 - Intensive land-use.
 - The effects on areas or landscapes which have a recognised national, community or international protection status.
- 10.3 The appraisal of the proposed development is set out in the Sustainability Framework in Table 4 below and represents the minimum value that could be achieved.
- 10.4 Professional judgements have been used to appraise the scheme against CEC's Sustainability Appraisal Framework taking into account a range of views from the project team and technical specialists.

Table 3: Sustainability Appraisal Framework Criteria

Key	Description
++	Major Positive Impact
+	Minor Positive Impact
0	Neutral Impact
-	Minor Negative Impact
--	Major Negative Impact
?	Uncertain or insufficient information to determine impact
I	Impact Dependent on Implementation
N/A	Not Applicable at Strategic Level Assessment

Table 4: Sustainability Appraisal Framework

Objective	Criteria	Significance	Commentary	
1.	<p>Deliver homes to meet the needs of the population in terms of quantity, quality.</p> <p>Promote improvements to the existing and future housing stock.</p> <p>Locate sites in areas of known housing need.</p> <p>Deliver community facilities for the needs of the population.</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	++	<p>Figure 3.7 of the Local Plan Preferred Options Sustainability Appraisal states that this objective is not applicable at locational level assessment. However, when considering planning and future development opportunity strategically, it's logical to locate employment areas in proximity to residential locations. Therefore, the short commuting distance between the proposed employment site and existing and proposed residential areas (Whinthorpe) is seen as a benefit to the local population.</p> <p>The provision of high-end offices allows potential employees to earn a good wage and implement</p>	
				Social

Objective		Criteria		Significance		Commentary	
2.	Improve the health and well-being of York's population.	Avoid locating development where environmental circumstances could negatively impact on people's health.	-	home improvements within the existing housing stock.			The proposals do not include any particularly polluting activities that would adversely impact sensitive residential or ecological receptors. It is recognised the site is within close proximity of the AQMA; however, appropriate mitigation measures will be implemented to minimise impacts on the AQMA and those residents located within the AQMA.
		Improve access to openspace / multi-functional openspace. Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling). Improves access to healthcare Provides or promotes safety and security for residents Ensure that land contamination/pollution does not pose unacceptable risks to health.					
3.	Improve education, skills development and training for an effective workforce.	Provide good education and training opportunities for all. Support existing higher and further educational establishments for continued success. Provide good quality employment opportunities available to all.	++	The site is not considered to possess significantly contaminated land. A Phase 1 ground conditions assessment will be undertaken to confirm the need for any intrusive investigations and remediation of contaminated areas, if necessary.	The development could provide short-term direct and indirect employment opportunities during the construction phase and long-term employment opportunities during the operational phase. It is envisaged any future contractors will develop an employment skills plan which sets out a series of skills and employment targets it intends to achieve during the construction phase. Through		

Objective	Criteria	Significance	Commentary
			<p>apprenticeships and on the job training, the development will aim to provide young people with opportunities to develop practical and transferable skills, helping to make them more employable in the long term.</p> <p>Whilst the short term construction phase will support apprenticeships and local construction college students, the long term high-end office development is likely to increase the number of jobs for graduate in York. Attracting and retaining students with a good educational background and strong skill set. This increases the partnership between the City of York's economic goals, the goals of the university and the goals of current and future employers based in York.</p> <p>All contractors and future employers of the site will be expected to have an equal opportunities and anti-discrimination policy. Policies will be expected to prohibit employment discrimination based on gender, religion or ethnicity.</p>
Economic			
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>Help deliver conditions for business success and investment.</p> <p>Deliver a flexible and relevant workforce for the future.</p> <p>Deliver and promote stable economic growth.</p> <p>Enhance the city centre and its opportunities for business and leisure.</p> <p>Provide the appropriate infrastructure for economic growth.</p> <p>Support existing employment drivers.</p> <p>Promote a low carbon economy.</p>	<p>++</p>	<p>An extensive business case report has been produced by Regeneris Consulting (January 2016), setting out the need for high-end office development in the Naburn area of York and the benefits of the scheme. This business case looks to build on the economic goals of York and provide employment opportunities relevant to the skills of the local workforce.</p> <p>The proposed development of the site would ensure the necessary infrastructure is in place to support the development, such as telecommunications or highways.</p> <p>It is envisaged any development would aim to achieve a BREEAM rating of 'Very Good' and would</p>

Objective		Criteria		Significance		Commentary	
5.	Help deliver equality and access to all.	Address existing imbalances of equality, deprivation and exclusion across the city.	++				therefore promote a low carbon economy with reduced natural resource consumption. The local community will be involved at all stages of the planning and development process to ensure the needs of all residents are met within the proposals irrespective of race, gender, disability, religion or age. The provision of employment opportunities creates a more inclusive community within the local area and improves integration between the local residents. A cohesive and holistic approach to the layout and design will be taken to provide good connectivity between the site and surrounding area, allowing future site users to utilise and access the site in a sustainable and environmentally friendly manner. It is envisaged the proposals will be designed with the principles of Secured by Design in mind, to ensure the development does not result in crime or fear of crime for the local community.
		Provide accessible services and facilities for the local population. Provide affordable housing to meet demand. Help reduce homelessness. Promote the safety and security for people and/or property.					
Environmental							
6.	Reduce the need to travel and deliver a sustainable integrated transport network.	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car.	+				It has been demonstrated that the site is highly accessible by public transport. Furthermore, the site is in close proximity to a national cycle network which could be used for commuting or recreational purposes for future site users. A Park and Ride Facility is proposed at the site which will reduce congestion in the city centre. A Travel Plan will be implemented which will promote sustainable modes of travel, and identify the key and most sustainable routes to and from the development. Following detailed transport surveys and junction analysis, the need for highways works will be set out
		Deliver transport infrastructure which supports sustainable travel options. Promote sustainable forms of travel. Improve congestion.					

Objective		Criteria		Significance		Commentary	
7.	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Reduce or mitigate greenhouse gas emissions from all sources.	++				and agreed with the Council. These measures will aim to ensure all junctions work within operational capacity. The development will be built in accordance with the sustainability principles set out within City of York Council Interim Planning Statement – Sustainable Design and Construction, this will ensure the Applicant achieves the sustainability standards expected by the Council.
		Promote sustainable design and building materials that manage the future risks and consequences of climate change. Adhere to the principles of the energy hierarchy.					
8.	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs.	I				Three SSSIs are located within a 2km radius of the proposed site. Due to limited connectivity between the site and the SSSIs, it is not considered there will be any impacts on ecologically designated areas.
		Protect and enhance locally important nature conservation sites (SINCs). Create new areas or site of bio-diversity / geodiversity value. Improve connectivity of green infrastructure and the natural environment. Provide opportunities for people to access the natural environment.					
			+				The site itself comprises arable agricultural land with boundary hedgerows and trees. The value of these and any protected species would be determined through detailed ecological surveys of the site carried out at the appropriate time of year. Any development of the site will deliver high quality green infrastructure and landscaping to integrate the development into the existing landscape. This could include retention of high quality trees and hedgerows, additional tree planting and the replacement of any other valuable habitats that may be lost to development. This approach would be beneficial to both the landscape and local ecology.

Objective		Criteria		Significance		Commentary	
9.	Use land resources efficiently and safeguard their quality.	Re-use previously developed land.	-	0	The site is currently greenfield land; however, there are not anticipated to be any significant contamination constraints that would prevent development of the site. A Phase 1 Ground conditions assessment will be undertaken as well as Soils and Agricultural Land Quality survey at the planning application stage. These assessments will confirm the existing soils quality and ground conditions and the need for any mitigation measures if necessary.	The site is located within a Minerals Safeguarding Area for Sand and Gravel, the impacts on any minerals within the site will be investigated at the planning application stage.	
		Prevent pollution contaminating the land and remediate any existing contamination. Safeguard soil quality, including the best and most versatile agricultural land. Protect or enhance allotments. Safeguard mineral resources and encourage their efficient use.					
10.	Improve water efficiency and quality.	Conserve water resources and quality. Improve the quality of rivers and groundwaters.	+	+	Ground investigations will be undertaken on site. Should any contaminated material be found on site a remediation plan to control and remediate any areas of localised contamination. This will ensure the development will not pollute watercourses or sensitive receptors. Water efficiency and conservation measures will be implemented into the development from the outset. It is envisaged these will guide the detailed design of the development and ensure the development minimises water consumption and maximises water efficiency.	Water efficiency and conservation measures will be implemented into the development from the outset. It is envisaged these will guide the detailed design of the development and ensure the development minimises water consumption and maximises water efficiency.	
		Promote reduction, re-use, recovery and recycling of waste. Promote and increase resource efficiency.					
11.	Reduce waste generation and increase level of reuse and recycling.	Promote reduction, re-use, recovery and recycling of waste. Promote and increase resource efficiency.	+	+	Waste products from construction are an inevitable part of development. Therefore, the contractors will apply best working practices appropriate for the site with the intention of avoiding significant or unnecessary environmental effects, minimising the production of waste and maximising recycling and reuse of materials. A Site Waste Management Plan will be produced and approved by the Council prior to any works on site. This will ensure waste is dealt with in accordance with the waste hierarchy and significantly reduces the proportion of waste being	Waste products from construction are an inevitable part of development. Therefore, the contractors will apply best working practices appropriate for the site with the intention of avoiding significant or unnecessary environmental effects, minimising the production of waste and maximising recycling and reuse of materials. A Site Waste Management Plan will be produced and approved by the Council prior to any works on site. This will ensure waste is dealt with in accordance with the waste hierarchy and significantly reduces the proportion of waste being	

Objective		Criteria		Significance		Commentary	
							sent to landfill. In the long term the development would generate commercial waste. However, it is anticipated that the end use of the development will adhere to a waste management plan to treat waste arising in accordance with the waste hierarchy.
	Improve air quality.		Reduce all emissions to air from current activities. Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels). Support the development of city wide low emission infrastructure. Improve air quality in AQMAs and prevent new designations. Avoid locating development where it could negatively impact on air quality. Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users. Promote sustainable and integrated transport network to minimise the use of the car.		I		The proposals may include a Park & Ride facility which will reduce the number of vehicles commuting into and out of the City Centre for leisure and work purposes. This should have a direct positive impact on pollutant levels within the AQMA in the city.
	12.				0		A Travel Plan will be prepared to promote sustainable modes of transport and minimise private vehicle use, and as such reduce air quality impacts associated with the site's development. A detailed air quality assessment will be undertaken at the planning application stage to identify any air quality impacts of the proposals any impacts on the AQMA or sensitive receptors. Furthermore, the development will be built to a high standard to minimise pollution during the construction and operational phases of the development.
	Minimise flood risk and reduce the impact of flooding to people and property in York.		Reduce risk of flooding. Ensure development location and design does not negatively impact on flood risk. Deliver or incorporate through design Sustainable Drainage Systems (SuDS).				The site is entirely located within Flood Zone 1 and considered to be at little to no risk of flooding. This makes it completely suitable for the type of development proposed. Any development of the site will ensure runoff rates remain at existing greenfield runoff rates. A drainage strategy will be designed to control surface water runoff in line with the Environment Agency Sustainable Drainage Systems (SuDS) guidance. The SuDS measures to be employed will future proof the development against the effects of climate change, ensuring that there will be no increase in flood risk off-site as a result of the development and the development site will be protected from all forms of flooding.
	13.				++		

Objective		Criteria		Significance		Commentary	
14.	Conserve or enhance York's historic environment, cultural heritage, character or setting.	Preserve or enhance the special character and setting of the historic city.	Promote or enhance local culture	-	-	-	An archaeology and heritage assessment will be undertaken at the planning application stage. The results of which will confirm any impacts on designated and non-designated heritage assets within the vicinity of the site. Once these are confirmed, if any, the Applicant can implement appropriate mitigation measures to ensure the proposals do not significantly affect the setting or character of any heritage assets or conservation areas in the local area.
		Preserve or enhance designated and non-designated heritage assets and their setting					
15.	Protect and enhance York's natural and built landscape.	Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper	Promote or enhance geologically important sites.	+	+	+	The site is not located within an AONB or any other statutory area designated on account of its landscape value. It is recognised the site has been designated an 'Extension to Green Wedge' within the Historic Character and Setting of York (2011). A detailed landscape and visual assessment will be undertaken to inform the sites development and ensure impacts on sensitive receptors are minimised.
		Preserve or enhance the landscape including areas of landscape value.					
		Protect or enhance geologically important sites.	Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.				Whilst proposed on previously undeveloped land, the site is located adjacent to similar uses and therefore is the next logical step for development in this area. The final designs, layout and use of the developed site will reflect the local character so as to integrate with and improve the local environment.

11 SUMMARY OF SUSTAINABILITY APPRAISAL FRAMEWORK

- 11.1 The SA has assessed the development against national and local sustainability criteria and considered the compatibility of the sites development with York's SA Framework. We have applied the significance criteria provided within the Council's SA Framework as set out in Table 4. Whilst a definitive position cannot be reached on several of the criteria at this stage, based on the evidence to date and scope to mitigate and/or improve features on the ground, it is considered that the site does meet the sustainability criteria.
- 11.2 The site is well located with good access to existing public transport and pedestrian movement networks. It is not considered there are any constraints with respect to flood risk, ground conditions, and waste or climate change objectives.
- 11.3 York is a city built on its heritage, and as such comprehensive archaeology and heritage assessments will be undertaken to ensure there are no significant impacts on statutory or non-statutory designated assets.
- 11.4 Three SSSIs are located within the vicinity of the site; however, due to the distances between the site and these areas, no significant impacts on ecological receptors is anticipated.
- 11.5 The landscape sensitivity will be dependent upon the eventual layout and detailed assessments undertaken by a specialist consultant. These assessments will identify the landscapes character and any potential impacts of development. Through detailed assessments, appropriate mitigation measures can be implemented to ensure that new development is appropriately and sensitively integrated into the surrounding landscape and townscape.
- 11.6 Overall, based on our professional judgment and with consideration of technical inputs, the site is considered to be in a highly accessible location and represents a sustainable location for development when reviewed by the Council's sustainability checklist.

12 SUMMARY AND CONCLUSIONS

- 12.1 This document has considered the locational and physical attribute of the site at Naburn in order that it can be allocated for new development to support the economic growth aspirations of York. This Sustainability Appraisal should be read alongside the Regeneris report setting out the case for a new business park to serve York.
- 12.2 The site is capable of providing a readily available supply of employment opportunities for highly skilled existing and future residents. In particular, the site is strategically located to capitalise on:
- The strategic highways network and the excellent public transport provision;
 - The huge growth ambitions of York and the wider region; and
 - Capitalise on the co-location of future housing sites, sustainably located within the sites vicinity.
- 12.3 The site is in single ownership, sustainable and developable. It does not have any significant constraints to development which could not be mitigated through appropriate technical assessments and best practice mitigation measures.
- 12.4 In short, the Naburn site has the potential to make a major contribution towards providing high-end office accommodation in a sustainable location to meet the future growth aspirations of York as part of a balanced portfolio of sites. We urge the Council to put forward the Naburn site for employment use in the Submission Version of the Local Plan.

This report has been prepared by HOW Planning LLP, with all reasonable skill, care and diligence. The scope of this report is subject to specific agreement and has been prepared solely for the benefit of our Client and should not be relied upon by any other party. Any third parties that use this information do so at their own risk. HOW Planning LLP accepts no responsibility for information contained within this report that has been independently produced or verified.

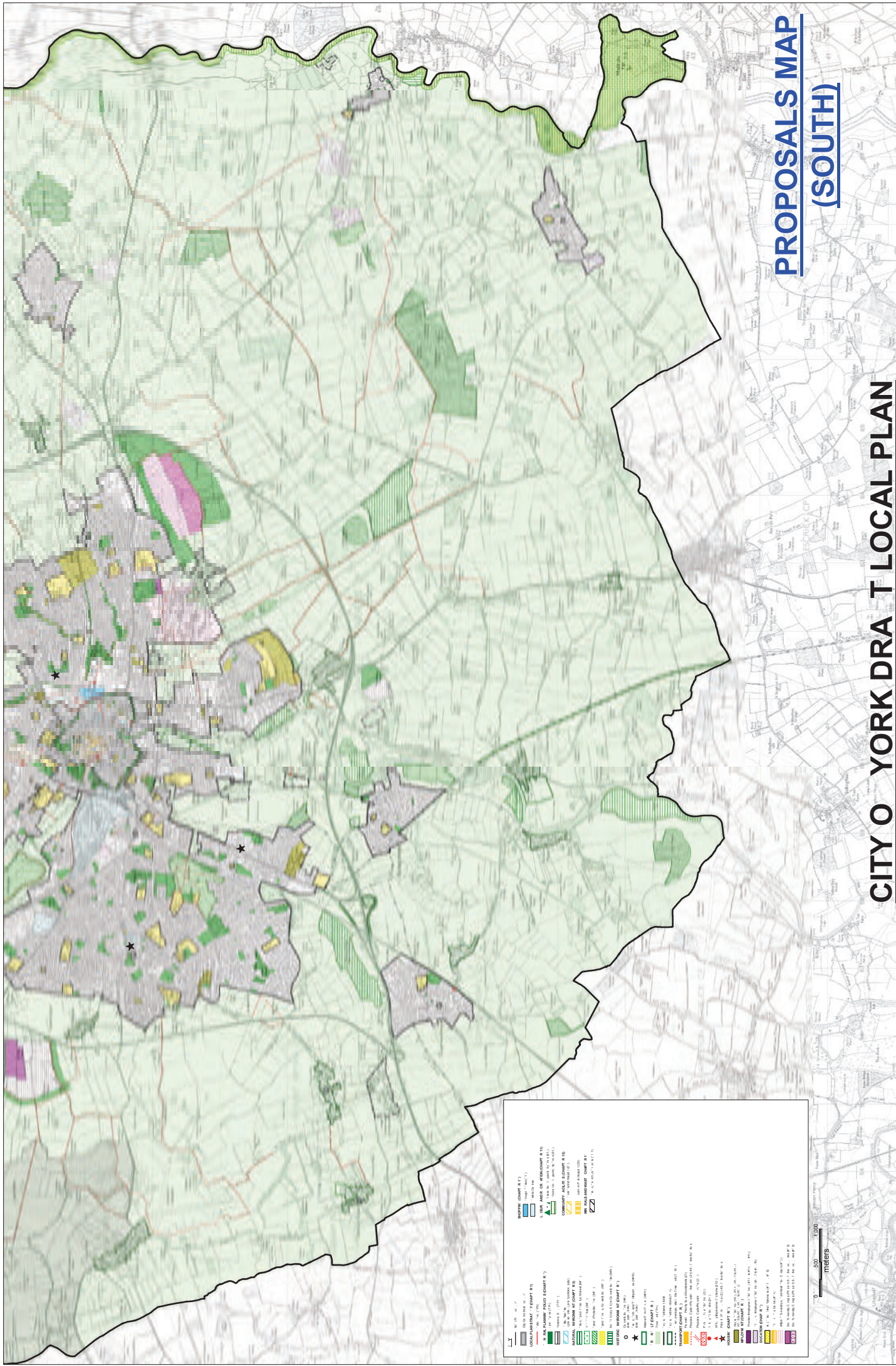
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APPENDIX 1: RED EDGE BOUNDARY PLAN



APPENDIX 2: YORK PROPOSALS MAP (SOUTH)



PROPOSALS MAP (SOUTH)

CITY OF YORK DRAFT LOCAL PLAN (SOUTH)

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D # LOPM NT CONTROL LOCAL PLAN

Symbol	Description
[Green Box]	INDUSTRIAL (ZONING R-1)
[Blue Box]	COMMERCIAL (ZONING R-2)
[Yellow Box]	COMMUNITY ACQUISITION (ZONING R-3)
[Orange Box]	COMMUNITY ACQUISITION (ZONING R-4)
[Purple Box]	COMMUNITY ACQUISITION (ZONING R-5)
[Pink Box]	COMMUNITY ACQUISITION (ZONING R-6)
[Light Green Box]	COMMUNITY ACQUISITION (ZONING R-7)
[Light Blue Box]	COMMUNITY ACQUISITION (ZONING R-8)
[Light Purple Box]	COMMUNITY ACQUISITION (ZONING R-9)
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[Light Blue Box]	COMMUNITY ACQUISITION (ZONING R-48)
[Light Purple Box]	COMMUNITY ACQUISITION (ZONING R-49)
[Light Orange Box]	COMMUNITY ACQUISITION (ZONING R-50)





From: Rob Jones [REDACTED]
Sent: 29 March 2018 20:18
To: localplan@york.gov.uk
Subject: York local plan

As a resident, I wish to support York's local plan

The proposed plan to develop 867 new homes I believe is both lawful and sound. NPPF and other guidelines have been followed about meeting housing/business needs. The plan reflects consultants' evidence based research about number and type of homes required and takes into account public feedback obtained through lengthy consultation.

The plan is sustainable, it preserves heritage and environment, avoids urban creep into York's outlying historic villages and addresses need for infrastructure, transport and public services.

Yours faithfully

Robert Jones

From: Sarah Wickham [REDACTED]
Sent: 29 March 2018 20:42
To: localplan@york.gov.uk
Subject: City of York Local Plan Consultation Response
Attachments: City of York Local Plan Consultation Response re ST31.pdf

Please find attached our representations regarding the York Local Plan with particular reference to ST31
Regards
Sarah Wickham

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mrs	
First Name	Sarah	
Last Name	Wickham	
Organisation (where relevant)	N/A	
Representing (if applicable)	N/A	
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note

Where do I send my completed form?

Please return the completed form by **Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for each issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing

good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

The site referred to in the Local Plan documents as ST31 in Copmanthorpe is in fact green belt land which is the very thing which the plan is designed to protect. The field in question is, as named on the Copmanthorpe Parish Councils website, one of the 3 remaining medieval sites in Copmanthorpe - York Field - and is listed as a site of special interest by the Copmanthorpe Parish Council. Following the local elections in June 2016 the incoming Council made "delivering a Local Plan that protects our Green Belt" a priority. The Councils own 'Preferred Sites Consultation Statement' records that 'amongst others, Shepherd Group Properties, Linden Homes and David Wilson Homes object to the site's inclusion on the grounds that the allocation is contrary to the Council's own evidence base, notably that it failed the site selection methodology and serves an important green belt purpose (preventing coalescence) which is important in preserving the special character and setting of the city.' This field is adjacent to the nationally important Askham Bog site and any development risks endangering this. In their response to the local plan the RSPB considers that there is currently insufficient information on the potential impacts of ST31 on Askham Bog SSSI and Historic England have recommended that ST31 be removed from the plan since it is not possible to mitigate against identified harm. We live on the west side of this proposed development and observe a lot of wildlife in this field deer, foxes, bats and owls in particular. The edge of the proposed site is also bordered by a number of protected trees which would be put in danger by this proposed development. We understand that there are a number of springs under this field which floods something which was referred to in an early draft but Gladman Properties who are proposing this development are very much underplaying these issues. This is a beautiful field rich in wildlife and adjacent to the nationally important Askham Bog. It is also a historic, medieval field important to the history of Copmanthorpe and forms a natural boundary to the east. Whilst there are so many brown field sites in the York area, some which have been waiting for development for well over 10 years, this site should not be taken out of the green belt. This field clearly forms the green belt functions of safeguarding countryside, checking sprawl, preserving historic features and it is obviously not derelict land but rather green belt land. Gladmans proposal refers to this development protecting 'more sensitive surrounding countryside' but I can't see any more sensitive areas than one rich in wildlife adjacent to a nationally important nature reserve.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Proposed site ST31 should be removed from the plan.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

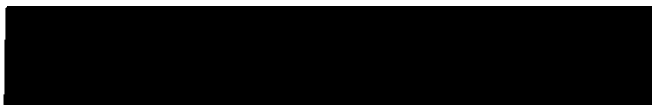
We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature



Date

29/3/18

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 30 March 2018 08:48
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104872

Date submitted: 30/03/2018

Time submitted: 08:47:59

Thank you for submitting your Local Plan Publication Draft response form (ref: 104872, on 30/03/2018 at 08:47:59) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Christopher

Surname: Arundel

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I have followed the development of the local plan and I believe it is legally compliant and that the council has fulfilled its Duty to Cooperate.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared

Please give reasons for your answer(s):

The plan does not objectively meet the assessed development and infrastructure needs of the city. York has a serious housing crisis. House prices in York have risen at five times the average rate for the rest of Yorkshire over the past 10 years. (York Press newspaper 4th August 2017). Homes are completely unaffordable for most people on average incomes. Street homelessness has risen 15-fold since 2010 (York Central MP Rachael Maskell, House of Commons debate 6th March 2018). Yes persistently the current administration at the council has rejected advice to build sufficient homes to deal with this crisis. Consultants G. N. Hearne, hired by the council to advise on the number of new homes required, recommended that a minimum of 867 homes should be built annually for the duration of the 15-year Local Plan, but with a 10% " uplift " as a to meet demand. Councillors rejected this advice and accepted only the 867 minimum figure. In January 2018 council officers recommended the number of new homes should be increased to 1070 per annum in line with government methodology. Again, councillors rejected the advice and stuck to 867. Their motivation for ignoring expert opinion seems to be to " protect greenbelt ". But York's greenbelt is no rural idyll. Much of it is either rather untidy land on which ad hoc development has taken place, or average farmland. Yet this is the prime focus of the council's attention rather than the large numbers of people priced out of the place in which they were born or work, or who " sofa surf " staying with friends because they can't keep a roof over their heads. So, I believe the Local Plan is unsound because it does not objectively assess housing development needs.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: 'Our City' leaflet (11.33 MB - PDF) Summary of sites and housebuilding proposals.

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

The number of proposed new homes should be increased to the numbers recommended by experts to meet expected demand.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

[Redacted]

From: Ken Guest [Redacted]
Sent: 31 March 2018 11:39
To: localplan@york.gov.uk
Subject: Consultation Response to the City of York Local Plan Publication Draft in respect of proposed Site H39 - Extension to Beckside
Attachments: Consultation Response to the City of York Local Plan Publication Draft - Site H39.pdf

Dear CYC rep

Please find attached PDF file which is my Consultation Response to the City of York Local Plan Publication Draft in respect of proposed Site H39 - Extension to Beckside

I would appreciate confirmation of receipt by either return email or call to [Redacted].

Regards

Ken Guest

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Consultation Response to the City of York Local Plan Publication Draft

Personal Details:

Mr Kenneth Guest

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

email: [REDACTED]
tel: [REDACTED]

Representation: With respect to **Site Ref H39 - Extension to Beckside** on grounds of **soundness**.

This proposal has not been '**positively prepared**' since CYC have repeatedly failed to consult with our Parish Council who have consistently put forward a far superior alternative proposal (Site H26 - Dauby Lane) which is fully supported by a large majority Elvington residents.

The site is not '**effective**' since it serves no additional purpose, would create greater congestion, permits fewer houses than the H39 proposal and fails to address the issue of bridging the two separate halves of our village.

The persistent intent by CYC to force the Site H39 proposal on our village is just one example demonstrating the absence of '**duty to cooperate**' with local village councils and planning groups. I dare say no one from CYC even bothered to come and take a look at the 2 sites but rather just looked at a map.

Why do these arrogant Local Plan officers believe that they know our village planning requirements better than our Parish Council and local residents ? What value Localism eh?

[Redacted]

From: Ken Guest [Redacted]
Sent: 30 March 2018 15:10
To: localplan@york.gov.uk
Subject: Consultation Response to the City of York Local Plan Publication Draft - Re Site SP1, proposed Travelling Showpersons site at The Stables, Elvington
Attachments: Consultation Response to the City of York Local Plan Publication Draft - Site SP1.pdf

Dear CYC rep

Please find attached PDF file which is my Consultation Response to the City of York Local Plan Publication Draft in respect of proposed Site SP1 - The Stables, Travelling Showpersons, 3 plots.

I would appreciate confirmation of receipt by either return email or call [Redacted]

Regards

Ken Guest

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Consultation Response to the City of York Local Plan Publication Draft

Personal Details:

Mr Kenneth Guest

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

email: [REDACTED]

tel: [REDACTED]

Representation: On grounds of **Legal non-compliance** with respect to **Site Ref SP1** - The Stables proposed 3-plot Travelling Showpersons Site, Elvington.

To date, this site has been refused planning permission (to the same applicants) 5 times for use as a permanent 'mixed use' Travelling Showpersons single plot:

- 2 times in 2010 by CYC Planning Dept
- 2 times (on appeal) in 2011 by the Planning Inspectorate [REDACTED]
- Again in 2016 when CYC Planning refused to accept a fifth Planning Application for permanent use and instead requested submission of an amended application seeking an extension of temporary permission.

All refusals were soundly based on National Planning Policy concluding that the proposed development would represent 'inappropriate development in the Green Belt' with no prevailing 'very special circumstances'.

In 2011 following refusal for permanent use (and solely due to the unavailability of an alternative appropriate plot) the Planning Inspector did award the Applicants 5 years Temporary Permission to allow ample time for CYC to identify an **alternative appropriate Brownfield site** which they subsequently failed to do mainly through lack of effort. Consequently, in 2017 CYC Planning approved a further 3 years Temporary Permission extension lasting until mid 2020.

Meanwhile, CYC Local Plan Work Group elected to completely disregard all these previous planning decisions and to accept the nomination of this 5 times rejected site into the Local Plan ... and not just as a single plot but now proposing a 3 plot site. Clearly, given the previous planning decisions, the site should not have been admitted for consideration in the Local Plan exercise and it would appear to have been so in response to the previous planning applications a practice that I believe is itself contrary to planning policy.

During the earlier Local Plan consultation rounds this site proposal has received well in **excess of 200 individual objection submissions** from neighbouring residents, other Elvington residents, our Parish Council, our village planning group (Keep Elvington Rural), our Local Councillor and our MP every single one of which has been totally disregarded by CYC Local Planning Group. All these parties still object to this site proposal. Is this very large number of objections from the local community simply going to be ignored ? What value Localism eh ?

The above planning history clearly demonstrates that this site proposal is totally in breach of every aspect of National Planning Policy and is also strongly objected to by the vast majority of Elvington residents together with our elected representatives. Hence it does not pass the 'soundness' test.

However, there are further considerations which push this site proposal over the boundary into legal non-compliance with Planning Law on at least 3 counts viz:

1. The Proposers/Applicants (i.e. the current temporary residents) do not comply with the revised (August 2015) legal definition of a Travelling Showperson for the following reasons:
 - They have no recent history of pursuing a nomadic lifestyle. The family have now been resident under 'temporary permission' at The Stables site for almost 7 years during which time they have 'travelled' absolutely nowhere at all.
 - Prior to moving onto The Stables site they were living for several years at another site located in a northern suburb of York. Again they were not pursuing a nomadic travelling lifestyle throughout that period but were simply living on the site.
 - Since they have no traceable nomadic lifestyle history it cannot be argued that they are currently on a 'temporary break' from such a lifestyle.
 - They do not possess a mobile Showman's caravan or other such mobile home that would support a travelling family lifestyle. They live on the site in a large immobile chalet park home day-to-day all year round.
 - The numerous fairground and catering trailers currently located on site at The Stables hardly ever (some never) leave the site and therefore cannot possibly be providing the main source of income.
 - The huge Dodgem Car Arena that was introduced to the site and assembled last year has never left the site since it arrived. It is currently under a CYC Planning Enforcement order to be disassembled since it transgresses the permitted area of the temporary plot boundary.
 - It is clear that the resident family have no intentions whatsoever of pursuing a nomadic travelling lifestyle at any time in the future. Their aim is to remain living in their chalet park home on this site year-round.
2. The Applicants have submitted 'untrue and misleading information' on all previous Planning Applications including the proposal submitted under the Local Plan. On each and every previous Planning Application they have always stated that an elderly relative lives with them at The Stables site. One of the two additional plots proposed in the Local Plan is supposedly to accommodate this elderly (again non-travelling) individual. But this person does not live, and has never lived at the site. My neighbours and I have reason to believe that she resides in an old persons home some distance from York and is included on the applications simply as an added supportive factor. However, the inclusion of such 'untruthful and misleading information' on a Planning Application constitutes a criminal offence under the Town and Country Planning Act. Incredibly, the application for a third plot on the site is apparently to meet the needs of a 2 year old male member of the family ! How absurd.
3. Given that this site proposal does not conform to National Planning Policy, has already been refused 5 times for the proposed use by both CYC Planning and The Planning Inspectorate, has received a very large number of objections from the local community together with our elected representatives, any decision to approve the proposal would constitute extremely favourable treatment (one could say favouritism or positive discrimination) towards members of the so-called travelling community. Such a decision could be construed as 'unreasonable' behaviour (aka 'Wednesbury Unreasonableness' in case law) by CYC Local Plan Working Group.

We residents of villages located in the Green Belt choose to live in such rural locations in the belief that the environment is (quite rightly) protected from inappropriate development under National Planning Policy. In fact CYC has repeatedly stated that preservation of the Green Belt surrounding the city is of paramount importance in the development of the Local Plan. Green Belt residents are often refused planning permission for small extensions to their homes and even for replacement or additional windows. But here, in the case of The Stables site proposal, we are witnessing unbelievably preferential treatment being afforded towards a self-professed TSP family. No

member of the settled community would be given planning permission to build a house on The Stables site and, in order to uphold the principle of fair and equal treatment to all members of the community, the proposed development of this site must be stopped.

The Stables current temporary residents pay little heed to the conditions of their temporary residency and have no regard whatsoever towards neighbouring members of the settled community. The site, even as a current temporary single plot, is a complete eyesore. Goodness knows how bad it would look as a 3 plot site. It is incongruent with local architecture/buildings, alien to the environment and has significant negative impact on the visual amenity within the Green Belt (see photos below). It is perfectly clear to all who see it that it is totally inappropriate at this location since it sits immediately adjacent to several homes belonging to members of the settled community. As defined under NPP **such 'mixed use' TSP sites should only be permitted on Brown Field land.**

All of the above factors have been relayed to CYC Local Planning Group via numerous previous objection submissions and all of them have been completely and utterly disregarded. There is no disputing the inappropriateness of The Stables site for use as a Permanent 3 plot TSP site that is clearly exemplified by the multiple previous refusals for such planning permission by both CYC Planning Dept and The Planning Inspectorate.

Notably, CYC Local Plan Group have recently announced that, through the Local Plan process, they have identified in excess of **100 hectares of additional Brown Field land** for development around the city. Therefore there is absolutely no justification whatsoever for retaining The Stables Green Belt site as a proposed TSP site since CYC can now (at long last) allocate an appropriate Brown Field site for this purpose.

Given all the foregoing, My neighbours and I respectfully request that The Stables Green Belt site (Ref SP1) is now removed from the Local Plan as a proposed permanent 3-plot Travelling Showpersons site and that CYC Local Planning Group are instructed to **allocate an appropriate alternative Brown Field site** as they were previously instructed to do by your colleague Planning Inspector Mr Philip Major in his decision document of June 2011.

Fortunately, there is in excess of 2 years Temporary Permission still remaining for the TSP family living at The Stables site which should allow ample time for a new location to be identified.

I request the right to speak on this issue (if deemed necessary) at the forthcoming inquiry meeting.



Driveway to Brinkworth Hall



Tended paddock to right of driveway



The Stables paddock to left side of driveway



TSP chalet park home



Stables site with Dodgem Arena (28 March 18)



View from neighbours gate

[REDACTED]

From: Ken Guest [REDACTED]
Sent: 30 March 2018 15:15
To: localplan@york.gov.uk
Subject: Consultation Response to the City of York Local Plan Publication Draft in respect of proposed Site ST15 - Whinthorpe / Elvington Airfield.
Attachments: Consultation Response to the City of York Local Plan Publication Draft - Site ST15.pdf

Dear CYC rep

Please find attached PDF file which is my Consultation Response to the City of York Local Plan Publication Draft in respect of proposed Site ST15 - Whinthorpe / Elvington Airfield.

I would appreciate confirmation of receipt by either return email or call to [REDACTED].

Regards

Ken Guest

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Consultation Response to the City of York Local Plan Publication Draft

Personal Details:

Mr Kenneth Guest

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

email: [REDACTED]
tel: [REDACTED]

Representation: On grounds of **unsoundness** with respect to **Site Ref ST15** - Whinthorpe and Elvington Airfield.

The Whinthorpe new town proposal is a very large development which will have an enormous effect on the surrounding countryside. In an earlier version of the Local Plan this development was situated further north and west of the the currently proposed position which was a much better location for road access to York and beyond.

The new proposal has moved the development southwards such that it now encroaches across Elvington Airfield runway ... a proposal that simply **cannot be justified**.

Development of this proposal would constitute an unbelievable act of vandalism by CYC.

There are numerous reasons why **Elvington Airfield & its runway MUST be preserved**:

- The entire airfield is of historic significance (WWII and the subsequent Cold War) and should be awarded heritage status to preserve it for future generations.
- It complements the Yorkshire Air Museum which itself would suffer if the runway was destroyed.
- Not only is the airfield located in the Green Belt but it sits squarely in the centre of the Elvington - Heslington Tillmire nature corridor.
- The runway is the longest in the north of England and, together with its vast concrete apron, could never be replaced.
- The runway could prove to be of strategic and/or commercial importance in the future.
- Many events are held on the runway throughout the year all of which add to the attraction of York as a tourist centre. Most of these events could not find an equivalent venue.

It is totally ludicrous that CYC Local Plan Working Group should even consider destroying Elvington Airfield runway. Should the Whinthorpe development become a reality then it must not encroach onto Elvington Airfield since there is ample land for this development to the north, closer to the A64.

[REDACTED]

From: gill offler [REDACTED]
Sent: 30 March 2018 16:12
To: localplan@york.gov.uk
Subject: Local Plan

I support the local plan drawn up by City of York Council.

They have based it on a sensible number of new housing developments while protecting a large part of the green belt which is needed to stop York becoming just one big urban sprawl.

Thank you

Gill Offler

[REDACTED]

From: paul Mclean [REDACTED]
Sent: 30 March 2018 16:33
To: localplan@york.gov.uk
Subject: final consultation
Attachments: consultation response.pdf

Please see attachment.

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr & Mrs	
First Name	Anne & Paul	
Last Name	MGLEAN	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1	[REDACTED]	
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B - Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

We consider that the policy is not sound because it is not fit for purpose.

We think that it fails in the following areas:

- a) Does not ensure that all brown field sites are developed before building on green belt land.
- b) The A1237 is currently overloaded and a bottle neck. Unfortunately a lot of money has been spent and is planned to be spent on the roundabouts. This has had marginal effects so far, and some of the changes have reduced their capacity. No developments or additional park and rides should be contemplated without first duelling the road and put in flyovers at the junctions. There is no estimate of the increased cost and time delays to the road users on the A1237 resulting from each of the developments around north York. One questions why more development is not focussed on south of York where the A64 has capacity.
- c) The plan suggests secondary access from ST9 Land North of Haxby onto Usher Lane. This is a bad idea since Usher Lane is heavily used for recreation by local horse riders, dog walkers and runners and as a route for cyclists out of York.
- d) Past developments in Haxby have strained its infrastructure to the limit. The level crossings cause delay and reduce the capacity of the main roads. It is already difficult to get basic things like doctor's appointments and we understand that the surgery cannot recruit extra doctors.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

See 5.4 b)

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation



Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information


We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145).

Signature



Date

30/3/18

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

From: paul Mclean [REDACTED]
Sent: 01 April 2018 08:07
To: localplan@york.gov.uk
Subject: Fwd: final consultation
Attachments: consultation response.pdf; ATT00001.htm

Please note that all new houses in Haxby have at least two cars. Please ensure that all properties have parking for two cars. Also the the number of bungalows in Haxby is insufficient for the ageing population.

Sent from my iPhone

Begin forwarded message:

From: "paul Mclean" [REDACTED]
To: "'localplan@york.gov.uk'" <localplan@york.gov.uk>
Subject: final consultation

Please see attachment.

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr & Mrs	
First Name	Anne & Paul	
Last Name	MCLEAN	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1	[REDACTED]	
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B - Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

We consider that the policy is not sound because it is not fit for purpose.

We think that it fails in the following areas:

- a) Does not ensure that all brown field sites are developed before building on green belt land.
- b) The A1237 is currently overloaded and a bottle neck. Unfortunately a lot of money has been spent and is planned to be spent on the roundabouts. This has had marginal effects so far, and some of the changes have reduced their capacity. No developments or additional park and rides should be contemplated without first duelling the road and put in flyovers at the junctions. There is no estimate of the increased cost and time delays to the road users on the A1237 resulting from each of the developments around north York. One questions why more development is not focussed on south of York where the A64 has capacity.
- c) The plan suggests secondary access from ST9 Land North of Haxby onto Usher Lane. This is a bad idea since Usher Lane is heavily used for recreation by local horse riders, dog walkers and runners and as a route for cyclists out of York.
- d) Past developments in Haxby have strained its infrastructure to the limit. The level crossings cause delay and reduce the capacity of the main roads. It is already difficult to get basic things like doctor's appointments and we understand that the surgery cannot recruit extra doctors.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

See 5.4 b)

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation



Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

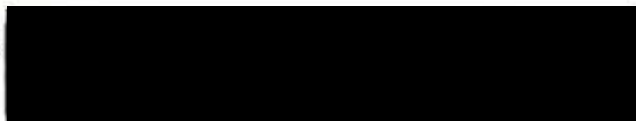
We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145).

Signature



Date

30/3/18

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 30 March 2018 21:38
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104898

Date submitted: 30/03/2018

Time submitted: 21:38:03

Thank you for submitting your Local Plan Publication Draft response form (ref: 104898, on 30/03/2018 at 21:38:03) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Daniel

Surname: Dickinson

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I have considered the guidance here, and consider the Plan to be legally compliant and that the process of consultation has met the Duty to Cooperate.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared

Please give reasons for your answer(s):

Positively prepared. The definition of this term includes the Plan being “based on a strategy which seeks to meet objectively assessed development and infrastructure requirements” In my view the Plan does not include sufficiently strict criteria on the infrastructure requirements, in particular on schooling and road infrastructure. Taking each in turn:

Schooling as part of Policy Ref SS12: The Plan is correct in stating (paragraph 3.57) that “There is limited capacity to accommodate projected pupil numbers in existing primary schools.” A development of nearly 800 new builds, even in stages, will add hundreds of new primary age children to the area. That is obvious now, as the above-quoted line in the Plan recognises. However the Plan then includes deliberate vagueness as to what developers can do to deal with that obvious issue. There is a naïve certainty in the sentence “expansion would be possible with the required financial contributions”.

How can “would” be used, especially looking at the reality of the land around the existing primary schools in the village? Take Ralph Butterfield school (the nearest to ST9) – no space for expansion no matter what the “required” (undefined) financial contribution was. The vagueness here in the Plan clearly allows developers to move a long way down their plans before even considering funding an additional primary school as part of the development. I can understand the financial pressures here – developers develop chunks of houses in order to provide cash-flow and fund the rest of the development. However as part of that process it is all-too-easy to say to the council “let’s wait and see how many children there are before we start the process of a new school”. There is ‘form’ for this behaviour in a similar local development, being the Staynor Hall estate in Selby. That estate now has a new primary school, but several years too late. Existing local schools became over-crowded before that school was started.

Road infrastructure: The roads in the area around Haxby and Wiggington already suffer greatly from congestion. The plans under SS12, combined with the others in the immediate vicinity, will add several thousand cars to this congestion. As with the schooling points above, it is not difficult in my view for developers to accurately model additional traffic burden from their developments, and come up with mitigation strategies. Specifically the (single carriageway) York ringroad A1237, the village of Haxby and all junctions with the A1237 are already atrocious throughout the day. The Plan as it stands now could better deal with the specifics of these issues, whereas it has a vague requirement of developers to show that "all transport issues have been addressed". Not good enough i'm afraid, and not good enough links with the overlapping developments in Wiggington, north of monks cross etc.

One additional point on transport - there is a frankly ridiculous suggestion that someone will reopen a railway station in Haxby. This country does not have a good recent history of opening additional stations on branch lines in villages. It will not happen in my view, and currently i can

envisage situation where developers seek to rely on a fantasy "new station" to avoid their responsibilities in dealing with the road infrastructure.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Policy SS12, Site ST9 Land North of Haxby

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

With respect to schooling provision, particularly in Policy Reference SS12 (and surrounding developments), there should be a clear requirement that developers have to model projected additional primary age school children in the area arising from the proposed phases of development. I do not think that is a difficult task for a developer to undertake - they know who they are planning on selling houses to. That model must be submitted with the early development plans submitted to the council, and should be independently verified and given to the existing schools in the area. If the models show unacceptable additional numbers of school age children, then plans must be instigated to have new schooling funded by developers ready BEFORE existing local schools become over-crowded. This should be reflected in any planning approval granted, and if the developer's modeling is proved to be incorrect there should be warranties requiring developers to make additional future financial contributions to existing schools in compensation.

With respect to traffic infrastructure, again it is not a difficult task for a developer to model additional vehicle numbers. The Plan should require developers to pay for area-specific traffic impact studies as part of the planning application process. Such studies should be capable of independent verification, and should take into account adjoining developments even where the adjoining developments are or may be under the control of different developers. If the studies show, as is likely given the current infrastructure, severe impacts then the developer(s) should suggest and (part)fund mitigation strategies that are put in place in time to be READY once new houses begin to be sold.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.



From: [REDACTED]
Sent: 31 March 2018 11:02
To: localplan@york.gov.uk
Subject: City of York Local Plan 2018 Published in Feb 2018 has our full Support

Dear York City Council/Government Inspector
Re City of York Local Plan Publication draft Feb 2018 Consultation Response

Thankyou for your recent letter inviting us to comment upon this plan. We are writing to offer our full support to the City of York Local Plan that was published in February, being approved as it is in our view both lawful and sound. [REDACTED]

[REDACTED] We previously wrote in 2014 and 2016 about plans to develop the green belt area [REDACTED]
[REDACTED] We attach these letters below as their content remains relevant.

1) Lawfulness of the Plan

The current plan has been arrived at following an extensive and lengthy public and professional consultation process:

a) Across the city and nationally, it reflects consultants' evidence based research and NPPF and Government Guidelines about need and type of homes available.

b) Locally, the plan is supported by our local Earswick Council, local counsellors and our MP. Our local Earswick Neighbourhood Plan, developed following local consultation, sets out clear policies to protect the countryside, local green spaces, ecology and biodiversity within the parish. It has been passed to the City of York Council as being consistent with, and supporting the city wide local plan.

2) Soundness of the Plan

a) It is important to note that the proposed figure in the current plan of 867 new homes being built a year is the maximum that the city can manage to accommodate on grounds of public health and safety, sustainability, transport and infrastructure. The recently released Government recommendation of 1070 new houses each year is built on severely flawed assumptions. For example, housing need is based on 2014 population predications – before the EU referendum. The council's housing figures of 867 new homes a year are based on newer 2016 figures, which take account of of likely effects of population development and of Brexit on reduced inward migration.

b) The existing plan includes sensible recommendations for use of the many brownfield sites that lie empty within York alongside progressive development to provide new housing stock in the right locations.

c) The existing plan preserves the heritage and environment and prevents 'urban creep' into York historic outlying villages. In particular it is lawful and follows national guidance in preserving the Greenbelt rather than setting aside ('safeguarding') large areas for development for profit by housing companies that are waiting for an opportunity to make a profit from plan changes. For example, we recently received through our door a leaflet from a company titled 'Community Newsletter – Redrow' with plans to develop 968 new homes on land 3km NE of Monks Cross Shopping Centre. The roads nearby are already often congested especially at rush hour and at weekends. The company states that it is being sustainable by offering to include a small 'nature reserve' in the housing development, ironically built on green land that is already a 'nature reserve' over a much wider area. In addition the land to the east of Earswick Road (Willow Grove) was previously proposed by another developer (Thirteen) without local consultation as a site for 1500 to

2000 new houses. This would have changed the character of the area close to where we live and been entirely unsustainable, eg for the crowded Strensall Road main artery single carriage way, schools, and local infrastructure. The final local plan has removed this area from the development safeguarded options following a through and well considered appraisal of the site options in York that do not involve building homes on greenbelt land.

We understand that there may be current attempts, influenced by local and national politics, to prevent York's local plan being approved. To reject the plan at this stage would be an expensive, short term and ill considered decision when so much evidence based groundwork has been undertaken over the past 5 years. This includes many hours of public and professional investment, thinking and vision by groups and individuals.

We want to help make York a sustainable and progressive City throughout the 21st century. We therefore fully support the current York Local Plan and kindly ask that the Government Inspector considers this e-letter in the evaluation and decision.

Yours sincerely

Susan, Paul, Zoe, Gina and Kate Blenkiron
[REDACTED]
[REDACTED]

PREVIOUS CORRESPONDENCE ATTACHED BELOW....

From: [REDACTED]
Sent: Sunday, July 31, 2016 9:32 PM
To: localplan@york.gov.uk
Subject: New local plan draft comment and support

Dear Sirs

we are writing in support of the current (most recent) local York draft plan, and in particular welcome the decision NOT to build around 2000 Houses on the Willow Grove (Earswick Village) site. We have written to you in the past on several occasions to formally object to previous plans to develop this land (see 2014 letter below, we also wrote in 2015). It is very important that green belt land is retained to preserve the character and integrity of York as a city and Earswick as a village. We fully support the use of existing brownfield sites in York. Previous plans were unnecessary, disproportionate for York's current and future projected needs and did not take into account the effects upon local infrastructure. The legal and planning criterion of exceptional circumstances for such a development around Earswick Village (eg at Willow Grove) did not (and does not) not exist.

We fully support and welcome the policy to continue to preserve the green belt land around Earswick and other sites bordering on the ring road in York. The local Earswick Council and local MP and most counsellors also support this. We would resist and campaign vorciferously against any attempt to reintroduce plans to build on the east of Earswick site, for the many reasons (practical, legal and ethical) outlined in our previous letters.

Thankyou for giving us the opportunity to comment and please keep us informed of the plans and outcome.

Yours sincerely

Paul, Susan, Zoe, Gina and Kate Blenkiron
[REDACTED]
[REDACTED]

5th July 2014

localplan@york.gov.uk

FREEPOST RTEG-TYYU-KLTZ

FAO Martin Granger

Head of Planning & Environment Management

York City Council

West Offices

Station Road

York

YO1 6GA

Dear York City Council

RE: Earswick Local Plan Proposals to Remove Land from Greenbelt: Objection

I am writing to express my extreme concern at York City Council's plans to remove the large area of land East of Earswick from the greenbelt from next year onwards. I want to formally object to this proposal to 'safeguard' 220 acres of land here to allow the building of 2000 to 3000 houses to proceed. As part of the 'Further Sites Consultation' I outline the material, legal and practical reasons why this proposal should be rejected at this site below.

It is unnecessary

It has been established in Parliament that there is no requirement for local councils to 'safeguard' land. Furthermore, under the current law, a developer must demonstrate 'very special circumstances' to order to develop green belt land. Neither I, or the other residents and local councillors I have met, can identify any such circumstances (or indeed anticipation of need) to develop the greenbelt east of Earswick. This is an enormous area of around 130 football pitches of farm and country land that will be lost forever. Why does the council believe there are special circumstances for increasing the urban footprint here to eight times the size of the current Earswick Village?

It contravenes national and local planning guidance

In May 2014, the Planning Minister Nick Bowles said " the fundamental aim of Green Belt policy is to a) prevent urban sprawl by keeping land permanently open b) assist in urban regeneration by encouraging the recycling of derelict and other urban land and c) preserve the setting and special character of historic towns. I understand that 87% of land in the Local plan earmarked for development is greenbelt land. Just last month, in his Mansion House speech, the Chancellor said '...to limit development on important green spaces, local councils will be required to put development orders on 90% of Brownfield sites'. He has made £500 million available for this purpose. Why is the Council not developing and maximising the existing Brownfield and urban sites in the York area?

It is bad for the City of York – economically and otherwise

York is an attractive medium sized city which combines history and character with an aspiration to develop in sustainable, organic and proportionate way. The draft local plan undermines this in my view, by seeking to develop the city in an excessive, disproportionate manner over the immediate years. The very aspects that make York an attractive city to live and work in will be lost by these puzzling plans for expansion. A lack of

jobs and investment is likely to result (rather than the reverse), unemployment may increase, and income from tourism will fall when people realise that they cannot travel to or within the city due to crowding, congestion and lack of underlying investment beyond simply house building. Is the Council able to produce a robust justification for proceeding with what one local developer has (in a posting through my door this week) described as ‘ the need to construct 21,939 new homes up to 2030’)?

It is inappropriate for Earswick Village

Earswick village is originally Anglo Saxon in origin and has around 300 houses currently. The large scale plans to increase the residential area eightfold are overbearing, unsustainable and entirely inappropriate. This would change the character of Earswick Village considerably and irreversibly. Indeed, Earswick would become a satellite of a small town, subsumed within the new development. I understand that the York planning department itself recently rejected a proposal for development of a small area to the north of Earswick for these reasons and those above. Is the Council aware of its own recent decisions and precedence?

It is impractical and unworkable locally

The existing transport and local infrastructure precludes large-scale development. Strensall Road can barely cope with the rush hour traffic and cannot be widened at the narrow point where the bus stop and first mini roundabout are sited. Even if an additional outflow from the new housing development onto the ring road were to be built, the residential traffic will add to the congestion in this area of York, exacerbated by the expansion of Monks cross and the new ‘Vanguard’ shopping development especially at weekends. My three children (age 4, 10 and 12) are going to local primary and secondary schools. They tell me their classes are already oversubscribed and full. Even if a new local primary school were to be built, the large secondary school (Huntington) has no room for expansion and the quality of its teaching and education would suffer. The school bus runs from Strensall via Earswick (because of the danger of the ring road junction described below) and increases in the rush hour traffic would risk children being late for school or unable to safely cross the road to get on the bus in Earswick. Has the Council spoken to local residents about these concerns? Has the council taken into account these practical barriers and taken steps to ensure the sustainability of any proposals in the local plan?

It has environmental, safety and health risks

As a doctor and psychiatrist who cycles to work at the hospital in York, I understand the need for environmentally sound proposals, the health effects of car and noise pollution, crowding and congestion, the need for safe conditions for travel on the roads, and the impact that living circumstances can have on quality of life. All of these will be adversely affected by this plan. In addition the Earswick fire station needs access to the ring road near the existing roundabout in order to allow fire engines to get to emergencies rapidly to save lives. All York people need to be able to access the local hospitals and receive care promptly when necessary.

The existing sewage and drainage is struggling to cope with the current village size. There is no underpass at the ring road (unlike at the Haxby Village junction). this makes crossing the ring road into Huntington impossible for children and risky for adults who walk or cycle. Have Council planners produced a realistic risk assessment of the environmental, ecological and health impacts at this site?

Recent Events

In an alarming and surprising development, I have received a letter of invitation dated 23 June from a property development company called ‘Thirteen’ inviting me and other residents to a ‘Public Consultation Event’ on 7th July in Earswick Village Hall. They propose to build 1500 houses on the east of Earswick site as soon as planning is granted by the Council. How is it possible for a developer to publicise their plans in this way when the consultation period and the next steps including independent review of the Plan have several months to go? This suggests a total disregard for reasonable appraisal of the plans. Does York City Council plan to follow due process with a period of genuine consultation?

By the time of receiving this letter, you may have heard about a mass protest at this meeting by residents, local Parish Counsellors, and our local pressure group set up regarding this (Willow Grove Residents' Association)..

Your Response

I hope this letter gives you an indication of the strength of feeling of Earswick residents about the current proposals. I recommend you withdraw plans for development on the current east of Earswick site. Please will you provide me with a written acknowledgment that you have received this letter, and the date by which you will be able to respond. I would appreciate it if you could reply to me as an individual covering the specific points and questions expressed in this letter. I have also e-copied this objection to others who have been raising their concerns.

Yours sincerely

Paul Blenkiron

[Redacted signature block]

[REDACTED]

From: SIMON LOCK [REDACTED]
Sent: 31 March 2018 11:28
To: localplan@york.gov.uk
Subject: LOCAL PLAN
Attachments: Apr 2018 - Objection to the building of houses on site H39.pdf

Please find attached my objections to the Local Plan.

I demand that my submission be forwarded in full to the designated Planning Inspector and when the inquiry meeting is held, I intend to ask that if my submission has been forwarded as requested.

I have no faith that my previous submissions have not been edited or paraphrased or edited down to almost nothing by CYC before submission for inspection.

Simon

Simon Lock
[REDACTED]
[REDACTED]

Objection to the building of houses on site H39 within the City of York's Local Plan 2017/2018.

Dear Sir/Madam, I object to the building of houses on the Green Field site H39 documented within the City of York's Local Plan 2017/2018 for the following reasons:-

1. **Elvington sits within the Green Belt.** This has protected us against excessive development in the past and this should remain. Development proposals were put forward as long ago as 1991, suggesting a number of sites in and around York which could come out of the Green Belt, among which are two which were proposed in the 2013 Local Plan, at the time, 25 houses at the end of Beckside bordering onto Church Lane and 97 houses between Dauby Lane and Elvington Lane behind the school. Those development proposals did not go through then, but now in the 2017/2018 Local Plan, the City of York council proposes **28/32 houses** on the same Beckside/Church Lane site, despite also proposing 3339 houses less than 2 miles away, at Elvington Airfield. There is no need for these houses in this location and the subsequent disruption they will bring to this part of the village when 3339 houses are proposed to be built less than 2 miles away and an alternative, larger site has been suggested and approved by the Village Council.

2. **What has changed from the previous objections and Inspector's Report? NOTHING.** A great many residents in the past objected to the 1992/93 plans and then again in 2013. Indeed the public inquiry in 1992/93 and the Inspector's Report published in 1994 *firmly accepted* the views of the Elvington residents at the time and ruled against the removal the Elvington sites from the Green Belt and I believe **NOTHING** has fundamentally changed in the interim. Indeed, I stress, why is there a need for 28/32 houses on this **GREEN FIELD** site when they are also proposing **3339 houses less than 2 miles away**, at Elvington Airfield on a much more suitable **BROWN FIELD** site??

Despite requests for the councils response to previous objections, you continue to propose building on the same site and I can only assume that you hope that the Elvington residents will weary of protesting and apathy will prevail.

3. **How have your reasons for removing this site from the Green Belt changed from previous submissions?**

I do not believe that the Councils reasons for proposing the removal of the original sites from the Green Belt in 1991 or 2013 stood up to detailed scrutiny, and nor do I believe the removal of the Beckside/Church Lane site does now.

The same issues of disruption to the Beckside estate in particular and Elvington village in general, additional pressures on the local school and surgery, more traffic, lack of public transport to offset the additional traffic, the loss of local wildlife habitat including barn owls and a variety of hawks, **ALL** remain the same today as they were in 1992/93 and 2013. Those objections **ALL REMAIN** valid now.

4. **Democracy in action?**

a. There never appears to be any direct response to the objections raised. At best there are generic responses and references out to further documentation to read. Why can't we responses in plain English?

b. The constant requirements from CYC to resubmit new submissions with the previous submissions being ignored feels a lot like censorship? It smacks of an attempt to reduce the number of submissions (and thus objections).

The CYC knows full well that constant reviews requiring new submissions will whittle down the number of objections. They also know that by making it a chore to complete the applications, apathy will kick in, people get fed up and don't bother and the numbers of objections will reduce.

This is their day job, but we have lives to live, yet we're constantly having to submit to these ridiculous policies. I suggest:-

(1) CYC will have all of the names of those who provided a submission on a database. Instead of relying on public announcements in papers, that many don't read, how about emailing those people direct and notifying them of the results of their submission. Provide links to the following reviews and make it easier to continue to engage in the process. There were 100 representations to the Proposal to build North of Church Lane (H39). How many of those people know about the need to resubmit?

(2) Allow the objections submitted previously to be reused in the original format if requested.

(3) If the CYC knows that subsequent submission to government are going to be in different formats, why not require us to submit in that format to begin with?

c. The views of local people, local councils are ignored. We are not adverse to new houses being built in the village. [REDACTED] had to buy outside of the village, and away from the family support mechanisms, because of the lack of suitable/affordable housing. So why, are suggestions such as the replacement of H39 (Church Lane) with a larger build site of H26 (Dauby Lane) not being accepted. Comments such as 'H26 would constitute a significant change to the shape and form of the current village' clearly show a lack of knowledge about the village, ignore precedents set by past planning decisions (Elvington Park etc) and totally ignore the wishes and considerations of local villagers and the local village council.

From: Ann Lock [REDACTED]
Sent: 31 March 2018 12:32
To: localplan@york.gov.uk
Subject: Apr 2018 - Objection to the building of houses on site H39.pdf
Attachments: Apr 2018 - Objection to the building of houses on site H39.pdf

I object to houses being built directly behind my house the proposed Church Lane Elvington sit and I would like this sent directly to the housing officer
Thank you
Ann Lock

Sent from my iPad

Objection to the building of houses on site H39 within the City of York's Local Plan 2017/2018.

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2. **What has changed from the previous objections and Inspector's Report? NOTHING.** A great many residents in the past objected to the 1992/93 plans and then again in 2013. Indeed the public inquiry in 1992/93 and the Inspector's Report published in 1994 *firmly accepted* the views of the Elvington residents at the time and ruled against the removal the Elvington sites from the Green Belt and I believe **NOTHING** has fundamentally changed in the interim. Indeed, I stress, why is there a need for 28/32 houses on this **GREEN FIELD** site when they are also proposing **3339 houses less than 2 miles away**, at Elvington Airfield on a much more suitable **BROWN FIELD** site??

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The same issues of disruption to the Beckside estate in particular and Elvington village in general, additional pressures on the local school and surgery, more traffic, lack of public transport to offset the additional traffic, the loss of local wildlife habitat including barn owls and a variety of hawks, **ALL** remain the same today as they were in 1992/93 and 2013. Those objections **ALL REMAIN** valid now.

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From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 31 March 2018 12:39
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104907

Date submitted: 31/03/2018

Time submitted: 12:39:07

Thank you for submitting your Local Plan Publication Draft response form (ref: 104907, on 31/03/2018 at 12:39:07) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: David

Surname: Painter

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I have had to put no as I am not competent to comment on legal questions.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not effective

Please give reasons for your answer(s):

1 I am not satisfied that there is sufficient commitment to ensure infrastructure improvements are carried out prior to developments taking place, especially with reference to ST9 Haxby.

2 I am of the belief that most people will seek employment in Leeds and, as such, it seems that more development should have been planned to the South side of the City, adjacent to the A64.

3 Any developments in the Haxby and Wigginton areas should be located such that construction and consequential residential traffic does not have to pass through the villages

4 The road system into York from Haxby and Wigginton, and within the City Centre, is inadequate to cope with any increase of traffic at peak times

5 There is no provision in the plan for railway stations at Haxby/Strensall or York Hospital, which could alleviate some of the anticipated problems

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: SS11 (ST9) and generally

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

I am not qualified to make any comments

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: York Community Energy [REDACTED]
Sent: 31 March 2018 14:05
To: localplan@york.gov.uk
Subject: York Community Energy Consultation Response
Attachments: Local Plan Consultation Response_YCE.doc

Dear Sir/Madam,

I am writing to you to submit York Community Energy's response to the consultation on the Local Plan. Please find our completed response form attached.

York Community Energy is a local charity that seeks to promote the development of community owned renewable energy in York and the surrounding area. Our response deals with the Local Plan's approach to renewable energy development.

If you have any questions regarding our response, please do not hesitate to contact us at our email address below.

Yours Faithfully,

Kit Bennett
Vice Chair
York Community Energy

--

On behalf of York Community Energy

Address: [REDACTED]

Email: yorkcommunityenergy@gmail.com

Website: yorkcommunityenergy.org.uk/



City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

Part A - Personal Details

This response is the view of York Community Energy (YCE), a local charitable voluntary association promoting the development of community owned renewable energy.

YCE may be contacted at 15 Priory Street, York YO1 6ET, or by email to info@yorkcommunityenergy.org. More details and our constitution may be found at <http://yorkcommunityenergy.org.uk/>

This submission has been written by the below named members and approved by the management committee of the association.

1. Personal Details		2. Role (if applicable)
Richard Lane	[REDACTED]	Chair
Andy Wilson	[REDACTED]	Ordinary member
Kit Bennett	[REDACTED]	Vice Chair

Part B -Your Representation

3. To which document does your response relate?

Our criticism has implications for the publication draft and the policies map. If it is more convenient for you to consider this as two separate responses please feel free to do so.

4. Do you consider the document is Legally compliant?

We have no comment to make on the legality of the document.

5.(1) Do you consider the document is Sound?

We consider that the document requires amendment to be considered Sound.

5.(2) Please tell us which tests of soundness the document fails to meet:

We consider that in its current form the plan is not Justified, Effective or Consistent with National Policy.

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

We are concerned about the lack of sites identified which would be required to accord with various policies (DP2, GB1 and CC1).

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

The plan states clearly its intention to support renewable energy. For instance, at paragraphs 2.14, 11.1 and in policies DP2 (point iii.), GB1, and most notably CC1.

This support is very welcome. The inclusion of aspects such as pooled energy facilities (para 5.27) and the requirements of high BREEAM standards for non-residential and change-of-use developments is praiseworthy (though the lack of a standard for residential developments is a major weakness).

However this policy fails in its stated aims of encouraging the development of renewable energy by not identifying sites that are suitable for renewable energy - despite the clear recommendation in the 2014 Renewable Energy Study, referred to at paragraph 11.4, to do so. This is significant in the case of wind energy, which was clearly identified as the renewable energy source with the greatest potential in the plan area. As you will know, onshore wind development is currently constrained by planning guidance issued in June 2015, shortly to be incorporated in the National Planning Policy Framework (para 150 of the proposed text). This guidance requires that wind energy developments can only be approved in locations identified in a local plan.

The plan does therefore not mean the qualification of being the most appropriate strategy based on the relevant and proportionate evidence supplied (i.e. not "Justified") or being able to deliver its stated aims of supporting renewable energy development, let alone being the 'greenest city in the North' (i.e. not "Effective").

We would also point out that the requirement in CC1 that "New buildings must achieve a reasonable reduction in carbon emissions of at least 28%" gives no clear indication of what this should be measured against: 28% of what? It might mean against current average carbon intensity of buildings, or a calculated theoretical baseline for a proposed development. This should be clarified in order for this policy to be meaningful.

The plan is not consistent with national policy, as it does not reflect the strong support for renewable energy contained in the National Planning Policy Framework (NPPF). Paragraph 94 of the NPPF states that local planning

authorities should adopt proactive strategies to mitigate climate change. The mitigation of climate change is generally understood as actions to reduce greenhouse gas emissions, or remove greenhouse gasses from the atmosphere. This cannot be achieved without a successful renewable energy industry. Paragraph 97 of the NPPF says that local planning authorities should have a positive strategy to promote energy from renewable and low carbon sources and that they should consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources. It also says that they should support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning.

City of York Council clearly considered the importance of renewable energy and the possibility of renewable energy development in York when they published the renewable energy study. The decision to refer to the Renewable Energy Study in the plan is welcome. However, without allocating the sites shown in the Renewable Energy Study in the plan itself, it is unlikely that the support for onshore wind energy in particular can result in successful development of this important green resource. The plan does not seem to have given due consideration to the identification of suitable areas for renewable and low carbon energy, as required by the NPPF, given that such identification has been carried out in the Renewable Energy Study, but not included in the plan. For this reason the plan also fails to include a proactive strategy for the mitigation of climate change as required by the NPPF. The plan also fails to include support for community-led initiatives for renewable and low carbon energy where it might fall outside areas identified through neighbourhood planning.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

The simplest solution would be to remove the sentence "These maps are to encourage consideration of renewable energy generation only" from paragraph 11.5, potentially replacing it with "These maps indicate areas that would receive support for future development, subject to the landscape sensitivity analysis and the full planning process."

These sites should then be added to the policies map.

The support for community-led initiatives for renewable and low-carbon energy should be made clear, even where it falls outside areas being taken forward through neighbourhood planning.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination?

We do not seek to participate at the hearing session but would be willing to appear if the Inspector deems it useful.

Signature

Date

Kit Bennett, on behalf of York Community Energy. 31/03/2018

From: Steve Clipston [REDACTED]
Sent: 31 March 2018 15:20
To: localplan@york.gov.uk
Subject: York Local Plan

I wish to make my feelings known regarding the local plan & any potential effect on the Parish of Earswick where I live & surrounding Area. It is imperative that the Green Belt is protected. The environment green Space & Trees are vital to us. Green belt should also be preserved against any other future development. Brownfield sites in York should be the focus of any new significant building. Some of the previous proposed plans for this area for development were completely unsuitable and local infrastructure would simply be unable to cope. Strensall road down to the ring road cannot cope already at peak times with volume of traffic. Further development in this area would make those roads even more unbearable & more to the point downright dangerous than they are already. I can accept that as a Brownfield site there is logic in building houses on the site of the Strensall Army camp. However IF that were to happen IT IS ESSENTIAL that either a separate road would need to be built to join the A64 North of the Hopgrove Roundabout or that the road from Towthorpe to the A64 be utilised. Strensall Road from the Six Bells to the Ring Road cannot cope already and significantly more traffic would be disastrous & dangerous.

Steve Clipston [REDACTED]

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 31 March 2018 15:22
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104914

Date submitted: 31/03/2018

Time submitted: 15:22:03

Thank you for submitting your Local Plan Publication Draft response form (ref: 104914, on 31/03/2018 at 15:22:03) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Dr

Forename: Mark

Surname: Wakerley

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I consider the document to be legally compliant as consultation and due process of appraisal has been completed according to the regulations.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? Yes, I consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES]

Please give reasons for your answer(s):

I consider the document to be sound as the plan is a sustainable framework for future development of housing in York.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Local Plan

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: [REDACTED]
Sent: 31 March 2018 18:22
To: localplan@york.gov.uk
Subject: Objections
Attachments: Objection to the building of 32 houses on site H39 within the City of York.docx;
Comments_form_FINAL 2.docx

Please see attached

Kind Regards

Steve Izzard

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr	
First Name	Steve	
Last Name	Izzard	
Organisation (where relevant)		
Representing (if applicable)	Self	
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.	<input type="text" value="3.62-3.68, 3.95-3.97
5.5-5.16"/>	Policy Ref.	<input type="text" value="SS21, SS13"/>	Site Ref.	<input type="text" value="ST15, ST26, H39"/>
---------------	--	-------------	---	-----------	--

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

Objection to the building of 32 houses on Allocation Reference H39, Policies SS21 and further Allocation References SS13, ST15, and ST 26 within the City of York's Local Plan Draft 2018 as follows;

Not Justified or Consistent with National Policy

This has been marked above by the filling in of the appropriate boxes

My rationale is attached to this form.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

***Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.*

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Objection to the building of 32 houses on Allocation Reference H39, Policies SS21 and further Allocation References SS13, ST15, and ST 26 within the City of York's Local Plan Draft 2018 as follows:

Plan is not Justified or Consistent with National Policy

My rationale is attached to this form.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law. The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

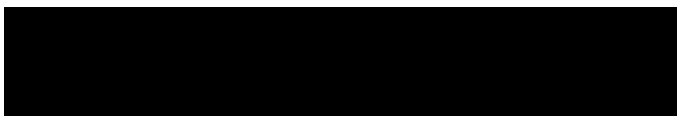
We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signatur



Date

31 March 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

Steve Izzard

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

31 March '18

Objection to the building of 32 houses on Allocation Reference H39, Policies SS21 and further Allocation References SS13, ST15, and ST 26 within the City of York's Local Plan Draft 2018.

I fundamentally object to the building of 32 houses on the Green Field site H39 documented within the City of York's Local Plan 2017 and the additional 3339 houses for the following reasons:-

Lack of Justification and Consistency as follows;

1. Elvington sits within the Green Belt. This has protected us against excessive development in the past and this should remain. Development proposals were put forward as long ago as 1991, suggesting a number of sites in and around York which could come out of the Green Belt, among which are two which were proposed in the 2013 Local Plan, namely 25 houses at the end of Beckside bordering onto Church Lane and 97 houses between Dauby Lane and Elvington Lane behind the school. Those development proposals did not go through then, but now in the 2018 Local Plan, the City of York council proposes 32 houses on the same Beckside/Church Lane site, despite also proposing 3339 houses less than 1.5 miles away, at Elvington Airfield. There is absolutely no need whatsoever for the 32 houses when 3339 houses are to be built less than 1.50 miles away. **WHAT** has changed from the previous objections and Inspector's Report? A great many residents in the past objected to the 1992/93 plans and then again in 2013. Indeed, the public inquiry in 1992/93 and the Inspector's Report published in 1994 firmly accepted the views of the Elvington residents at the time and ruled against the removal the Elvington sites from the Green Belt

2. How have your reasons for removing this site from the Green Belt changed from previous submissions? I do not believe that the Councils reasons for proposing the removal of the original sites from the Green Belt in 1991 or 2013 stood up to detailed scrutiny, and nor do I believe the removal of the Beckside/Church Lane site does

now. The same issues of disruption to the Beckside estate in particular and Elvington village in general, additional pressures on the local infrastructures, school and surgery, more traffic, lack of public transport to offset the additional traffic, the loss of local wildlife habitat including barn owls and a variety of hawks, **ALL** remain the same today as they were in 1992/93 and 2013. Those objections **ALL REMAIN** valid now. Infact these local facilities cannot cope with the current population with so how exactly do you expect it to cope with over an additional 3400 houses??

3.The proposals for the development of Airfield Business Park and the additional 3339 dwellings **do not have** supporting infrastructure proposals for road, public transport, schools, doctor's surgery and public amenities all of which are now at over capacity with major issues such as long waiting lists for doctor's appointments, major traffic congestion on Elvington Lane. To propose further dwellings and Industrial capacity with this will result in widespread disruption and a significant reduction of quality of life for the existing residents of Elvington. Not withstanding the negative impact the loss of local wildlife habitat including barn owls and a variety of hawks and decimation of The Green Belt previously referred in section 1 of this correspondence.



SG Izzard

31/03/18

From: [REDACTED]
Sent: 01 April 2018 11:16
To: localplan@york.gov.uk
Subject: OBJECTION 2
Attachments: Final Objection 010418.docx; CYC Objection form 010418.docx

Will you please use this email as there were errors in the forms previously sent.
Thank you.

Kind Regards

Steve Izzard

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

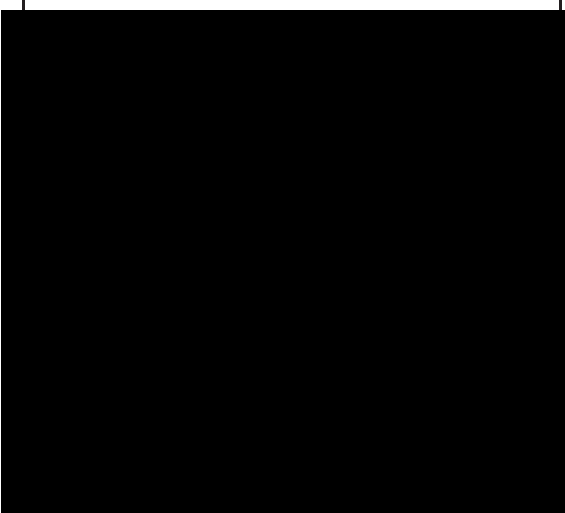
To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr	
First Name	Steve	
Last Name	Izzard	
Organisation (where relevant)		
Representing (if applicable)	Self	
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

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Sustainability Appraisal/Strategic Environmental Assessment

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No

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What does 'Sound' mean?

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Representations received after this time will not be considered duly made.

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

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My rationale is attached to this form.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

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My rationale is attached to this form.

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No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

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Signature



Date

31 March 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

Steve Izzard



01 April '18

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I fundamentally object to the building of 32 houses on the Green Field site H39 documented within the City of York's Local Plan 2018 and the additional 3339 houses for the following reasons:-

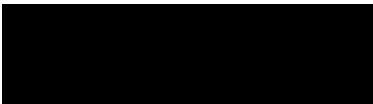
Lack of Justification and Consistency as follows;

1. Elvington sits within the Green Belt. This has protected us against excessive development in the past and this should remain. Development proposals were put forward as long ago as 1991, suggesting a number of sites in and around York which could come out of the Green Belt, among which are two which were proposed in the 2013 Local Plan, namely 25 houses at the end of Beckside bordering onto Church Lane and 97 houses between Dauby Lane and Elvington Lane behind the school. Those development proposals did not go through then, but now in the 2018 Local Plan, the City of York council proposes 32 houses on the same Beckside/Church Lane site, despite also proposing 3339 houses less than 1.5 miles away, at Elvington Airfield. There is absolutely no need whatsoever for the 32 houses when 3339 houses are to be built less than 1.50 miles away. **WHAT** has changed from the previous objections and Inspector's Report? A great many residents in the past objected to the 1992/93 plans and then again in 2013. Indeed, the public inquiry in 1992/93 and the Inspector's Report published in 1994 firmly accepted the views of the Elvington residents at the time and ruled against the removal the Elvington sites from the Green Belt

2. How have your reasons for removing this site from the Green Belt changed from previous submissions? I do not believe that the Council's reasons for proposing the removal of the original sites from the Green Belt in 1991 or 2013 stood up to detailed scrutiny, and nor do I believe the removal of the Beckside/Church Lane site does

now. The same issues of disruption to the Beckside estate in particular and Elvington village in general, additional pressures on the local infrastructures, school and surgery, more traffic, lack of public transport to offset the additional traffic, the loss of local wildlife habitat including barn owls and a variety of hawks, **ALL** remain the same today as they were in 1992/93 and 2013. Those objections **ALL REMAIN** valid now. Infact these local facilities cannot cope with the current population with so how exactly do you expect it to cope with over an additional 3400 houses??

3.The proposals for the development of Airfield Business Park and the additional 3339 dwellings **do not have** any supporting infrastructure proposals for road, public transport, schools, doctor's surgery and public amenities all of which are now at over capacity with major issues such as long waiting lists for doctor's appointments, major traffic congestion on Elvington Lane. Your plan for Industrial expansion will further aggravate existing issues with HGV traffic where a consultation to potentially reduce traffic has recently been launched. What do you intend to do – dual the B1228 through Sutton and Elvington up to Grimston?? To propose further dwellings and Industrial capacity with this will result in widespread disruption and a significant reduction of quality of life for the existing residents of Elvington. Not withstanding the negative impact the loss of local wildlife habitat including barn owls and a variety of hawks and decimation of The Green Belt previously referred in section 1 of this correspondence.



From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 31 March 2018 19:30
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104922

Date submitted: 31/03/2018

Time submitted: 19:30:16

Thank you for submitting your Local Plan Publication Draft response form (ref: 104922, on 31/03/2018 at 19:30:16) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: mrs

Forename: janet

Surname: white

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I have assumed the document is compliant as I do not have knowledge/expertise in this area

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not consistent with national policy

Please give reasons for your answer(s):

AIR QUALITY

Page 50 of the 'City of York Local Plan – Publication Draft (February 2018)' outlines the key principles for the planning and delivery of 735 dwellings on The Land North of Haxby (ST9). There is no mention of the need for an Air Quality Impact Assessment.

In previous consultations for the site this issue has frequently been raised, as recorded in the responses published by City of York Council. The document 'Pre-Publication Draft Local Plan Regulation 18 Consultation Statement' records the responses to the last consultation which ended in October 2017. Responses for Land North of Haxby (ST9) can be found on pages 63 to 72. Many people and organisations commented on air quality and/or congestion. This includes individual residents, Haxby and Wigginton Neighbourhood Planning Group, Highways England, Haxby Town Council, Network Rail, Strensall with Towthorpe Neighbourhood Plan Steering Group, Haxby and Wigginton Liberal Democrats, Julian Sturdy MP for Outer York.

Haxby already has problems with congestion, particularly at peak times, with traffic queues in all directions in the mornings, at the very time that hundreds of our children are walking or cycling to school, exposed to pollution from vehicle emissions. This congestion is exacerbated by the difficulty in getting out of the village onto, or across, the congested ring road A1237 and being held up at level crossings.

735 dwellings is 20% of the 3,700 present house numbers in Haxby, which would indicate that on average there might be 20% more cars on the village roads increasing the exposure to emissions. At peak time vehicles are mostly leaving Haxby, as there is no new employment proposed in Haxby within the local plan, and traffic will be heading out towards York city centre or to other towns such as Leeds.

The government publication 'Guidance Air Quality' states that planning authorities should consider 'whether the development would: significantly affect traffic in the immediate vicinity of the proposed development site or further afield. This could be by generating or increasing traffic congestion; significantly changing traffic volumes.....'

Also, the 'City of York Local Plan – Publication Draft (February 2018)', Section 12 'Environmental Quality and Flood Risk' point 12.8, page 196, states: 'A detailed emissions assessment and/or a full air quality impact assessment are likely to be required for major planning applications that:

generate or increase traffic congestion

introduce new exposure close to existing sources of air pollutants, including road traffic....

give rise to significant change to traffic volumes i.e. more than +/-5% change in annual average daily traffic (AADT) or peak hour flows within AQMAs or +/-10% outside AQMAs'

An opportunity to explore an option to take some of the traffic away from the centre of the village was suggested in the 2017 draft. This stated (page 50) (x) that 'alternative access should be explored which could include access from the site to the east of Usher Lane to Towthorpe Rd.' This has been excluded from the 2018 draft.

Consideration of air quality should be included in the key principles for delivery and planning of the Land North of Haxby (ST9). The increase in traffic, congestion and pollution will effect the respiratory health of children and the elderly.

Haxby has al ready been overdeveloped with a conservation area at it's centre which cannot be expanded to cope with extra traffic and parking and will lose its village character with a 20% increase in dwellings.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragpah number, a policy reference or a site reference: policy SS11 site ST9 page 50

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

An Air Quality Impact Assessment should be carried out, particularly at peak times where the roads are already congested. This should then be considered taking into account the increase in pollution that will result with a larger number of vehicles, once a further 735 houses are built. (a 20% increase for Haxby)

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 01 April 2018 00:02
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104926

Date submitted: 01/04/2018

Time submitted: 00:01:56

Thank you for submitting your Local Plan Publication Draft response form (ref: 104926, on 01/04/2018 at 00:01:56) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: mrs

Forename: janet

Surname: white

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I do not have the knowledge or expertise to suggest the documents do not comply

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not consistent with national policy

Please give reasons for your answer(s):

Page 50 of the 'City of York Local Plan – Publication Draft (February 2018)' outlines the key principles for the planning and delivery of 735 dwellings on The Land North of Haxby (ST9). Missing from these principles is the need for an increase in Healthcare provision.

However, healthcare provision has frequently been raised as an issue by individual residents and organisations and recorded, as responses during consultation, published by City of York Council. See the document 'Pre-Publication Draft Local Plan Regulation 18 Consultation Statement' for the responses to the last consultation which ended in October 2017 - pages 63 to 72. Despite these responses healthcare provision has not been included in the key principles for Haxby (ST9) in the Publication Draft.

Healthcare at the Haxby and Wigginton Health Centre is already severely over-subscribed with increasing appointment waiting times. Additional services/facilities will be needed for residents of the new build from the outset.

The government publication 'Guidance Health and Wellbeing' states: 'local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making'

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: policy SS11 site ST9 page 50

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

The key principles for Haxby ST9 should include extra healthcare provision to meet the needs of the residents' in the new development. These services need to be available EARLY in the development to ease the pressure that already exists on the health services in Haxby and Wigginton.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 01 April 2018 00:37
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104927

Date submitted: 01/04/2018

Time submitted: 00:37:04

Thank you for submitting your Local Plan Publication Draft response form (ref: 104927, on 01/04/2018 at 00:37:04) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: mrs

Forename: janet

Surname: white

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I do not have the knowledge/expertise to comment on these areas.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared

Please give reasons for your answer(s):

SCHOOL PLACES

The draft information states that the developer should contribute to school provision (ST9/Haxby Page 51 (v)). School places are close to capacity in Haxby. Developer contributions need to be made EARLY in the build otherwise both new and present residents will soon find that they have to take their children to school places outside the Haxby and Wigginton catchment areas. These may be difficult to find, as developments in other areas may result in a shortage of school places in those areas. Children on Wigginton Rd are in the Wigginton School catchment area. If the Wigginton Rd development (SS12) (ST14)(page 52) (1348 houses) does not contribute EARLY to school provision, this will put further pressure on Haxby/Wigginton schools. There could be a crisis looming in primary/junior school places north of York, given the number of developments planned here - Haxby, Wigginton Rd, New Earswick, Huntington, Strensall.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: policy SS11 site ST9 page 51

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

School Places

CYC should specify in the key principles for ST9/Haxby that the developers should contribute to school provision EARLY in the development, to avoid a crisis due to lack of school places in Haxby and Wigginton. Across the north of York, where there are many developments, there should be a requirement to contribute to school provision EARLY.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 31 March 2018 22:35
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104925

Date submitted: 31/03/2018

Time submitted: 22:34:50

Thank you for submitting your Local Plan Publication Draft response form (ref: 104925, on 31/03/2018 at 22:34:50) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Dan

Surname: Taylor

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I am not a lawyer so I am marking this as OK to continue with the consultation. I have made comments latter on the soundness of the plan in my experience of begin a resident of this City for 5 years.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not effective,not consistent with national policy

Please give reasons for your answer(s):

The vision for the city is stated to be to secure a prosperous city for all and to achieve sustainable development. I consider that the plan fails to deliver on this overriding objective of prosperity for all as it lacks any analysis of how different groups in the community are affected by the proposals and how the plan can heal the highly unequal conditions of and opportunities for York's residents. The plan also fails to follow up on the implications of sustainability by choosing employment and housing options with no reference as to how they impact on community or environmental sustainability, nor to any credible and comprehensive transport strategy to address existing transport and access problems, leave aside those arising from the proposed new development.

The plan has a complacent and incorrect assessment of the state of the economy in the city. The city is the 8th most unequal city in the UK where in employment income and housing terms the city is split between the comfortably off and struggling households. The city is failing to attract good quality jobs. We have a large amount of workers on minimum wage in the tourism sector, and zero hours contract workers. The plan not only fails to address this divide but also will oversee a worsening of this situation over the plan period. The plan fails to address the way an economic strategy will need to reverse the slide away from better quality jobs, loss of offices in the city and the drift towards low wage insecure employment. The plan also fails to address the worsening economic / retailing situation in the City centre.

I identify that the plan does not conform in any way with either professional or government advice in relation to the overall housing target. The optional figures are:

York Local Plan proposed 867

GL Hearn 954

DCLG White Paper – November 2017 1070

York Local Plan 2014 1100

Government 2018 (draft NPPF) 1135

I support using the government 2016 figure of 1070 as a minimum because that is the latest Government policy related figure prior to the plan's publication that takes into account the critical housing market pressures in York, and to give the optimum contribution to addressing the affordability crisis in the City. But if these are optional, it's not sound as the Council is not enforced to deliver them.

The delivery of affordable social and intermediate housing had fallen to an annual average of only 103 homes in the years 2012-2017. Since the current Council administration took office in 2015, only 27 new social housing units have been

commissioned, but this was exceeded by an even greater loss of other existing social housing units. As the GL Hearn assessment was that we need 567 homes a year this is an annual deficit of over 450 homes a year against historic production. As rents in York are excessive and growing rapidly the government definition of 80% of market is no assistance to lower income households. The plan assumes a 30% production of affordable homes on greenfield and 20% on brownfield so even if an average production of 25% were achieved there would only be 215 “affordable” homes of all types. This is a deficit of over 350 homes. The affordability crisis in York is extreme, house prices are 8.9 times income, average rents, now at £866 a month (swallowing up around 39% of private renters’ income) are around £100 above the London Living Rent and house prices have risen faster than anywhere else in Yorkshire and Humber over the last 15 years. York Council has woefully fallen behind the number of ‘help to buy’ scheme, with only 57 purchases using this scheme across the city again reflecting the size of the imbalance between prices and limited incomes. The plan simply does not address this. There is no paragraph in the plan addressing the specific needs of low income/younger households despite the pledge of “prosperity for all”.

The plan marks out all the good available brownfield sites in the City. It is vital that the property mix that is therefore built is what the City needs, not what is most profitable for developers, as this is our last chance for some time to build the type of homes York needs. York desperately needs affordable homes and family homes. The sites are marked as general housing and strategic housing, but without a definition that suggests that these types of properties will be built. The plan is unsound because as it currently stands there is nothing to stop this land being used for a disproportionate amount of luxury flats, investment property and student accommodation which York has been suffering from for at least the last 5 years, which is causing a shortage of affordable and family homes, which is driving house prices up.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: 1-11

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

The plan should commit to more affordable and family homes, and restrict student accommodation to spare land on the University of York campus. It should restrict luxury flats and investment properties. The targets should be legally binding and not optional. Larger brownfield sites need a much higher mix of homes for families, young couples and single working professional adults.

A scheme should be in place so people who have lived and worked in York for 4+ years have the first chance to buy some of the proposed new homes. If people live in the City, it will ease up pressure on the roads as less people will commute in to the City from Ryedale, Doncaster etc.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

[REDACTED]

From: Peter Sokolow [REDACTED]
Sent: 01 April 2018 08:55
To: localplan@york.gov.uk
Subject: Response to consultation on proposed Local Plan for York

I am writing to express my support for the local plan. [REDACTED]

[REDACTED] We decided to settle here because of the quality of life afforded by a magnificent historic city with a rich cultural heritage surrounded by semi rural satellite communities. Previous iterations of the local plan have threatened to destroy that balance by building huge quantities of housing, destroying large tracts of green belt land in the process. Thankfully the residents of York and surrounding areas made their voices heard and with a new administration we have now got a proposed plan that takes cognisance of the very real need for housing for current and future generations based on a more realistic assessment of requirement while recognising the importance of national planning guidelines on protecting the Greenbelt that is vital in preserving the unique character of York as a beautiful place to live. I understand from the media that the local plan is under threat once again and the vultures of vested commercial interest and political expediency are circling waiting to pounce on the corpse! Such an outcome would be a disaster for the people of York. The road to this iteration of the local plan has been long and uncomfortable for many but is now nearing fruition having struck the delicate balance between housing need and protecting the environment. The Local Plan has my strong support and I would urge that it is endorsed and implemented as soon as possible.

Yours sincerely,

Peter Sokolow
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 01 April 2018 09:20
To: localplan@york.gov.uk
Subject: Regulation 19 Consultation CPRENorthYorkshire response.
Attachments: CPRENY - Form A - Reg 19 comments form 2018.pdf; CPRENY - Form B1 - Reg 19 comment form 2018.pdf; CPRENY - Form B2 - Reg 19 comment form 2018.pdf; CPRENY - Form B3 - Reg 19 comment form 2018.pdf; CPRENY - Form B4 - Reg 19 comment form 2018.pdf; CPRENY - Form B5 - Reg 19 comment form 2018.pdf; CPRENY - Form B6 - Reg 19 comment form 2018.pdf; CPRENY - Form B7 - Reg 19 comment form 2018.pdf; CPRENY - Form B8 - Reg 19 comment form 2018.pdf; PastedGraphic-3.pdf; CPRENY - Form C - Reg 19 Comments 2018.pdf

Dear Sirs

Please find attached the CPRENorthYorkshire response to the current consultation in relation to CYC local Plan

from the Chairman CPRE North Yorkshire Branch

The North Yorkshire Branch of the Campaign to Protect Rural England (CPRENY) CIO 1174989
www.cprenorthyorkshire.co.uk 01729 850567
% Bendgate House, Long Preston, Near Skipton, North Yorkshire, BD23 4QR

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mrs	Mrs
First Name	Julia	Katie
Last Name	Marley	Atkinson
Organisation (where relevant)	Campaign to Protect Rural England North Yorkshire (CPRENY)	KVA Planning Consultancy
Representing (if applicable)		CPRENY
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		

Telephone Number		
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Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.



Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared

Justified

Effective

Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

As set out in the previous Regulation 18 consultation, CPRENY have concerns regarding the achievability of delivering a minimum annual provision of 867 new dwellings per annum over the plan period.

The average number of dwellings delivered per annum over the past 10 years was 575. The 2016 Preferred Sites Consultation identified that the OAN was 841 dwellings per annum based on the 2016 SHMA. However, it is recognised that an update to the SHMA was undertaken in July 2016 to reflect the most up to date Government projections, which increased the demographic starting point from a 783-housing need figure to 867.

CPRENY remain concerned that achieving the new minimum figure of 867 new dwellings per annum, will require a considerable uplift from the current average build out rate of 575 units per annum and therefore question whether this is realistic and achievable, especially given the significant constraints and special character of York (including its setting) which must be preserved and enhanced. It is therefore considered that the Plan is not justified given the evidence surrounding past delivery and is not effective as questions remain about whether this level of growth (a 26% uplift) can be delivered throughout the plan period.

Furthermore, CPRENY welcomes the fact that the Executive Committee chose not adopt the higher figure of 953 dwellings per annum that was recommended by GL Hearn in the SHMA (which applied a further 10% above the figure allowing for market signals) due to the fact they believed this to be speculative and heavily reliant on short-term trends, whilst not giving sufficient consideration to the special character and environmental constraints of the City.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at

question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

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7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

This is an important matter which needs further discussion at the Examination in Public and CPRENY would wish to contribute where necessary to ensure adequate weight is given to the special circumstances which impact upon the City of York and its setting.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

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(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

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You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

CPRENorthYorkshire welcomes the inclusion of this important policy dealing with Green Belt within the Plan. The fact that the Council have built in some degree of permanence beyond the plan period (to 2038) by allocating sufficient land to meet their purported need during this period without the need for greenbelt release is particularly supported.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at

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No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Should this important policy be the subject of oral debate at the Examination, CPRENorthYorkshire would wish to contribute to the discussion, given the considerable evidence CPRE have collated in their campaigning efforts both national and locally to preserve the extent of Green Belts in planning policy.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)

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(Complete any that apply)

Paragraph
no.

Policy
4.18

Site Ref.
Ref.

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CPRENorthYorkshire does not believe that the minor change to this policy renders it unsound and thus remains supportive of the policy in principle. The recognition of changing agricultural practices and land-based activities is welcomed and the need to allow some flexibility to allow appropriate diversification is encouraged.

Of particular welcome, is the reference of the need to ensure that self-catering holiday chalets do not become permanent residential homes located within areas which would not usually receive planning permission, therefore the promoted use of occupancy conditions is supported.

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Paragraph no.

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CPRENorthYorkshire are satisfied that Policy H1 is sound and welcome the inclusion of the second paragraph setting out the circumstances where applications will be approved on allocated sites to bring forward such sites ahead of their proposed phasing in the plan to provide clarity for communities and developers alike. CPRENorthYorkshire also welcomes the acknowledgement within policy for the need to retain valued existing open space on sites and the requirement for assessment should development allocations be brought forward.

Paragraph 5.16 in the textual justification goes on to set out how CYC has worked with neighbouring authorities under the DtC to establish whether the Council needs to provide additional land to address any shortfall of land in those areas which constitute the York housing market areas, stating that they do not. CPRENorthYorkshire would seek further clarification on this matter as they have concerns that proposed developments in Pocklington and Stamford Bridge (East Riding of Yorkshire) and Green Hammerton (Harrogate Borough Council) and with in Selby District may impact detrimentally upon the setting and infrastructure provisions of the City of York. CPRENorthYorkshire believes that some of the population forecasts utilised by GL Hearn to provide the OAN figure, may transpire to accommodate themselves in these areas and commute to either York, Leeds or Harrogate instead. CPRENorthYorkshire is therefore concerned that 'double-counting' may have occurred in some of these areas and may have artificially increased the OAN for wither City of York or these adjoining areas.

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Part B -Your Representation

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Yes

No

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Yes

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Paragraph no.

Policy

Site Ref. Ref.

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Policy H10 is supported in so much that the Council have recognised that all sites promoting more than 2 units are capable of contributing to the provision of affordable housing either on or off-site in way of a financial contribution.

CPRENorthYorkshire support the recognition through the City of York Affordable Housing Viability Study (2010) and Annex 1 (2011) supported by the CIL Viability Assessment (2017) that developments within York should be able to provide the target levels of affordable homes. In order to speed up delivery of these, the Council have stated that where submissions meet these targets, no site assessment will be required. However, they have indicated within the Policy that where a developer does not believe the criteria or targets can be achieved they have the opportunity (via an open-book assessment) to demonstrate this to the Council's satisfaction. All too often, developers promise the delivery of affordable housing, across North Yorkshire, and then argue that these units cannot be delivered on viability grounds. CPRENorthYorkshire, therefore, welcomes the robust approach taken by the Council with this policy.

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CPRENorthYorkshire was supportive of the Regulation 18 version of this Policy.

This has been amended for the Regulation 19 version of the Plan, however, it is noted that the first bullet point that has been removed from this policy has been incorporated into GI2 - therefore, both of these policies are still supported and the principles behind them welcomed within the Local Plan. It is vital that York's green infrastructure, biodiversity and indeed access to it retained and wherever possible enhanced and implemented into all new developments. Sites of biodiversity importance and designated sites (either of local or national/European importance) need protection from inappropriate developments and their value safeguarded.

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You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

CPRENorthYorkshire supports this policy which follows National Planning Policy and Guidance.

It is considered that the following underlined words should be added to the first bullet point for purposes of clarification under the following heading "AND it is for one of the following purposes:

- Buildings associated with existing agricultural enterprises or forestry activities;"

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7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Whilst CPRENorthYorkshire supports this policy, given the amount of research CPRE has undertaken both nationally and locally on the topic of Green Belt, it is considered that should a hearing be required, CPRENorthYorkshire would wish to contribute to this in a useful way.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

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Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared

Justified

Effective

Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

CPRENorthYorkshire is supportive of this policy which deals with the provision of Infrastructure and Developer Contributions. It is essential that developers do not relinquish the contributions to be sought in relation to delivering infrastructure to support the future developments within and surrounding the City of York.

It is considered, as was set out in the CPRENorthYorkshire response to the Regulation 18 consultation, that an additional paragraph should be included within the policy setting out that developers wishing to opt out of this payment should be required to provide an open book audit as set out in Policy H10 dealing with affordable housing provision, in order to justify robustly to the satisfaction of the Council why this should be allowed.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at

question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

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Storing your information and contacting you in the future:

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Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

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Signature



Date

20th March 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012



North Yorkshire

Campaign to Protect Rural England

From: Phil Turner [REDACTED]
Sent: 01 April 2018 13:32
To: localplan@york.gov.uk
Subject: Comments on Local Plan
Attachments: Comments_form_FINAL PT.docx

Dear Sir or Madam,

Please find attached my completed form in respect of the above.

Yours faithfully,
Philip Turner

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr	
First Name	Philip	
Last Name	Turner	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

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4. (1) Do you consider the document is Legally compliant?

Yes No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

If the Local Plan had not met the appropriate criteria it would have founded by now.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared	<input type="checkbox"/>	Justified	<input type="checkbox"/>
Effective	<input type="checkbox"/>	Consistent with national policy	<input type="checkbox"/>

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

Good judgement has been shown in that many locations were selected initially but after careful consideration of all the available facts some have been rejected on a very sound basis and reflect future requirements and the will of the people, leaving a strong and sustainable Local Plan to go forward.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

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No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

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Signature

Date

1st April 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

From: Phil Turner [REDACTED]
Sent: 01 April 2018 13:33
To: localplan@york.gov.uk
Subject: Comments on Local Plan
Attachments: Comments_form_FINAL KT.docx

Dear Sir or Madam,

Please find attached my comments on the above.

Yours faithfully,
Kathleen Turner

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

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Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mrs	
First Name	Kathleen	
Last Name	Turner	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

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Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

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4. (1) Do you consider the document is Legally compliant?

Yes No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

I trust that my councillors, as my representatives in local matters, have verified the legality of the documents.

What does 'Sound' mean?

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5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared	<input type="checkbox"/>	Justified	<input type="checkbox"/>
Effective	<input type="checkbox"/>	Consistent with national policy	<input type="checkbox"/>

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(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

It is in the best interests of the community at large and meets local requirements, which presumably what the Local Plan is all about.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

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Signature

Date

1 April 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 01 April 2018 18:32
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104941

Date submitted: 01/04/2018

Time submitted: 18:32:25

Thank you for submitting your Local Plan Publication Draft response form (ref: 104941, on 01/04/2018 at 18:32:25) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Dr

Forename: Catherine Rose

Surname: Hilton

Name of the organisation/individual/group you're representing: Dr Gary Green

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Development on Greenbelt sites for ST15 with no justification of why this is an exceptional need.

ST15 is labelled as a Brown field site. This is disingenuous as

- i) the housing covers both green field and brown field sites within the proposed greenbelt
- ii) the necessary infrastructure will require extensive amounts of green field site
- iii) the proposed cycle route (SS13 key point xiii), will require further incursion into green field sites

ST15 would contravene the Wildlife and Countryside Act 1981 because it would destroy the resting places and breeding sites of protected species namely Barn Owls and Bats as well priority species, brown Hares.

ST15 would contravene the Habitats Directive of the Conservation Regulations

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not effective,not consistent with national policy

Please give reasons for your answer(s):

- The selection of ST15, a remote site with no usable existing infrastructure close to a SSSI and adjacent to a SINC site, for the largest of all the housing developments in the draft York Local Plan has not been justified and is contrary to national policy on greenbelt development.
- According to the National Planning Policy Framework the 'garden village' should be developed only "with the support of their communities". The bulk of ST15 falls within Heslington Parish Council which opposes the new settlement.
- Protection of the SINC site during the years of development so as not to disturb associated wildlife particularly birdlife including skylarks, and barn owls, as well as brown hares, from noise and physical and air pollution has not been clearly addressed. In the long term, there would be a net loss of biodiversity contrary to the NPPF.
- The implications of OS10 as a nature conservation site rather than as managed conservation farmland providing arable land close to a major city has not been explored.
- Usage of existing, largely single track, lanes in the draft plan as a quality cycle and pedestrian route (SS13 point xiii) is contrary to continued access for existing residents, businesses and landowners. In particular, the need for existing residents, commercial and agricultural vehicles to retain access throughout the parish in the context of proposed cycle/pedestrian routes is ineffective and unsound and indeed unsafe without major further incursion into adjacent verges/farmland. SS13 (xiii) will actively encourage increased pedestrian access to the SSSI at Tillmire including dog walkers disturbing breeding birds.
- Creation of dedicated secure access (SS13 point xv) is unsound because it is ineffective as a means of providing the residents and businesses currently using these routes to continue their rights to freely allow access to their properties/places of work for visitors, trades and customers.
- The combination of SS13 xiii and xv is ineffective in protecting the SSSI, ensuring safe cycle/pedestrian access towards York and enabling existing residents and businesses to function normally.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Policy SS13 Site ST15 and OS10

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

In general, the revised local plan is an improvement on earlier unacceptable plans, but there are caveats.

Mitigation measure need to be started 5 years before development as stated in SS13 (vii) not less than 4 years before as implied in 3.62 p 56.

The council should clearly identify and justify the number of hectares of green belt arable land which will be lost to infrastructure for ST15 in addition to 139 Hectares in OS10 based on current realistic population forecasts for York.

The access for pedestrians and cyclists to ST15 should be alongside the proposed new vehicle access to the A64 at Heslington East Campus, with no access at all from ST15 onto Langwith Stray, Langwith Lane or Long Lane. This would enable the existing single track lanes used by residents, farm machinery and existing businesses to continue unobstructed, better protect the SSSI, minimize the number of different greenbelt sites that are disrupted by infrastructure, and ensure that important habitats for barn owls and bats are retained with minimal disturbance.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 01 April 2018 18:38
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104943

Date submitted: 01/04/2018

Time submitted: 18:37:55

Thank you for submitting your Local Plan Publication Draft response form (ref: 104943, on 01/04/2018 at 18:37:55) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Dr

Forename: Catherine Rose

Surname: Hilton

Name of the organisation/individual/group you're representing: Dr Gary Green

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Sustainability Appraisal/Strategic Environmental Assessment

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Contrary to Wildlife and countryside act 1981

- Illegal to disturb protected species or destroy their resting places and breeding sites

Contrary to the Natural Environment and Rural Communities Act 2006, section 40, to conserve biodiversity.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to

explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not effective,not consistent with national policy

Please give reasons for your answer(s):

Contrary to National Planning Policy Framework

- To conserve and enhance the natural environment and reduce pollution
- Allocations should prefer land of lesser environmental value
- Ecological surveys must be less than 3 years old

Sustainability Appraisal SA08 Biodiversity

This is assessed negatively as amber and unknown in the City of York Council Sustainability Appraisal.

There is clearly potential impact on a SSSI and a SINC site as well as disturbance and destruction of habitat for protected species (barn owls and bats) and priority species (brown hares). The threat comes from

1. The necessary infrastructure to be developed both the process of developing and the outcome of additional heavily trafficked roadways
2. The building of ST15 over many years
3. The influx of people into the area

Sustainability Appraisal SA09 Land Use

This is assessed negatively as red in the City of York Council Sustainability Appraisal.

ST15 is partially a brown field site but it also includes green belt land and the creation of new infrastructure across virgin arable land is clearly contrary to the SA parameters for land use because

1. It requires a large amount of undeveloped land
2. It will introduce pollution
3. It does not safeguard soil quality but actively tarmacs over the best and most versatile agricultural land.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Policy SS13 Site ST15 and OS10

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

- Mitigation measure need to be started 5 years before development as stated in SS13 (vii) not less than 4 years before as implied in 3.62 p 56.
- The council should clearly identify and justify the number of hectares of green belt arable land which will be lost to infrastructure for ST15 in addition to 139 Hectares in OS10.
- All access to ST15 should be via proposed new roadways with no access at all from ST15 onto Langwith Stray, Langwith Lane or Long Lane. This would enable the existing single track lanes used by residents, farm machinery and existing businesses to continue unobstructed, better protect the SSSI, minimize the number of different greenbelt sites that are disrupted by infrastructure, and ensure that important habitats for barn owls and bats are retained with minimal disturbance.
- A full ecological survey of ST15, OS10 and the proposed infrastructure routes should be undertaken maximum 3 years prior to development commencing

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

WEB CONFIRMATION
104944



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City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY: ID reference:
RECEIVED 04 APR 2018
BY: _____

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	MR.	
First Name	RALPH	
Last Name	HOYLE	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)

3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

N/A

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

N/A.

4.(3) Please justify your answer to question 4.(1) and 4.(2)

I AM NOT QUALIFIED TO ASSESS.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes

No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared

Justified

Effective

Consistent with
national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

ST 15.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

The damage to a Conservation award*
winning Frimston Wood, and the prospect
of it benefiting ST 15 have not been
assessed at all.

Following success in meeting targets
in Yorks Biodiversity Action plan to
transform Conifer plantations to naturally
regenerated broadleaf, and development of
restored heathland, no account has been
taken of how this progress could be
protected, or how some of the site
might help meet green space/nature reserve
targets for residents, or help mitigate
damage done. Supporting documents
attached: Report by Rural Development, letter to
Mr. Frainger, Representation, letter to Native Colls.
* Duke of Cornwall's Award. Twice.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Consideration given to Grimston Wood, how its value can be protected and enhanced, and perhaps contribute to green infrastructure for ST 15.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Having spent 15 years converting Grimston Wood (formerly a Conifer plantation) I would like to argue for the work to continue.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law. The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about the way we have handled your information, please contact the Customer

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29/3/18.

¹ See Regulation 19 Town and Country Planning (Local Planning) (England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) (England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) (England) Regulations 2012

Grimston Wood, Dunnington

Restoration of a conifer plantation to a woodland/heathland matrix



RDI
associates

Completed by

Ben Scotting

RDI Associates

Unit 9, Sycamore Business Park, Copt Hewick, Ripon,
North Yorkshire, HG4 5DF

01765 609355

ben.scotting@ruraldevelopment.org.uk

Modern history of Grimston Wood

The Forestry Commission bought the woodland in 1963 and in 1965 the site was principally planted with western hemlock, supplemented by Corsican pine. By the mid-20th century western hemlock was regarded as a species which had had no marked climate preferences; showed good productivity in areas of relatively low rainfall; grew well on acidic mineral soils and better peats and was useful for under-planting⁶.

For Grimston Wood it was likely that this species choice was made as the shade-tolerant hemlock could be planted under the extant canopy cover and still thrive as a crop. It was also a species that was in favour in the mid-1960s because of its rapid growth and ability to cast dense shade that could reduce the need for vegetation management, its good seed-producing capacity and the ease with which it regenerates.

On mapping and by 1970, with the exception of the spur of woodland running west-east at its southern boundary, Grimston Wood is recorded as being an intimate coniferous/broadleaf mixture. By the time the western hemlock trees were 20 years old seed production would have started to flourish. In 1990 the woodland was sold to the current owner. According to sale particulars at the time it had never been thinned. The new owner thinned the woodland twice from 1990, followed by an area of clearfell at the northern end in 2000. A small pond upon the north-western edge of the woodland was dug out and restored, subsequently a larger pond to east of the north-western corner was also dug out and extended.

Summary of current management at Grimston Wood

In 2000 the current owner began a process of restoration to bring the woodland back to a more natural character; this has entailed taking a consistent but adaptive approach to restoration, creating a principally broadleaf woodland, despite vigorous western hemlock regeneration, with open spaces and glades where fragments of lowland heathland and mire communities are flourishing. This is partially being achieved by periods of low intensity grazing by longhorn cattle. The western hemlock regeneration still requires intensive management but where an area of pine was cleared there are greater levels of heather regeneration and less western hemlock regenerating.

Future management intentions at Grimston Wood

Once the restoration process is in hand within the northern and western areas of the wood it is intended to introduce further felling to the easternmost compartments. This will eventually return the plantation to a woodland with a native character and a mosaic of differing habitat types. A larger number of cattle will be required to maintain the total area of woodland.

Management in the context of current policy

Through the 2006 'England Biodiversity Strategy'⁷ and the 2007 'A Strategy for England's Trees, Woods and Forests'⁸ the government set out its intention to:

'Develop a clear rationale to guide removal of inappropriate plantations where other key habitats (e.g. lowland heathland and bog) can be restored and the benefits of doing so outweigh the environmental and social costs...'

The standards for such management were further outlined in the publication 'When to convert woods and forests to open habitat in England: Government policy March 2010'⁹. Recommendations for these standards included:

⁶ Natural regeneration in western hemlock plantations on ancient woodland sites, Research Note 11 (2011)

⁷ Defra

⁸ Defra

⁹ Forestry Commission England

- *removing tree cover from the wettest (and least productive) areas such as mires, bogs and fen margins (except where the woodland is biodiverse wet woodland);*
- *creating a network of permanent open space in the form of wide rides, glades, and loading areas;*
- *maintaining a mosaic of temporary open felled areas through clearfelling and re-planting;*
- *setting up open canopy conditions through regular thinning, extended rotations and selective felling*

It should be noted that there is no intent to fully convert Grimston Wood to an open, unwooded habitat, but that the woodland is being changed in character from a dense non-native plantation woodland to a more open habitat populated with native trees where possible and supporting the type of lowland heath/mire communities which would have been present prior to 1965.

Observations of and management of Grimston Wood

As noted, Grimston Wood was predominantly a 1960s western hemlock plantation. Other frequent species in the woodland include sycamore, oak and silver birch. At least one mature elm is also present. Corsican pine has been planted where a recent stand of western hemlock was felled. However, restocking has generally been through natural regeneration.

Birch and western hemlock regeneration is very vigorous, especially where no canopy cover is present. The birch is managed through a contractor who supplies horse jumps, therefore this helps keeps the amount of regeneration under control. However active management will need to continue to be applied to ensure the hemlock does not regain a foothold. The small pond upon the north-western edge holds a good quantity of water in early August 2014, despite a long run of exceptionally dry weather.



Figure 1; Birch regeneration

The restoration process has taken place working from north to south. In the southerly part the amount of birch regeneration is extensive, surrounding the restocked Corsican pine but even here patches of ling heather (*Calluna vulgaris*) and other heathland species are notable. Gorse and broom are occasionally present. With suitable protection for the restocked crop, grazing in this part of the woodland will help reduce the propensity to birch and hemlock regeneration and favour heathland species.

Further into the woodland the western hemlock regenerates freely, especially in the more shaded areas, however in more open areas it has to compete with the birch and growing patches of ling and other mire/heathland community species. According to Research Note 11 (see Footnote 6) western hemlock does not establish well when in competition with heather. Therefore in the long-term the heather could help limit the success of regenerating hemlock.



Figure 2; Heather in open space at Grimston Wood

At the northern end of the wood the restoration process has been in train for fourteen years. The woodland has largely developed with an oak birch canopy though occasional to locally frequent western hemlock are present. Regenerating oak is frequent and selected trees have been guarded to protect against squirrel damage. Birch has been, and can continue to be, managed to favour the oak. Some beech and sweet chestnut have been planted to varying degrees of success.

Here are some open areas with more developed heathland/mire communities. This mimics the likely character of such woodland/heathland ecotones prior to man's development of wide, extensive heathlands for grazing or forage. These are areas which are inextricably mixed within a matrix of woodland.

Eastern areas of the woodland still have stands of conifer which, once removed, will significantly increase the amount of grazing available to the longhorn cattle.

While protecting the regenerating trees this northern area is where the longhorn cattle graze and help to maintain the grasslands. These cattle are ideal as they can feed on a great diversity of pasture and are a traditional breed. The grazing is at a small-scale but as posited by Frans Vera¹⁰ patches of thorny scrub can be seen to protect growing trees from the attentions of the cattle. At Grimston Wood Vera's theory appears to be being put into practice:

The natural vegetation consists of a mosaic of large and small grasslands, scrub, solitary trees and groups of trees, in which the indigenous fauna of large herbivores is essential for the regeneration of the characteristic trees and shrubs of Europe. The wood-pasture can be seen as the closest modern analogy of this landscape.



Figure 3; Longhorn bull at Grimston Wood

Conclusion

Overall Grimston Wood is a remarkable transformation from a largely uniform, single species and almost definitely neglected plantation to a variety of woodland, heathland and mire habitats with a varied management regime to improve its structural complexity and diversity. Within the 'City of York Biodiversity Audit 2010' it was noted as a 'non-SINC¹¹' heathland site of interest and the current management regime is appropriate in restoring a heathland mosaic within mixed deciduous woodland. Its potential contribution to the City of York's biodiversity has already been noted, its future potential should not go unacknowledged.

¹⁰ Grazing Ecology and Forest History (2000)

¹¹ SINC – Site of Importance for Nature Conservation

[REDACTED]

Representation Whinthorpe/Holme Hill Ref. Grimston Wood.

Grimston Wood is some 400 yards from the first phase of the Whinthorpe /Holme Hill development, and a footpath (Minster Way) runs straight to it. It adjoins the protected land for the second phase of the development.

Background

I bought the site nearly 25 years ago from the Forestry Commission. It was a plantation of 65 acres of non native conifers (Western Hemlock and Corsican Pine) and 10 acres of broadleaf sycamore and birch, (with bluebells on the floor). In the words of my buying agents, Tillhill Forestry, it was in a "neglected" state. It had been planted in 1965 following defoliant being applied from aircraft on to the historic lowland heathland below to destroy it, and was planted to meet the perceived need for pit props in the 21st century. (interestingly, some of my first thinnings went for pallets, which had not been invented in 1965. Some recent thinnings were burnt for electricity production). No maintenance had been carried out in the 25 years since planting, and bracken proliferated in open spaces.

Since that time I have pursued a project to return the site to native woodland, open glades and heathland, looking to enhance the nature conservation capacity, and to that end I have a small breeding herd of longhorn cattle based on my land adjoining, which graze in the wood to suppress bracken, bramble and birch. I was pleased to receive an award from the Prince of Wales in 2009 in recognition of my efforts.

It is not an "area of conifer woodland" as described in the York Biodiversity Audit; the conifer content is now down to some 25%, the rest being the native flora area I have restored. On my holding there I have contributed to the York Biodiversity targets in terms of pond restoration and creation, heathland restoration, hedge planting, orchard establishment etc. although not being one of the Key Delivery Partners of York GI policies.

Grimston Wood features in the plan for Whinthorpe/ Holme Hill as a large block designated as "A site of Local interest for Nature Conservation" This very much gives the impression that it is a Hagg Wood (Dunnington) style of community woodland, with open access, which of course it is not. Indeed with free roaming bull and cows with calves, it is anything but.

If this development goes ahead, then it will impact my project, as although private land, there

is little doubt there will be considerable seepage from the footpath into an attractive amenity area, so the conflict of interests should be addressed at an early stage.

In the published documents, York Council recognise the tensions between nature conservation, and the benefits to the public of access to sensitive areas. Indeed, even within the policy "Conserve and enhance Yorks Green Infrastructure whilst promoting accessibility to encourage opportunities for sport and regeneration, and restore and recreate sites of priority species and habitats" there are some conflicts of interest. Clearly, for example, ground nesting birds such as woodlark and nightjar that would be attracted to cleared woodland, and woodcock and grey partridges that would shelter there, but would be disturbed by open access.

Attached are extracts from the published policies which range from " Buffering adjacent nature conservation sites to limit adverse effects which may cause irrevocable damage to their nature conservation value" to "Provide opportunities for people to access the natural environment". Some policies promote undisturbed sites, others look for quality of life benefits for local residents.

As it is inevitable that there will be unauthorised and damaging access from the eventual town of perhaps 20,000 residents, it is vital that plans are put in hand for the consideration of all.

Part of Grimston Wood as a resource for the Whinthorpe/Holme Hill

The Wildlife Trust policies talk of "Policies and decisions should encourage multiple benefits of land use". This sounds like the conflict of interest as described above, but could be interpreted as splitting one block of land specifically for the exclusive of the public in one sector, and access prohibited in another for nature benefits. This is the case at Hassacarr reserve at Dunnington.

Some two thirds of the southern part of the wood are divided by a very deep ditch which is maintained by the Ouse and Derwent Drainage board. This could be a clear boundary as there is only one bridge across it. Some fifty acres in this southern part include the deciduous bluebell wood, the remaining area of conifer planting, and a recently clear fell and replanted sector. This area could be used for a valuable resource for the new town in terms of access to Green Infrastructure. There are several acres of unplanted land under pylons that could be used for allotments. Community orchards could be planted. There would be many opportunities for imaginative use of this area for the benefit of residents of the new town.

Carbon emissions and renewable energy are other topics covered in the Local Plan. Wind turbines are proposed on the western edge of the wood in close juxtaposition with the nearby line of pylons, which might prove too much aerial clutter for some. (Presumably the relevant authorities from Elvington Airfield are happy with turbines next door....?) What can be done to claim carbon credits by using the local grown wood for heating in the development, thus reducing the case for the turbines?

Frankly, it would suit me if this development did not go ahead, and I could carry on with my project undisturbed. But I am aware of the need for new housing in volume (and I note that the development at Cambourne made good use of local woodland) and if this is to go ahead then the prospective problems of a large population next to private woodland must be confronted. In the first instance this is just a preliminary proposal to raise the issue and flag my concern. In terms of the effects on adjacent properties, this development probably affects me most, so I am hoping my predicament will merit some attention.

In terms of the overall Local Plan, I note that "All new strategic housing sites will be required to

deliver new public open space” but more tellingly on page 180 it says “ Some of the larger rural settlements are identified as being in need of further parks”. Maybe the park fo S15 is already in place.

Having raised the potential conflict of interest and suggested the direction in which it could be resolved, I hope “consultation” means you will respond to this. I would very much welcome a visit to see what changes have been happening at Grimston Wood, and how it can continue to contribute to York's biodiversity targets, and in addition provide a valuable resource for York's residents.

Yours Sincerely

Ralph Hoyle.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Mr. Grainger.

Grimston Wood. ST15 Development.

I am writing this in some haste, as I have not had time to fully digest all the information in the New Local Plan, but have seen enough to find there has been no consideration given to my previous letter to you, copy enclosed.

You will be pleased to learn that subsequent to that letter, I have been given a second award from the Prince of Wales, through his Duke of Cornwall's recognition scheme for restoration and conservation success. To remind you ; I am now over halfway to converting ill advised Forestry Commission conifer planting to broad leaved regenerated woodland on the 75 acre site, with extensive tracts of highly valued lowland heather appearing. York has "targets" for the restoration of these habitats – see enclosed note from your staff, and I guess I am the only one actually contributing towards them. I have provided conditions for acres of bluebells (I don't know why "conservationists" prefer bluebells to foxgloves – of which I also have plenty). I have developed a large pond which would warrant a place in your audit, and I am on course to double or treble your area of grazed parkland. My small herd of Longhorn cattle continue to give environmental benefits when grazing in the wood.

I seem to have lost my previous designation of Site of Interest for Nature Conservation on your maps, and am now just worthy of "buffering" on the northern side of ST15. I seem to have a lower conservation grading than some roadside verges and traffic roundabouts.

The fact is, which without this prospective development I would rather keep to myself and just continue my restoration work in private, Grimston Wood has become a major conservation asset in York, and has been the venue for several distinguished visitors to see a comprehensive restoration project in action.

The development at ST15 proposes a highly optimistic plan nature for a new nature reserve, while I have an established one already adjoining. Meanwhile a lack of interest in Grimston Wood will lead to the speedy degradation of the work I have done.

I think you should visit the site, and see for yourself the transformation and benefits I have achieved, and could now be at risk. I am tempted to think, that despite all the pages written about the area, it might actually be the first visit concerned with the development that has actually had a look round the vicinity.... The site should be urgently assessed to determine its conservation designation, and much more thought put into how it is going to interact with the new development. The current information that you are working on is incorrect and out of date.

I hope to hear from you on [REDACTED] at your visit (bring your wellies!). An evening might convenient for you, before the clocks go back. It seems time is of the essence now.

Representation ST 15. Land West of Elvington.
Grimston Wood.

A lowland heathland site (75 acres) that was defoliated by spraying from aircraft in 1965, and was planted with Corsican Pine and Western Hemlock.

Since purchasing the site in 1990, I have been engaged in removing the conifers, and encouraging natural regeneration of broadleaves with a heather understory. I have a small herd of Longhorn Cattle that conservation graze in the wood to suppress brambles and bracken.

I am halfway through the conversion, and so making a major contribution to your BAP target 3 of Woodland in your Biodiversity Plan, May 2013, where you aim to convert 50 hectares of plantation to native woodland by 2020. The project also contributes towards your targets for restoration of heathland, ponds, hedgerows, orchards and parkland.

This has been entirely privately funded, and has been the subject of two prestigious conservation awards. Grimston Wood does not get a mention in the 2013 report, and the assessment in the 2010 audit is now well out of date. An interesting measure of the progress made, is a comparison with the nearby community run Hagg Wood which has similar objectives of replacing the conifers, but has made little progress, stating that "the process will take many years" They have, however, had the benefit of over £30,000 of Grant money to spend on it.

I will not trouble you by quoting all your Green Infrastructure guidelines at you, except to remind you of frequent words used ; conserve, enhance, extend, maintain, access to nature etc. Also Mitigation is another appropriate topic.

I am astonished that I have not been approached to discuss the interface between this development and my project. A recent letter of my concerns to Halifax Estates was responded to by an email stating "I confirm we have no comments to make" Oct 9 2017.

I have had a hurried visit from Yorks Wildlife Trust to inform themselves before a meeting with you. Wouldn't it have been better for me to have gone to the meeting to talk about it? They are an unelected, unaccountable group of enthusiasts. I don't know why their opinion is given such weight.

Amec's report gives the impression that they have not visited the site. I see that the part of Minster Way that is on my land is going to be "protected and enhanced" Would they like to talk to me about that? Their credibility is rather lost being concerned about cats and their impact. The local foxes will soon clear them up. I believe the whole idea of Tillmire being an SSSI is badly founded without proper protection for ground nesting birds from foxes, badgers, crows, rats, squirrels, increasing amounts of buzzards, and, I'm afraid, otters.

The information you have about Grimston Wood is out of date, and wrong. It is becoming one of your best assets and an example of restoration for other sites contaminated by the Forestry Commission, and deserves some measure of protection.

Ralph Hoyle 17/10/17

Subject: Re: City of York Local Plan – Biodiversity Evidence Base

From: Ralph Hoyle [REDACTED]

Date: 24/02/2018 20:37

To: "Rolls, Nadine" [REDACTED]

Dear Nadine. Thank you for your notification about Grimston Wood. I really thought it had dropped below the radar because I have had no response to my queries to the planners or Halifax Estates about the implications of the development of ST15 on the site: some outside consultants managed to do a survey of the area without visiting me and did not respond to my letter to them. I read that the wood is to be "buffered"

I'm afraid the prognosis for continuing the project is not good, and will probably be abandoning it. Your publications highlight the threats from "recreation". I am being left in the situation where 10,000 people will think this is their local woodland, which isn't really helpful to what I am trying to achieve. I presume that this is one of the largest restoration projects in York that meets all heathland/conifer to deciduous/ bluebell etc. targets, (why are foxgloves never treasured, of which I have plenty) but it seems all the fine words of biodiversity promotion count for nothing in terms of protecting this site. I am surprised to see the more highly rated Sincos include traffic roundabouts and cycle ways. No grey partridges or resident woodcock there I imagine.

I had made it clear to Mr. Grainger that if this development had to come, we ought to explore the Hassacarr model, where the public would have access to a bit of the wood, and not the rest, where I could continue the project. Further restoration could have gone down as mitigation for the loss of land in the Green Belt. I know there are all sorts of matrix requiring open space, nature reserves etc. within reach of population. This would avoid the friction that is inevitably going to occur in due course. But nothing has happened, he has not responded to my invitation to visit the wood himself, and I am not much motivated to put in more effort and cash to make an attractive woodland for people to walk their dogs in unauthorised.

So I will probably start favouring the hemlock amongst the regenerated birch and oak and reduce my efforts in keeping on top of bracken, brambles and balsam. The remaining 20 odd acres of mature hemlock is due to come down soon, and I will leave a few standing for them to populate the site, instead of mulching and encouraging natural regen. of the birch and oak. It is really rather sad. It has been a textbook recreation site for visits from the Royal Forestry Society and others. The site could have ended up as a 75 acre gem of pasture woodland/ lowland heath, home to a small herd of longhorn cattle and in sight of York Minster, a template for visitors interested in the transformation, but it escapes the planners consideration and protection because it doesn't have the right designation.

It must be some time since you last came to see progress, please let me know if you would like to have another look. Then if you pass Mr. Grainger in the corridor you can explain to him how he has let York's best restoration/biodiversity prospect slip through his fingers! Ralph Hoyle

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 01 April 2018 19:05
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104944

Date submitted: 01/04/2018

Time submitted: 19:05:26

Thank you for submitting your Local Plan Publication Draft response form (ref: 104944, on 01/04/2018 at 19:05:26) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Ralph

Surname: Hoyle

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Sustainability Appraisal/Strategic Environmental Assessment

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I am not sufficiently qualified to judge, but have had to put No to continue.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not justified,not effective,not consistent with national policy

Please give reasons for your answer(s):

Most of my evidence is with supporting documents which I am sending to you as I cannot scan them.

The main thrust is that Grimston Wood, on the north boundary of ST15 has been totally ignored - risking the progress it is making towards York biodiversity targets, and perhaps how support for this privately funded restoration could help mitigate the damage of the development, and help meet some of the access to nature reserve targets that are published. Action should be taken now to prevent friction with my grazing cattle in the restored pasture woodland in the future.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: "conserving and enhancing the natural environment." "Net gains for biodiversity" etc

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

Consideration given to Grimston Wood - how to protect the gains made, how to encourage further advancement to meet York's biodiversity targets, and whether a compromise can be found to allow access to nature for residents

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? Yes hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

Having spent 15 years converting Grimston Wood (from conifer plantation) I would like to argue for the work to continue.

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: Richard F [REDACTED]
Sent: 02 April 2018 10:26
To: localplan@york.gov.uk
Subject: Local Plan Consultation Documents
Attachments: Comments_form_FINAL R J Frost.pdf; Local Plan comments R J Frost.docx

I enclose two documents as my response to the Local Plan. The first is the Consultation Response form, called Comments_form_FINAL R J Frost.pdf.

As I have several points to make this refers to a separate document called Local Plan comments R J Frost.docx.

I hope this is satisfactory method of presenting my comments. Please let me know if it is not and I will split the comments out with individual forms if necessary.

Best Regards

Richard Frost

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr	
First Name	Richard	
Last Name	Frost	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B - Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared See attached **Justified** See attached

Effective See attached **Consistent with national policy** See attached

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

See attached

Policy Ref.

See attached

Site Ref.

See attached

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

See attached paper named Local Plan Comments R J Frost
Entitled Response to City of York Draft Local Plan (September 2018) - R. J Frost

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

See attached

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

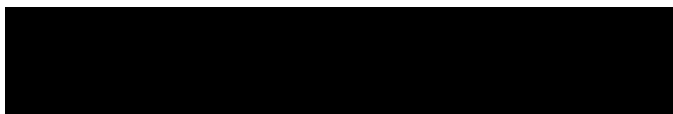
We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signatur



Date

2 April 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

Supporting Representations

I welcome and support much of the content of the City of York Publication Draft Local Plan (PD). It is a major improvement over the proposals set out in the 2014 Submission Draft Local Plan. I feel that CoYC have listened to local people through extensive consultations and responded in a reasonable manner to the representations they have received.

I welcome and support particularly the following:

- The reductions in the housing and employment requirements for the City from the unrealistically high figures set out in the 2014 Submission Draft. However, for the reasons set out below, I consider that these requirements are still set too high.
- Not to identify specific areas of safeguarded land for longer-term development requirements.
- The reduction in size of the development ST ST15: West of Elvington Lane (3339 dwellings).
- Extending the Green Belt to the south of A64 by moving ST15, thus enhancing the rural setting of Heslington and York.
- To create a new open space designation at OS10, compensating for the ST15 development. It is an important measure to help mitigate the harm which that development will cause to the local environment.

Objecting Representations

Paragraph 3.3: Objectively Assessed Housing Needs

PD Paragraph 3.3 sets out the objectively assessed housing need (OAHN) of the City as 867 dwellings per annum for the plan period to 2032/33, including the shortfall in housing provision against this need from the period 2012 to 2017, and for the post plan period to 2037/38.

I consider that the PD's estimate of OAHN is too high as it is mainly derived from the 2014-based sub-national population and household projections. These projections are based on a relatively short time-scale when international migration was abnormally high, both into York and England generally. Since then international migration has begun to decline. This is already reflected in the 2016-based ONS national population projections (which have yet to be translated into sub-national population and household projections). In addition neither the 2014-based nor the 2016-based projections reflect the economic and political changes which are likely to flow from the decision to exit the EU, in particular the reduction in the comparative advantage for migrants to enter the UK.

The 2014-based sub-national population and household projections for York are also distorted by the very large growth in the student population which took place in the City between 2008 and 2014 as a result of a new campus opening. Paragraph 1.12 of the SHMA Addendum (June 2016) points out that the University of York expanded from 13,500 to 16,700 (+3500) over the period feeding into the 2014-based projections, and that the University has suggested that its prospects for future growth are "weaker". Paragraph 1.13 says that this throws "some doubt" on the realism of the 2014-based projections and that these concerns were shared with ONS. Paragraph 1.14 concludes:

"It should therefore be considered while the 2014-based projections (and indeed the 2012-based projections) reflect national trends some locally specific issues (to York) may not be fully considered. As such, these projections should, as advised (by ONS), be 'treated carefully'."

The Strategic Housing Market Assessment (SHMA) and its June 2016 Addendum contain a '10-year Migration Projection' which shows the number of dwellings which would be required if a longer-term average of migration is used. I consider that such a longer-term migration trend is likely to reflect better the circumstances of post-Brexit York and Britain. This '10-year Migration Projection' shows a need of 706 dwellings per annum over the plan period.

I am aware of national guidance that the most recent sub-national population and household projections should be used as "the starting point" for deriving the OAHN. However the key word is starting-point. It is not the end-point. The SHMA and its Update both acknowledge that "the 10-year migration trend calculations are sound from a technical perspective." It is also not unduly distorted by the one-off major increase in the student population which took place between 2008 and 2014. I consider that it should be preferred as the basis for deriving the OAHN.

I agree with CoYC that there is no basis to provide any uplift to the OAHN to take into account market signals and affordable housing need.

For these reasons, I consider that the Local Plan should be based on an OAHN of 706 dwellings per annum for the plan period.

Even if the figure of 867 dwellings per annum is accepted as the OAHN for the plan period, it should not be used as a proxy for housing need in the post plan period. The 2012-based household projections for York show a decreasing rate of household formation over the plan period, and an even lower rate in the post-plan period. On this basis, housing needs after 2032 are likely to be significantly less than the average for the plan period of 2012 to 2032.

Q5.2 Soundness Tests: I consider that the PD's OAHN fails the soundness tests of being justified and consistent with national policy.

Q6.1 Required Changes: As above

Q7.1 Appearance at Examination: No

Q7.2 Reasons for Appearance:

Policies DP1, DP2, and SS1: The Proposed Housing and Employment Requirements

The PPD states in the above policies that the intention of the Plan is to meet the development requirements of the City in full within the York local authority area. It is this policy position which has driven many of the more contentious proposals of the Plan including the major releases of open land around the City, including the new settlements.

CoYC appears to have taken this policy position without any detailed consideration of the impacts of meeting development needs in full upon the setting and special character of the City. I consider that such an approach is contrary to national policy. The NPPF sets out a two-stage approach. The first stage is to assess what are the development needs of the City. CoYC has done this in its SHMA and ELR. The second stage is to assess the impacts of meeting these needs and deciding whether the impacts are acceptable or not. There is no documentary evidence that CoYC has carried out this second stage exercise. If it had done so properly, the Council may have taken a different decision about fully meeting needs.

NPPF paragraph 14 states:

“Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change **unless**:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; **or**
- specific policies in this Framework indicate that development should be restricted.”

Similar guidance for housing is provided at paragraph 47 of the Framework.

Taking the first point of paragraph 14, I consider that the cumulative impact of all the developments proposed by the PD would greatly harm the open land setting of the City which makes such an important contribution to the setting and special character of York as a historic town of national and international importance. Also the additional traffic congestion these developments would create (together with the associated noise, air pollution and community severance) would make York a much less attractive place to live, work and visit, and further undermine its special character. Overall, I consider that the adverse impacts of meeting the full development needs of the City are such as “to significantly and demonstrably outweigh the benefits when assessed against the policies in (the) Framework taken as a whole”.

Taking the second point, Green Belt is one of the specific policies of the Framework which is referred to by NPPF paragraph 14 (Footnote 9). Paragraph 79 makes clear the “great importance” which the Government attaches to Green Belts. If the level of land release required to meet development needs in full would be such as to undermine one or more of the five purposes of Green Belt as set in NPPF paragraph 80 (which, for emphasis, includes preserving the setting and special character of historic towns such as York), it would conflict with national Green Belt policy and so

trigger the second exception set out in NPPF paragraph 14. We deal with Green Belt in more detail under the next heading. There are also other policies of the NPPF which indicate that the level of development in York should be restricted, including those dealing with air quality, heritage assets, traffic and environment.

In summary, I consider that the Local Plan development requirements should be reduced to levels that would not cause significant harm to the setting and special character of the City or its environment more generally, but meet the housing growth of 706pa as demonstrated in my comments about objectively assessing housing needs. Such a reduction would be fully in line with NPPF paragraph 14.

Q5.2 Soundness Tests: I consider that Policies DP1, DP2 and SS1 fail the soundness tests of being justified and consistent with national policy.

Q6.1 Required Changes: As above

Q7.1 Appearance at Examination: No

Q7.2 Reasons for Appearance:

Policies SS1 and SS2 and Figure 3.1: Green Belt and Historic Character

The Green Belt proposed by the PD is the residual of the open land not required to accommodate development needs in the plan period 2012-2033 and beyond to 2038. I consider this is not the correct approach for preparing detailed Green Belt boundaries for a historic city like York of international and national importance where its open land setting is a very important part of its special character. Instead, Green Belt boundaries should be based upon an assessment of what land is important for the five purposes of the Green Belt as set in paragraph 80 of the Framework and in particular whether land needs to be kept open to preserve the setting and special character of the City. Only land which is not important for these purposes should be excluded from the Green Belt and considered further for potential development.

The NPPF (paragraph 79) makes clear that the essential characteristics of Green Belts are their openness and their permanence. In the case of the York Green Belt, the Secretary of State has made clear on many occasions that its primary purpose is to safeguard the setting and special character of the historic city. This purpose must mean that there are long-term physical limits to the growth of the City and that the urban area cannot be expanded indefinitely to meet identified needs.

I consider that in the case of the York Green Belt the main test to establish whether land does or does not fulfil the primary Green Belt purpose should be a visual one. It is necessary to ask whether a site is open and if so whether it is essential for that or any other Green Belt purpose that it should remain so. York's special character is not just related to the walled city or its conservation areas (such as Heslington) or even the green wedges extending into the City. It relates as much to the general size, scale and character of York, especially as a compact historic city set in the open countryside. Views from the Outer Ring Road are of especial significance, particularly when they include views of the Minster which defines the location of the city centre and indicates the general scale and character of York. Serious harm would be caused to the special character of the City if development is allowed to intrude significantly into this green buffer around the City, and especially if it should come close to the Ring Road or even leap-frog it. This has already happened in the Clifton area where the harm to the special character is self-evident. We must emphasise that our view on this matter is very similar to that expressed by the Inspector who held the Inquiry into the York Green Belt Local Plan. Although this Inquiry took place in 1994, the primary purpose of the York Green Belt has not changed since then nor has the thrust of national Green Belt policy.

I consider that the PPD development proposals would cause serious harm to the setting and special character of the City as:

- Development would be brought much closer to the Outer Ring Road, intruding significantly into the sensitive buffer of open land between the main urban area and the road. At some points, the buffer would be reduced to a very narrow gap, sometimes little more than a landscaped strip. Such development would significantly damage the current perception of York as a compact historic town set into the open countryside. Instead it would appear as a

sprawling large urban area expanding out and beyond the Ring Road. The mistake of Clifton Moor would have been repeated.

- The two large new settlements proposed would have major urbanising effects on the wider countryside setting of York beyond the Ring Road. These urbanising effects would not be confined to the sites themselves but would extend over much larger areas because of the need for major new transport and other infrastructure to service them. This infrastructure would include major new junctions onto the Outer Ring Road with very substantial land-takes in vulnerable parts of the Green Belt. The combined result would be a substantial deterioration in the landscape and other rural qualities of the open countryside which forms a belt around York and which the Green Belt is meant to preserve. However, moving ST15 further way from the ring road in the current version of the plan has ameliorated this impact to a certain extent.

The faults in CoYC's appraisal of Green Belt are exemplified by **Fig 3.1 of the PD** which seeks to identify the areas of open land which contribute to the "historic character and setting of York."

Figure 3.1 does not show most of the open land beyond the Outer Ring Road as contributing to this special character or setting. This is incomprehensible as the Green Belt around York has always been described by the Secretary of State and CoYC as "a belt" of open countryside encircling the City "whose outer edge is about 6 miles from York City Centre". This belt of open countryside establishes the important rural character of York's setting and defines its size and scale as a compact historic city serving a large rural hinterland. The functions of a belt are not fulfilled by the narrow corridors of open land which Figure 3.1 identifies as "extensions to green wedges". In reality these narrow corridors have a character not dissimilar to the rest of the belt of open countryside around York. A more appropriate way of considering the relationship between the green wedges and the surrounding open countryside is that the wedges provide a continuation of the encircling belt of open countryside into the urban area. If this so, all the open countryside around York beyond the Outer Ring Road is of similar value to the setting and special character of the City.

A further major deficiency of Fig 3.1 is that it does not identify the value of the entirety of the green buffer of open land which encircles the City between the Outer Ring Road and the existing urban edge (except in the vicinity of Clifton). As I have said, this buffer of open land plays a major role in establishing the setting and special character of York. Significant areas of open land have been excluded from designation only because the Council wishes to promote development on them. Most of these undesignated areas have similar characteristics and fulfil the same open land functions as areas which are designated.

I agree that the open land between the A64 and Fulford and Heslington makes a particular contribution to special character, not least because it fulfils the role of an attractive rural buffer to the Ring Road in this part of the City. After saying this, I consider that this designation should be

extended to include all the open land to the south of Hull Road currently without planning permission for development as it too fulfils an important buffer function. Should it be necessary to implement the site ST15 to meet the housing requirements of 706pa stated above, it is imperative that the open land proposed in the current plan is in no way reduced.

Q5.2 Soundness Tests: I consider that Policies SS1 and SS2 and Figure 3.1 fail the soundness tests of being justified and consistent with national policy.

Q6.1 Required Changes: As above

Q7.1 Appearance at Examination:

Q7.2 Reasons for Appearance:

Policies SS22, ED1, ED2 and ED3: The University of York

I recognise that the University of York is a major asset of the City. However the costs of its rapid expansion in recent years have fallen disproportionately on local communities nearby, including Fulford, Heslington and Badger Hill. These costs are mainly in the form of:

- Pressures on their local housing stock as previously family houses have been converted into HMOs to provide student accommodation. Often these houses have been insensitively extended to provide additional student bedrooms; whilst their exteriors are poorly maintained, with unkempt gardens and bins left prominently near the street. The result has been a general deterioration in the environmental quality of those areas where there is a concentration of such housing, including Heslington Lane in Fulford.
- High levels of parking by staff, students and visitors on local roads to the annoyance and distress of local residents.
- Traffic congestion and noise on the main roads linking the university with the A64, including Heslington Lane and the A19.

The PPD contains four policies dealing with the University: **SS22, ED1, ED2 and ED3**. These policies duplicate each other in part, and set out similar requirements in slightly different ways. The policies should be rationalised.

I object in principle to **Proposal ST27**. The site of this proposed allocation is an important part of the green buffer along the A64 and as such contributes significantly to the setting and special character of York. It would bring large-scale development almost completely up to the A64, replicating the type of harm already seen at Clifton Moor. Its development would conflict with at least three of the purposes of the Green Belt as set out in NPPF paragraph 80. It should be retained in the Green Belt.

Even the Council's own Heritage Impact Assessment (September 2017) highlights the potential impact of the proposal upon the setting and special character of the historic city. The summary for the site says:

“The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 6 (Landscape and Setting). Impacts include the potential loss of open countryside, the rural setting of the city, the impact on views and the close proximity of the development to Grimston (Bar).”

The site of Proposal ST27 was not intended to be developed by the University when it sought planning permission for Heslington East from the Secretary of State. Instead the site was shown as part of the green buffer around the site. It is unclear why the University has changed its mind over such a short period of time about the need to keep this land undeveloped, especially as there has been no change in its environmental value.

I note that the proposed allocation is actually for “B1b knowledge businesses” rather than to meet any need identified for further university uses which cannot be accommodated on the existing two campuses. To my knowledge, no substantial case has been made which demonstrates a need for further land for knowledge-based businesses linked to the university beyond that allowed by the 2006 Secretary of State permission. Even if there is such a need, I consider that sites would not have to be immediately adjacent to the University. With appropriate communications, such sites could be some distance away, for example at York Central. The linkage is organisational and not necessarily physical.

Policies SS22, ED1, ED2 and ED3 do not achieve the objectives or the clarity required by the NPPF. Framework paragraph 154 states:

“Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision-maker should react to a development proposal should be included in the plan.”

If Proposal ST27 is retained, **Policy SS22** should be amended as follows:

- Criterion iv) should be altered to omit “which is clearly evidence in terms of demand” as it is ambiguous in meaning.
- Criterion v) should be strengthened so that the transport objectives of the NPPF are achieved. High quality sustainable transport is vital to reduce congestion on the local road network and impacts on nearby communities, including Heslington. To ensure this, I consider the criterion should be reworded as follows:

Deliver high quality frequent and accessible public transport to York City Centre and elsewhere including Campus West. Any proposal must demonstrate that such measures will enable upwards of 15% of trips to be undertaken using public transport. Monitoring and delivery arrangements will be required in a Section 106 Undertaking to ensure that this policy objective is secured in practice.

- Criterion vii) should be revised so that it applies the stronger NPPF paragraph 32 test as follows:

Demonstrate that all transport issues have been resolved, in consultation with the Council and Highways England as necessary, so that the residual cumulative impacts on the surrounding highway network are not severe. The cumulative impact of the proposal with other proposals to the south-east of York, including ST4 and ST15, should be addressed.

- A new criterion should be added so that only businesses linked to the university should be allowed on the site. Otherwise there is a danger that the site is rapidly developed for businesses not genuinely requiring a location adjacent to the university, thereby prompting a demand for the release of even more land from the Green Belt. I suggest the following:

Demonstrate that only knowledge-based businesses genuinely requiring a location on or immediately adjacent to the University campus are allowed to occupy premises on the site.

I consider that **Policies ED1, ED2 and ED3** should be consolidated into one policy and its requirements reworded to reflect the requirements of the NPPF. It should include the following:

1. Policy ED1 currently facilitates the development of conference facilities unrelated to the University on the campus site. No case has been made why such facilities are needed or justified. Such facilities could significantly intensify usage of the University site to the detriment of surrounding communities. In line with paragraph 23 of the NPPF, conference facilities unrelated to the University should be directed towards the City Centre
2. The statement on student housing in Policy ED1 should be clarified and significantly strengthened in line with the NPPF. Instead of simply “addressing” the need (which in plain English only means looking at and understanding the issue) the University should ‘meet’ the need arising from any future expansion of student numbers. Also there should be no ‘let-out clause’ about “economic prudence” in the provision of student housing. The University should mitigate the impacts of its development in the same way as other forms of development do, such as housing. The cost should not fall on nearby local communities in terms of worse living conditions. I recommend the following rewording:

The University of York must demonstrate how the need will be met for any additional student housing which arises because of any future significant expansion of student numbers. Provision will be expected to be made on campus in the first instance but account can be taken of firm proposals by independent providers of bespoke student housing elsewhere in the City.

In line with NPPF paragraph 154, this change would ensure that the policy provides a clear indication of “what will or will not be permitted”. The current wording does not.

3. It is important to ensure that any proposals for development at the University do not significantly increase traffic and parking in and around Heslington. Any development should provide a clear plan to ensure that this is achieved, similar to the parking and traffic plans developed for the expansion of the University at Heslington East. It should also include an enforceable Travel Plan which actively promotes the use of more sustainable modes of transport. I suggest the following addition to the ED1:

As part of any new significant proposals, the University shall enter into a Travel Plan with enforceable monitoring and delivery arrangements which discourages the use of the private car by staff, students and visitors and achieves a significant modal shift towards more sustainable means of transport. It should also provide proposals to deal with student parking in local areas (similar to ones develop for the expansion at Heslington East).

Q5.2 Soundness Tests: I consider that the above policies and proposals fail the soundness tests of being justified and consistent with national policy.

Q6.1 Required Changes: As above

Q7.1 Appearance at Examination: No

Q7.2 Reasons for Appearance:

Policy SS13 and Proposal ST15: Land West of Elvington Lane

In the event that this proposal is adopted, the policy should be clarified and strengthened so that it achieves the requirements of the NPPF, including to provide safeguards for the local communities which would be worst affected, including Heslington. In particular:

1. That all transport issues have been resolved and not just “addressed”. The NPPF paragraph 32 test should be used so that the residual cumulative impacts on the surrounding highway network are not severe.
2. In line with paragraphs 29, 30 and 32 of the NPPF, there should be a stronger policy commitment to public transport and more sustainable transport modes. In particular, the policy should require the developer to prepare a Travel Plan which discourages the use of the private car. I suggest criterion xvi) should be rewritten as follows:

The developer will need to include a series of measures designed to discourage the use of the private car by residents and encourage the use of more sustainable modes of travel, including cycling and walking. The objective should be to ensure that upwards of 50% of trips to and from the settlement are by public transport and other sustainable modes of transport. Monitoring and contingency arrangements will be required in a Section 106 Undertaking to ensure that this policy objective is secured in practice.

3. To encourage alternatives to the car, the proposed link road should provide a cycle track and footpath. It should be completely isolated from the existing local roads so that traffic cannot access them. It is vital that the link road does not impede use of local roads by local residents and businesses. This is to protect the Green Belt through which this access road will run and to ensure that the local roads and Heslington village (which has a conservation area and 21 listed buildings) is not used as a short cut or rat run.

Q5.2 Soundness Tests: I consider that the policy and proposal fail the soundness tests of being justified and consistent with national policy.

Q6.1 Required Changes: As above

Q7.1 Appearance at Examination:

Q7.2 Reasons for Appearance:

Policy H7: Student Housing

Detailed comments about student housing and its impacts upon local communities have already been made in relation to Policies ED1, ED2 and ED3. In line with those comments, I suggest either that the first part of Policy H7 is deleted as it simply duplicates other policies (ED1, ED2, ED3 and ED4) or it is replaced with the following:

The University of York and York St John University must meet the need for any additional student housing which arises because of their future expansion of student numbers. In assessing need, account can be taken of firm proposals by independent providers for bespoke student housing in the City. To meet any projected shortfall, provision by the University of York can be made on either campus. Provision by York St John University....

Q5.2 Soundness Tests: I consider that the policy fails the soundness tests of being justified and consistent with national policy.

Q6.1 Required Changes: As above

Q7.1 Appearance at Examination: No

Q7.2 Reasons for Appearance:

Policy H8: Houses in Multiple Occupation (HMOs)

I consider that the policy needs significant strengthening.

I consider that the thresholds for restrictions on new HMOs should be reduced from 20% to 10% for neighbourhood areas and from 10% to 5% for lengths of street.

I consider the policy should contain a restriction on extensions to existing and proposed HMOs. Such extensions are often unsightly and out-of-scale with the original house, giving an institutional character to the property. To minimise the harm caused to existing residential communities such as Heslington, the following is suggested:

Extensions to existing and proposed HMOs will only be permitted where it will improve living conditions for residents (such as larger bathrooms and kitchens) and not to provide additional living units.

Such an alteration is required to be consistent with NPPF paragraph 17 which states that plans should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Q5.2 Soundness Tests: I consider that the policy fails the soundness tests of being justified and consistent with national policy.

Q6.1 Required Changes: As above

Q7.1 Appearance at Examination: No

Q7.2 Reasons for Appearance:

Policy GB1: Development in the Green Belt

This policy deviates significantly from that set out in the NPPF for Green Belt. As Green Belt is intended to be a national policy, such deviation should be avoided. In line with other local plans, I consider that the policy should simply cross-refer to the NPPF for details of the types of development that can be permitted. If not, the policy should follow more closely the format of paragraph 89 of the NPPF. In particular, it should not make reference to renewable energy schemes being potentially appropriate forms of development. The NPPF is clear (paragraph 91) that most such projects would comprise inappropriate developments. There are no special circumstances in York to justify a different view. Indeed, large renewable energy projects in the Green Belt have the potential to cause major damage to the setting and special character of the historic city.

Q5.2 Soundness Tests: I consider that the policy fails the soundness tests of being justified and consistent with national policy.

Q6.1 Required Changes: As above

Q7.1 Appearance at Examination: No

Q7.2 Reasons for Appearance:

Policy ENV1: Air Quality

I support the principle of this policy but feel it should be strengthened. Air quality is a major issue in York. I consider that the first part of the policy should be reworded as follows:

Development will only be permitted if the impact on air quality is acceptable and mechanisms are put in place to mitigate fully any adverse impacts and prevent further exposure to poor air quality. Proposals which would worsen air quality in and around Air Quality Management Areas after mitigation, either individually or cumulatively, will not be allowed. This is in order to protect human health.

This proposed change would reflect the priority given to AQMAs by the NPPG on Air Quality. It says:

“Local plans can affect air quality in a number of ways, including through what development is proposed and where, and the encouragement given to sustainable transport. Therefore in plan-making it is important to take into account air quality management areas and other areas where there are specific requirements or limitations on new development because of air quality.”

At present the policy makes no reference to AQMAs.

Q5.2 Soundness Tests: I consider that the policy fails the soundness tests of being justified and consistent with national policy.

Q6.1 Required Changes: As above

Q7.1 Appearance at Examination: No

Q7.2 Reasons for Appearance:

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 12:06
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104964

Date submitted: 02/04/2018

Time submitted: 12:06:09

Thank you for submitting your Local Plan Publication Draft response form (ref: 104964, on 02/04/2018 at 12:06:09) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: David

Surname: Gale

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I am informed by Council Officers that they have now met all necessary requirements

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not effective,not consistent with national policy

Please give reasons for your answer(s):

The document is proposing a change in use of the site of the former Civil Service Sports Fields and adjoining agricultural land (Reference ST2) from Green Belt to Residential. The loss of Green Belt land is not in York City`s greater interest.

There is no necessity for ST2 to be designated for housing as there are sufficient other sites in York which can be used, are more appropriate and which will meet / satisfy the demand for housing

The infrastructure is not capable of supporting the development of ST2

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Reference ST2

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

ST2 should remain Green Belt

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 13:38
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104968

Date submitted: 02/04/2018

Time submitted: 13:38:13

Thank you for submitting your Local Plan Publication Draft response form (ref: 104968, on 02/04/2018 at 13:38:13) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Ms

Forename: Jane

Surname: Teather

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area):

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I have no expertise to enable me to make a reasoned judgement. Therefore I have to assume the document is compliant.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? Yes, I consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES]

Please give reasons for your answer(s):

I am no expert on planning law, so lack the necessary expertise to make a judgement. I have to assume the document is sound.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: 1.50

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

As an information design professional myself, I suggest that the document be made much more accessible in usability terms — making the language more direct; cutting unnecessary waffle; and structuring the headings such that people wishing to comment can find the part they wish to comment on.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.



From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 14:21
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104973

Date submitted: 02/04/2018

Time submitted: 14:21:18

Thank you for submitting your Local Plan Publication Draft response form (ref: 104973, on 02/04/2018 at 14:21:18) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Alan Terence

Surname: James

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

New houses are needed but the location of ST9 is a poor choice for the following reasons:

- (1) It is Green Belt land and should remain as such.
- (2) A development of 735 houses (represents an additional 20% of Haxby): far too many NORTH of the village community.
- (3) Traffic problems each day as 100s of additional vehicles will add to further unnecessary congestion, parking and safety concerns, already very high, as most traffic heads through the village before driving SOUTH to the ring road, schools and employment.
- (4) Drainage concerns as problems of sewage from the site will overload a Haxby system already at full capacity .
- (5) Health care provision is also at full capacity already with two-week appointments at the Health Centre.
- (6) School provision is at full capacity

However, the provision of the open space is an excellent idea to provide badly needed recreational space and additional allotments.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? Yes, I consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES]

Please give reasons for your answer(s):

Professional advice makes this most likely

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: ST9

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 15:20
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104980

Date submitted: 02/04/2018

Time submitted: 15:19:46

Thank you for submitting your Local Plan Publication Draft response form (ref: 104980, on 02/04/2018 at 15:19:46) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mrs

Forename: Ellen

Surname: Walton

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I believe it to be legally compliant.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? Yes, I consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES]

Please give reasons for your answer(s):

I believe the document to be sound.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Na

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

I consider the development of ST9 to be withdrawn because:

Insufficient drainage facilities

No school spaces available

Too much traffic - road infrastructure is not sufficient to cater for an extra thousand cars

Would increase the pressure on the local doctors surgery even more, meaning longer waiting times.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 17:00
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104985

Date submitted: 02/04/2018

Time submitted: 16:59:58

Thank you for submitting your Local Plan Publication Draft response form (ref: 104985, on 02/04/2018 at 16:59:58) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Professor

Forename: Robert

Surname: West

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town):

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I consider that the Draft Local Plan for York 2018 represent a sensible plan for development of York over the next few years. In relation to Copmanthorpe specifically it is in agreement with the draft Copmanthorpe Neighbourhood Plan identifying two large development areas at the ends of the village with 'hard' boundaries: railway line and road.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? Yes, I consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES]

Please give reasons for your answer(s):

City of York Council have proposed a plan which enables development of the City of York which is sufficient but not excessive. It therefore demonstrates good judgement. In relationship to Copmanthorpe, the Draft Local Plan has close agreement with the draft Copmanthorpe Neighbourhood Plan.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: The Draft Local Plan in general.

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

I consider the Local Plan to be sound.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: Megan Taylor [REDACTED]
Sent: 02 April 2018 17:11
To: localplan@york.gov.uk
Subject: Local Plan Consultation response form
Attachments: Copmanthorpe PC NPG Response to Local Plan Consultation.docx

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mrs	
First Name	Megan	
Last Name	Taylor	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

In respect of all the documents referred to in Section 3 above, I support and agree with City of York Council's processes, procedures, and justifications and I am satisfied that all documents are legally compliant. I would prefer, however, that the housing densities identified for the two development sites in Copmanthorpe, which are substantially greater than the current average density for the village and which would result in the overwhelming of already stretched infrastructure and services, be reduced to the densities detailed in Policy CNP2 of the draft Neighbourhood Plan

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared	<input type="checkbox"/>	Justified	<input type="checkbox"/>
Effective	<input type="checkbox"/>	Consistent with national policy	<input type="checkbox"/>

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

'In respect of all the documents referred to in Section 3 above, I support and agree with City of York Council's processes, procedures, and justifications and I am satisfied that all documents meet all the tests of soundness'. I would prefer, however, that the housing densities identified for the two development sites in Copmanthorpe, which are substantially greater than the current average density for the village and which would result in the overwhelming of already stretched infrastructure and services, be reduced to the densities detailed in Policy CNP2 of the draft Neighbourhood Plan

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law. The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

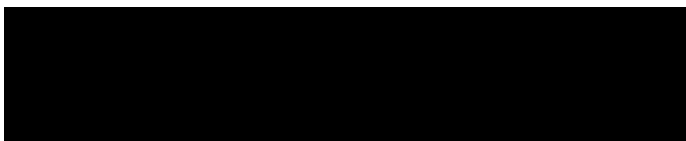
We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signatur



Date

2nd April 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 18:15
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104987

Date submitted: 02/04/2018

Time submitted: 18:15:07

Thank you for submitting your Local Plan Publication Draft response form (ref: 104987, on 02/04/2018 at 18:15:07) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Cllr

Forename: Stephen

Surname: Fenton

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area):

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Having reviewed the documentation, and having seen the work undertaken to develop this plan over recent years, I am satisfied that it is legally compliant and that the duty to co-operate has been complied with.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? Yes, I consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES]

Please give reasons for your answer(s):

I believe that there is a sound evidence base which supports the draft Local Plan, and that it sets out a vision for the provision of much-needed new housing which is deliverable.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: In particular Section 5 (Housing)

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

None

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination?

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.



From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 19:39
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104995

Date submitted: 02/04/2018

Time submitted: 19:38:31

Thank you for submitting your Local Plan Publication Draft response form (ref: 104995, on 02/04/2018 at 19:38:31) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Miss

Forename: Julia

Surname: Garnham

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

The Plan has been positively prepared, is effective, justified and consistent with national policy.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? Yes, I consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES]

Please give reasons for your answer(s):

The Plan has been positively prepared, is effective, justified and consistent with national policy.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: 5.1

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 19:40
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104996

Date submitted: 02/04/2018

Time submitted: 19:39:57

Thank you for submitting your Local Plan Publication Draft response form (ref: 104996, on 02/04/2018 at 19:39:57) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: mrs

Forename: Susan

Surname: Turner

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

The plan does not include enough houses to meet projected needs and does not include enough affordable housing.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not justified,not effective

Please give reasons for your answer(s):

There is not enough housing to meet future needs within the required timeline. Not enough affordable housing is included.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: ST35 andH59

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

With INEOS planning to start seismic testing in a couple of months in Strensall with a view to drilling and fracking for shale gas in this area and the future of the Barracks not confirmed ST35 andH59 are not sound and legally compliant. The land may not be available or may be within the proposed 500m buffer zone expected to be authorised in the JWMP.

I therefore think that this housing should not be included in the plan.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 20:52
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105002

Date submitted: 02/04/2018

Time submitted: 20:51:44

Thank you for submitting your Local Plan Publication Draft response form (ref: 105002, on 02/04/2018 at 20:51:44) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mrs

Forename: Susan

Surname: Turner

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I don't know enough about legality to answer this. The council has had the plan open to the public and given a chance for everyone to see it.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not justified,not effective

Please give reasons for your answer(s):

Housing does not conform to the advice on the numbers of houses which are required. The plan proposes an annual build of 867 houses, the DCLG White Paper in November 2017 recommends 1070 and the Government draft NPPF 1135.

An average of 30% affordable houses are needed and it is essential for the future of York that these are provided if people are able to live near their employment and young people and families aren't driven out of the city and surrounding villages.

Most of the housing developments will not hit the triggers that require the developers to build new schools, doctors, transport links etc. This will negatively impact on all areas damaging quality of life.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: ST9 and ST14

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

Developments of housing need to ensure they meet the guidelines both for annual build of houses and affordable homes.

As no extra employment is planned for Haxby and Wigginton people living in these houses will need to travel for employment. Whatever the final destination all traffic will need to go through the villages. The villages suffer considerable congestion at the moment.

Moor Lane and Usher Lane are incapable of absorbing additional traffic. Additional housing will increase significantly the volume of traffic on Usher Lane. The road is narrow and becomes

congested especially towards the junction with Station Road and safe speed limits are exceeded. Many pedestrians frequently cross here to access the school and shops.

York road, especially at peak times, suffers from very slow moving traffic and cars often have to wait for unacceptable periods of time to access York Road from the roads leading off it. This wait also applies to traffic aiming to cross the A1237 or trying to go along it. Infrastructure MUST be tackled BEFORE any houses are built. The drains are inadequate now with many areas experiencing local flooding when we get heavy rain. Sewage also comes up inside houses when there is heavy rain. Waste from new developments MUST NOT just feed into the existing network of drains as it will exacerbate the problem.

Housing developments must trigger the requirement for new schools, medical centres and transport links. Homes must be made as carbon neutral as possible.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: Sheridan [REDACTED]
Sent: 02 April 2018 19:45
To: localplan@york.gov.uk
Subject: Comments on Local Plan
Attachments: Walk Cycle Forum Local Plan Comments_form_FINAL.docx; New Collective Walk Cycle Vision for York version 2.pdf

Importance: High

Hello

I attach comments on the Local Plan from York Bike Belles and the Walk Cycle Forum for York. I also attach a copy of the new collective Walk Cycle Vision for York, put together by the Forum.

York Bike Belles - www.yorkbikebelles.community

Walk Cycle Forum for York - <https://walkcyclelife.wordpress.com/our-work/yorks-walk-cycle-forum/>

Please acknowledge receipt. Thanks.

Warm regards

Sheridan Piggott
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Because the future is a walking and cycling way of life



Virus-free. www.avast.com

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Ms	
First Name	Sheridan	
Last Name	Piggott	
Organisation (where relevant)	York's Walk Cycle Forum and York Bike Belles	
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

n/a

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

Reason 1 - The Local Plan is not positively prepared, effective or justified as it is not based on current policy developments around walking and cycling in York. The Local Plan is based on the out-of-date LTP3 (Implementation measures 2011 – 16). In 2017, an independent Forum, called the Walk Cycle Forum, was set up to encourage members to work together to increase walking and cycling in York. Members consist of walking and cycling stakeholders across the city, including City of York Council.

The Forum has developed a collective Walk Cycle Vision 2018 (attached and at <https://walkcyclelife.wordpress.com/our-work/yorks-walk-cycle-forum/yorks-collective-walk-cycle-vision/>) and is looking to develop a Walk Cycle Strategy and Implementation Plan in 2018/19 to be at the heart of the new Local Transport Plan, the LTP4. The Local Plan, based on the out-of-date LTP3, is not consistent with the principles in the Walk Cycle Vision 2018, in particular, principle 7:

Walking and cycling is a priority in all new developments

All of York's new developments are planned and designed at high density with mixed land use development to ensure the easy movement of people walking and cycling as a priority, with local amenities within easy walking and cycling distance. Vehicle use is discouraged and car parking provision limited.

Reason 2 - The Local Plan is not consistent with National Policy, namely the Cycling and Walking Investment Strategy 2017, in that measures outlined within it are not sufficient to meet the overall aim of that Strategy – “to make cycling and walking the natural choices for shorter journeys, or as part of a longer journey”. In particular, the Local Plan notably fails to adhere to the hierarchy of transport users, which always puts walking and cycling first.

The Cycling and Walking Investment Strategy 2017 is at <https://www.gov.uk/government/publications/cycling-and-walking-investment-strategy>

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

We would like the Local Plan to acknowledge that the LTP3 is out-of-date and that LTP4 is in preparation, so all references to the Local Transport Plan should refer to the emerging LTP4 – which will include the Walk Cycle Vision 2018, Strategy and Implementation Plan 2018/19.

We would also like the Local Plan to refer to the Walk Cycle Vision 2018 for York, the emerging Walk Cycle Strategy and Implementation Plan and the national Cycling and Walking Investment Strategy 2017.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law. The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature

Date

31 March 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

Our new collective Walk Cycle Vision for York

Keeping York moving into the future!

Version 1 February 2018

We would like York to be the best city for walking and cycling in the UK. We would like to significantly increase the modal share of walking and cycling journeys, especially for short journeys under 5 miles, and for 50% of journeys in the city to be made by walking and cycling by 2025, with a reduction of journeys made by vehicles.



1. York has a well-connected and maintained walking and cycling network

York communities are well-connected for walking and cycling with an extensive, joined up network of a consistently high-quality that is well-maintained. Routes facilitate everyday journeys by connecting people from where they live to where they need to go - whether for education, work, personal business, shopping or leisure. Safe space is allocated for walking and cycling on busy roads, there is a network of quiet streets and a wider green network of connecting paths, riverside routes and open spaces. The network is integrated and accessible for people of all ages and abilities, including people with disabilities. The network respects York's local heritage and nature.

How? (some examples)

Continue to develop York's walking and cycling network and prioritise routes with the help of the Cycling Propensity Tool

Carry out an Equality and/ or Accessibility Impact assessment on all existing and new infrastructure

Consult with communities about detailed local walking and cycling schemes and carry out temporary trials

2. Walking and cycling is everyone's first choice for shorter journeys!

All York residents and visitors walk and cycle as their first choice of transport and the natural way to get around the city for shorter journeys, or as part of a longer journey with public transport - whether for education, work, personal business, shopping or leisure.

How? (some examples)

Continue to develop, improve and fund 'behaviour change' schemes with schools, HEFE, Workplaces and the community

Continue to target groups currently underrepresented in walking and cycling such as those with low wellbeing, older, families, with disabilities, those on low incomes

Develop affordable bike loan and/ or city-wide bike share schemes

3. We share city travelling space with respect for each other

All York residents and visitors have a respectful attitude when sharing travelling space, whether roads, paths or other routes, with consideration for all users - and particular consideration for more vulnerable users.

How? (some examples)

Public campaign on "Share and Respect – we are travelling together"

4. York has easy walking and cycling access to the city centre.

York City centre is permeable and accessible for walking and cycling - with routes, spaces and facilities that support the easy movement of people walking and cycling in, out and through the centre.

How? (some examples)

Continue to grow York Foot streets while improving cycling access

Continue to grow secure cycle parking areas with consideration for a variety of bikes, including family, cargo and adapted.

Improve walking and cycling wayfinding and mapping for walking and cycling

5. York is a 'vehicle-lite' city

York is a healthy, peaceful and clean air city with a 'vehicle-lite' ethos that supports the easy movement of people and services. Vehicle use for short journeys is discouraged.

How? (some examples)

Continue to develop vehicle-reduction schemes across the city

Trial car-free or vehicle-lite days across the city

Trail new charging zones for polluting vehicles

Develop deliveries by bike

6. York has public spaces that encourage walking and cycling

York has attractive, people-friendly public spaces that are well-connected for walking and cycling and enhance local heritage and nature.

How? (some examples)

Develop a programme of 'placemaking' and urban design improvements across the city and carry out temporary trials

Redesign key streets and public spaces across the city to be attractive for walking, cycling and people, reallocating vehicle space from the Highway if necessary.

7. Walking and cycling is a priority in all new developments

All of York's new developments are planned and designed to ensure the easy movement of people walking and cycling as a priority, with local amenities within easy walking and cycling distance. Vehicle use is discouraged and car parking provision limited.

How? (some examples)

Walking and cycling is considered at an early stage of all new developments

The Walk Cycle Vision and a new Walk Cycle Strategy and Implementation Plan is included in the Local Plan with principles that developers must follow in the design of new developments.

8. Walking and cycling is a priority in all policy

York always considers walking and cycling as a priority in accordance with the Hierarchy of Transport Users. The Hierarchy is integrated as a priority into all transport policy, planning and decision-making across the city and reflected in all transport spend.

How? (some examples)

Increased funding is allocated and/or sourced for walking and cycling

All policies and plans amended to include this wording

City leaders are strong, bold walking and cycling champions

9. We work together to increase walking and cycling

York works together collaboratively to increase walking and cycling across the city with city-wide consultation on new initiatives and regular conversations with stakeholders.

How? (some examples)

Continue regular meetings of the York Walk Cycle Forum

Stakeholders agree a process of consultation and collaboration on all new walking and cycling initiatives

10. Walking and cycling is continually growing!

York has a continual programme of delivery, development, resources and technological innovations to implement this Vision from 2018

How? (some examples)

Increased funding is allocated and/or sourced for walking and cycling

A Walk Cycle Strategy and Implementation Plan is developed, embedded into CYC and city policy, supported by investment plans and resources, and kept regularly under review.



From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 20:19
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 104998

Date submitted: 02/04/2018

Time submitted: 20:19:10

Thank you for submitting your Local Plan Publication Draft response form (ref: 104998, on 02/04/2018 at 20:19:10) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Group comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Dr

Forename: Damian

Surname: Mawer

Name of the organisation/individual/group you're representing: Household of Blackberry Station House

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

No concerns.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

Policy SS18 Station Yard, Wheldrake, is not a justified part of the City of York Local Plan for the following reasons:

1. It involves unjustified use of good quality agricultural land.

At least half of the site (on the east side) is a farm field, classified as very good quality agricultural land by Natural England (Agricultural Land Classification Yorkshire and the Humber, 2010). It is no different in appearance, quality, or current use from the fields immediately to the south, which are identified as green belt land on the Local Plan Proposal Map. These facts are omitted from the site explanation in the Local Plan (paragraph 3.78); no justification is given for incorporating greenfield land within this development site, rather than maintaining it as agricultural land and including it in the green belt designation.

2. The village has insufficient services and infrastructure to accommodate such a significant population increase.

SS18 is projected to deliver approximately 147 dwellings. Based on average UK household size and Wheldrake population figures from the 2011 Census, this will increase the population of the village by around 350, representing a 17% increase in size. Such a significant change is likely to overwhelm the limited existing services and infrastructure in the village, and is inconsistent with Policy DP3 (sustainable communities). The doctors' surgery in the village provides only one to two clinics per week; accessing GP services almost always requires travelling to Elvington. The primary school is already at capacity in most year groups. Any expansion would almost certainly involve building on the playing field behind the school, one of the very few areas of open space in the village. This is of importance because Wheldrake has an acknowledged deficit of open space (paragraph 4.7.6, Sustainability Appraisal). The site summary for SS18 describes creating local facilities for future occupiers of the site (point vi) but gives no indication of what these might be, nor how this aim would be achieved.

3. The choice of site does not promote sustainable transport.

Core planning principle 4 of the National Planning Policy Framework (2012) requires that local plans should promote sustainable transport. The location of SS18 does not meet this principle. There are only two public buses that serve Wheldrake; one of these is due to cease in May 2018. The timetables of both are erratic and infrequent. Maintaining a reliable and consistent service is likely to require significant fiscal support from the City Council, at a time when the financial climate is extremely challenging. The site summary for SS18 describes the need to improve connectivity

to the city for cyclists and to promote both cycling and walking. It is very difficult to see how this can be achieved, when the access roads to York are long country lanes with no space for either pavements or cycle lanes.

4. It will limit potential expansion of Wheldrake Industrial Estate, hindering local economic growth and development.

The Local Plan includes a small area on the northern edge of Wheldrake Industrial Estate for development (designated E8). However, the western part of site SS18, lying immediately to the south of the Industrial Estate, covers an area of at least twice this size. In seeking to achieve Policy DP2 (sustainable development) in Wheldrake it would be more appropriate to designate this part of SS18 for expansion of the Industrial Estate. In addition, developing site E8 would result in unsightly industrial buildings being built on Wheldrake Lane at the beginning of the village, adjacent to the conservation area. This would almost certainly have a negative impact on the rural, pastoral character of the village, which is highlighted in the conservation area document (Wheldrake Conservation Area, City of York Council, 1996).

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Policy SS18: Station Yard, Wheldrake

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

Rather than develop site SS18 we propose incorporating the additional dwellings in to site SS13 (Land West of Elvington Lane). Located just two miles from Wheldrake this 'garden' village site is already projected to deliver more than 3,300 homes. As it is a new site the description in the Local Plan (site summary, point ix) includes plans to develop "an appropriate range of shops, services and facilities including social infrastructure such as health, social, leisure, cultural and community uses to meet the needs of future residents." This would avoid the negative impact of SS18 on the already over-stretched services in Wheldrake. It would also avoid the need to develop on more greenfield land. Furthermore, the location of SS13 and plans to develop its own road network are far more likely to promote the use of active, sustainable transport modalities. In conclusion, site SS13 is consistent with the tests of soundness described in this consultation form, whilst SS18 fails to meet them on several counts.

If the City of York Council can provide clear justification for a site in Wheldrake, we would propose limiting development to the original Station Yard part of SS18. This is brownfield land, the northern edge of which already has new houses on. Its development would provide additional homes to meet the future needs of the village, whilst not putting undue strain on local services. It would also safeguard the development potential for Wheldrake Industrial Estate.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 02 April 2018 21:09
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105003

Date submitted: 02/04/2018

Time submitted: 21:08:54

Thank you for submitting your Local Plan Publication Draft response form (ref: 105003, on 02/04/2018 at 21:08:54) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Mark

Surname: Knowles

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Policy T2: (Page 212 of Local Plan) Strategic Public Transport Improvements, this policy is insufficient in addressing key factors and problems marked out in the Sustainability Appraisal report page 10 of the non-technical pdf summary document).

Within Page 10 of the Sustainability Appraisal report it has been judged that 'ST26 and ST37 were assessed as significant negative due to the limited transport options for using alternative modes to the car. ST26 and ST37 were similarly assessed as having a significant negative effect on climate change.'

Policy T2 within the Local Plan Publication draft does not mitigate these limited transport options for users / residents of the sites by way of suggesting new or extended bus routes or a new train station as proposed for Haxby. Similarly site ST32 and ST36 are marked on the Sustainability Appraisal as having potential negative effects on transport with little mitigation planned in the Local Plan Publication Draft Policy T2.

In this sense, I understand the Local Plan Publication Draft to not be legally compliant.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified

Please give reasons for your answer(s):

I consider that Policy T2 is not sufficiently sound as it does not go far enough to mitigate negative effects on transport and climate change for numerous sites ST26, ST32, ST36 and ST37 as highlighted in the Sustainability appraisal's table on page 9 of 18 of its own pdf document. It does not provide enough reasonable options for methods other than private car transport from these sites such as extra but infrequent bus routes or improved cycle paths around these mentioned sites.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Policy T2 (page 212 of pdf Local Plan Draft)

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

For Policy T2 of the Local Plan Consultation Draft (pages 212 and 213). I propose that the text under the heading 'Short Term 2017-22' have the addition of 'Provide highway enhancements to improve public transport reliability at all proposed development sites within the aforementioned Short Term dated period' .

This will ensure that sites such as ST26, ST32, ST36 and ST37 are not having significant negative effects on transport and as a consequence, climate change as highlighted in the sustainability appraisal summary non-technical document. This would make the plan 'justified' in my opinion.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: Irene Guest [REDACTED]
Sent: 02 April 2018 21:17
To: localplan@york.gov.uk
Subject: Consultation Response to the City of York Local Plan Publication Draft in respect of proposed Site SP1 - The Stables, Travelling Showmans Site, Elvington
Attachments: Consultation Response to the City of York Local Plan Publication Draft - Site SP1, The Stables.pdf

Dear CYC rep

Please find attached PDF file which is my Consultation Response to the City of York Local Plan Publication Draft in respect of proposed Site SP1 - The Stables, Travelling Showmans Site, Elvington.

I would appreciate confirmation of receipt by return email.

Since this is a consultation between the public and the Planning Inspectorate, I fully expect my submission to be forwarded to the appointed Planning Inspector exactly as submitted i.e. without editing or paraphrasing.

Many thanks.

Irene Guest

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Consultation Response to the City of York Local Plan Publication Draft

Personal Details:

Mrs Irene Guest

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

Representation: On grounds of **unsoundness** due to **non compliance with National Planning Policy** in respect of site **Ref SP1** - The Stables proposed 3-plot Travelling Showpersons Site, Elvington.

To date, this site has been refused permission (to the same TSP applicants) **5 times** for use as a permanent '**mixed use**' Travelling Showpersons **single plot**: 2 times in 2010 by CYC Planning Dept, 2 times (on appeal) in 2011 by the Planning Inspectorate and again in 2016 when CYC Planning refused to accept a fifth Planning Application for permanent use.

All refusals were based on National Planning Policy concluding that the proposed development would constitute 'inappropriate development in the Green Belt' with no prevailing very special circumstances.

In 2011, due to the absence of any appropriate sites, the Planning Inspector did award 5 years Temporary Permission to allow ample time for CYC to identify an **alternative appropriate Brownfield site** which they subsequently failed to do. Consequently, in 2017 CYC Planning approved a further 3 years Temporary Permission extension until mid 2020. That will make a total of 9 years **Temporary** Permission and 9 years for CYC to identify an alternative appropriate site. Nine years is not Temporary in my book.

In the ongoing Local Plan exercise, CYC Local Plan Working Group decided that they know better than the professional Planners and elected to completely disregard all these previous planning decisions and to accept the nomination of this 5 times rejected site into the Local Plan ... not just as a single plot but now proposing a 3 plot site. Clearly, given the previous planning decisions, the site should never have been admitted for consideration in the Local Plan exercise and it would appear to have been so in response to the previous planning applications.

In previous rounds of the Local Plan consultation this site was objected to by over 200 Elvington residents together with our Parish Council, our village planning group (Keep Elvington Rural), our Local Councillor and our MP. Every single one of these objections has been totally ignored by CYC Local Planning Group. I am confident that all of these parties still strongly object to this site proposal. Are we all going to be totally ignored again ? Do local residents/councillor/MP opinions and objections count for nothing ?

Villages located in the Green Belt are subject to strict planning controls. Green Belt residents are often refused planning permission for small extensions to their homes and even for replacement or additional windows. CYC has repeatedly stated that preservation of the Green Belt surrounding the city is of paramount importance in the development of the Local Plan. But here, in the case of The Stables site proposal, they appear to be affording an unbelievable level of favourable treatment to a single self-professed TSP family. What has happened to the concept of 'fair and equal treatment' being applied to all members of the community ?

The TSP temporary residents at The Stables show no consideration whatsoever towards neighbouring members of the settled community. The site, even as a single plot, is untended and a complete mess. It looks totally out of place at this location within the Green Belt and it is perfectly clear to all who see it that it is totally inappropriate at this location where it sits immediately adjacent to several homes belonging to members of the settled community. Here is a photo of the site illustrating its routine unkept nature and unsightliness. It's even worse now with a full Dodgem Car arena set up on site for almost the whole past year.



As defined under NPP **such 'mixed use' TSP sites should only be permitted on Brown Field land.** It is extremely inconsiderate of CYC to even contemplate locating such a 'mixed use' site immediately adjacent to people's homes in the Green Belt. Furthermore, the temporary resident so-called Travelling Showpeople never actually travel anywhere at all. They live continuously on the site and most of the equipment they have never leaves the site either. I often wonder exactly what they do for a living.

The planning history for this site clearly supports the fact that it is totally in breach of every aspect of National Planning Policy. Hence it does not pass the 'soundness' test. CYC Local Planning Group has recently announced that through the Local Plan process they have identified in excess of 100 hectares of additional Brown Field land for development around the city. Therefore there is absolutely no justification whatsoever for retaining The Stables Green Belt site as a proposed TSP site since CYC can now allocate an appropriate Brown Field site for this purpose.

Given all the foregoing information, my neighbours and I respectfully request that the proposal to permit development of The Stables Green Belt site (Ref SP1) as a permanent 3-plot Travelling Showpersons site is now removed from the Local Plan and that CYC Local Planning Group are instructed to **allocate an appropriate alternative Brown Field site** as they were previously instructed to do by your colleague Planning Inspector Mr Philip Major in his decision document of June 2011.

Fortunately, there is in excess of 2 years Temporary Permission still remaining for the TSP family living at The Stables site which should allow ample time for a new location to be identified.

[REDACTED]

From: [REDACTED]
Sent: 02 April 2018 23:05
To: localplan@york.gov.uk
Subject: Local plan feedback

I'm writing to say that I support York's Local Plan.

The plan caters for forecasted housing needs in York whilst protecting much of the green belt.

There is also the likelihood that more houses can be provided by infilling and the development of brown field sites

Barry OConnor

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 07:59
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105010

Date submitted: 03/04/2018

Time submitted: 07:59:07

Thank you for submitting your Local Plan Publication Draft response form (ref: 105010, on 03/04/2018 at 07:59:07) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: ANDREW

Surname: SIMPSON

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

H39 Church lane Elvington.

There has been severe flooding on Church lane this winter making it very difficult for traffic to pass, any additional building will add to this problem.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared

Please give reasons for your answer(s):

H39 Church lane Elvington.

There has been severe flooding on Church lane this winter making it very difficult for traffic to pass, any additional building will add to this problem.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: H39 Church lane Elvington

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

H39

before building takes place the flooding and poor drainage on Church Lane needs to be resolved first.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: Andrew Piatt [Andrew.Piatt@gateleyplc.com]
Sent: 03 April 2018 09:16
To: localplan@york.gov.uk
Subject: City of York Local Plan - Publication Draft 2018 - Consultation response form [GATELEY-GW.FID5295268]
Attachments: Consultation Response Form.PDF
Importance: High

Dear Sirs

Please see attached City of York Local Plan - Publication Draft 2018 - Consultation response form and enclosure.

Yours sincerely,

Andrew Piatt
Partner
For Gateley Plc

dt: +44 (0) 161 836 7724

df: +44 (0) 161 836 7701

m: +44 (0) 780 266 3593

Andrew.Piatt@gateleyplc.com

www.gateleyplc.com



Please consider the environment before printing my email

For Gateley Plc

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Visit our website at www.gateleyplc.com

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**City of York Local Plan
Publication Draft 2018
Consultation response form
21 February – 4 April 2018**

OFFICE USE ONLY:

IC reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title		MR
First Name		ANDREW
Last Name		PIATT
Organisation (where relevant)	GATEWAY (DEVELOPMENTS)	GATELEY PLC
Representing (if applicable)	YORK LIMITED	
Address – line 1	C/O AGENT.	SHIP CANAL HOUSE
Address – line 2		98 KING STREET
Address – line 3		MANCHESTER
Address – line 4		
Address – line 5		
Postcode		M2 4WU
E-mail Address		andrew.piatt@gateleyplc.com
Telephone Number		0161 836 7704 / 07 802 663593

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

5.(1) Do you consider the document is Sound?

Yes

No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared

Justified

Effective

Consistent with
national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.

Policy
Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

See attached statement.

6.(1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

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7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

It is important to have the opportunity to orally debate and challenge the LPA's position on soundness in front of the inspectors, due to the deeply flawed approach being taken in planning on the site to allocate additional sites to meet need.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

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Storing your information and contacting you in the future:

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Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145).

Signature

[Redacted Signature]

Date

27th March 2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

**Representations of Gateway
Developments (York) Limited**

in relation to the City of York Local Plan
Publication Draft February 2018 (Regulation 19
Consultation)

Introduction

Gateway Developments (York) Limited makes these representations in relation to the unsoundness of the Publication Draft Local Plan. These representations seek the allocation of additional land for housing purposes in order to make the Plan sound. Gateway Developments (York) Limited puts forward four sites for allocation in the Plan:

1. land on the north-eastern side of Sim Balk Lane to the north of the A64;
2. land on the south-western side of Sim Balk Lane to the north of the A64;
3. land to the west of Bishopthorpe, north of Copmanthorpe Lane; and
4. land to the north of Bishopthorpe, north of Church Lane.

These sites are all suitable, viable, available and deliverable for housing. Site 2 is also suitable for education, employment or as a hotel.

Background

The City of York has not had an Adopted Development Plan since 1954. The absence of a Development Plan has negatively impacted upon the proper and transparent development of York over a period of many decades. The City Council now puts forward a publication draft of the Local Plan, but that document is fundamentally flawed and fails to meet the tests of soundness set out in the National Planning Policy Framework. It is a Plan which therefore cannot proceed to adoption without significant modification. The changes likely to be required in respect of housing land supply are so significant that the Plan should be withdrawn, re-written and re-submitted to the statutory processes. The Plan fundamentally fails to address the imperative requirements of national policy that the full objectively assessed needs for development should be met. The Plan significantly under-provides land, particularly for housing, but also employment purposes and is therefore entirely inconsistent with national planning policy.

Housing

The Council has not had an Adopted Development Plan since 1954 and it accepts in paragraph 5.9 of the publication Draft Local Plan:

"The Council accepts that there has been persistent under-delivery of housing as defined in the NPPF and consequently has included enough land in the early years of the trajectory to ensure there is a 20% buffer in the five year supply."

The Council has a record of long-term persistent under-delivery. The Half Year Housing Monitoring Update for 2017/18 demonstrates the extent of the problem that in the 10 year period 2007-2017 an average of 574.8 completions were delivered. That mean average equates to a median average of only 507 over the same period. That compares to the figure of 867 units which the Council says is its objectively assessed needs figure. That figure is not accepted as being valid; it is far too low.

Given the lack of any Adopted Development Plan it is very difficult to find a sensible starting point for the assessment of objectively assessed needs. The Inspector who considered the issue of the Council's housing land supply in the *Huntingdon* appeal decision in April 2007 stated in his paragraph 61 that the housing land supply might even be below 1.9 years. The Secretary of State in that case commented that:

"There is a large shortfall in housing land supply in York which will take a number of years to address."

Against that background a number of key points need to be made.

Firstly the Council appears to be adopting the Liverpool approach to dealing with the deficit in housing delivery of applying it over the Plan period, rather than the Sedgefield approach, which is recommended in national guidance, of applying it during the first five years of the Plan. The approach is therefore flawed to that extent because the deficit ought to be recording the first five years of the Plan.

Far more housing than is proposed is required and far more than is proposed is required within the initial five years of the Plan. The housing trajectory illustrates the abjectness of the Council's position. Figure 5.1 on page 96 shows that even on the Council's own skewed figures housing need will not be met in two out of the first five years of the Plan period. That illustrates the absolute necessity to provide more housing in order to meet the national requirement to significantly boost the supply of housing required within the National Planning Policy Framework.

The Publication Draft Local Plan provides an annual housing figure of 867 units per annum. That figure is significantly understated and in order to meet the need for housing in the borough the City Council needs to allocate a significant number of additional sites, particularly during the first five years of the Plan. Such sites therefore need to be suitable, viable, available and deliverable.

The Council, contrary to the advice of its advisers, JL Hearn, has not included a 10% allowance in the housing figure for market signals. The inclusion of that figure is necessary and the failure to add to it has no justified empirical analysis underlying it. That addition to the Council's own base position would add at least an additional 86 units per annum to the requirement. However, given that the base position itself is understated that allowance should in fact be much greater.

The 20% buffer should be applied across the entire Plan period, not just the first five years of it.

As noted above the recent Huntingdon appeal decision demonstrated the Council's very significant shortfall in housing land supply which will take many years to address. Against that background it is of continuing housing delivery failure over many years it is wholly unreasonable for the Council to seek to rely upon a significant level of windfalls. The reason why windfalls have come forward in York is of course because of the Council's failure to put in place an Adopted Development Plan for over half a century. Sites can only therefore come forward on a windfall basis and not on any other basis. This Local Plan is supposed to identify a full objectively assessed deliverable housing land supply and in the context of that and York it is an entirely miss-conceived and unreasonable approach to place any significant reliance on windfall sites whatsoever. The windfall allowance should therefore be removed and added in full to the requirement to identify sites meaning that at least another 169 sites should be added to the requirement.

The existing shortfall should be allocated within the first five years of the Plan period in accordance with the Sedgefield approach. Given the continuing failure to delivery and a trajectory on the present figures that shows a continuing failure to deliver even post-adoption of the Plan there is an immediate requirement to identify additional sites to ensure that full delivery occurs within the first five years of the Plan. That results in at least an additional 112 units per annum being required.

The sites identified within Table 5.1 as housing allocations need to be considered carefully in terms of their appropriateness, not least because of the lengthy timespans relating to delivery of a number of those sites. In particular comment is made on the following:

ST5 - York Central which will deliver units beyond the Plan period;

ST14 – Land west of Wiggington Road which will deliver units post the Plan period;

ST15 – Land west of Elvington Lane which will deliver units beyond the Plan period;

ST35 – Queen Elizabeth Barracks which has very many complex issues to be addressed before it is delivered and is not yet available;

ST36 – Inphal Barracks which will only deliver units post the Plan period, and again is not currently available and will have very many issues to address before delivery could come forward.

It follows that there is a significant reliance on a number of large sites which will deliver late in the Plan period or even beyond the Plan period. This merely serves to emphasise the continuing failure to deliver housing now and in particular within the early years of the Plan period and the failure to address the need for a five year supply of deliverable sites.

Given the above factors there is a very large under-provision of housing land within the Publication Draft Local Plan and making provision for market signals (+86), windfalls (+169) (shortfall +112) there is a need to provide at least 367 additional units per annum. In reality that requirement will be larger due to the importance of ensuring there is a deliverable supply of sites within the first five years of the Plan with a 20% buffer.

The Plan at paragraph 1.5 sets out an aim “*to deliver sufficient housing across the Plan period to meet the city’s needs*” and in paragraph 2.5 “*to ensure a continuous supply of housing opportunities throughout the Plan period*”. It is clear that the Plan fails to achieve either of those objectives and that it will not achieve those objectives given the lack of adequate housing land which is being brought forward. Thus:

- Policy SS1’s target of 867 units is significantly understated and the figure should be increased by in excess of 500 units per annum: Given the tightness of the green belt in York there will be a need to review the green belt boundary in order to ensure that sufficient suitable, viable, available and deliverable sites are brought forward.
- Policy SS2 defining the general extent of the green belt on the key diagram will therefore need to be addressed by amendments to the green belt boundary: Policy H1 dealing with housing allocations needs to provide for a significant number of additional allocations including the four sites identified above: Allocation SS20 should be excluded in its entirety from the Plan as it is not a site being brought forward within the Plan period.

- Objection is made to policies DP1 and DP2, not as a matter of principle but because of the failure of the Plan to meet the current and future needs of the population for the reasons explained.

The 20% buffer should be applied across the entirety of the Plan period.

Employment

The Plan itself identifies that there has been a significant increase in the amount of B1a floorspace required. There is a need to ensure that employment sites are suitable, viable, available and deliverable now. An additional supply of B1a land needs to be provided in order to provide sufficient flexibility within the delivery programme.

Tourism and hotels

Policy EC4 recognises the contribution that tourism makes to the economy of York and notes the need to maintain and improve the choice and quality of visitor accommodation to encourage overnights stays “*particularly by higher spending visitors*”. Given the very constrained character of the city centre in York there is a need to allocate land for a high quality hotel set within grounds on the outskirts of the city centre but accessible to it. The site at Sim Balk Lane represents an ideal opportunity to provide an allocation for a modern spa-style hotel accessible to the city centre due to the proximity to the park and ride.

The application of paragraph 182 of the National Planning Policy Framework

The National Planning Policy Framework requires an assessment of the soundness of the Plan. Four criteria are set out within paragraph 182. The Plan here fails each one of these criteria:

- The Plan is not “positively prepared”. The Plan clearly fails to address the full objectively assessed needs for development for housing purposes where there is a huge degree of under-provision with the Council failing to even meet the minimum requirements advised to it by its external consultants. There is also a need to provide additional land for B1a employment purposes: The Plan is not “justified”. The 867 annual housing requirement is not based on a proportionate evidence base, and is a wholly inappropriate strategy failing to meet for objectively assessed needs: The Plan is not “effective”. The Plan fails to meet housing need within the first five years of the Plan even on its own understated figures. Delivery relies on a number of very large sites which will not deliver within the Plan period or until late within

the Plan period and therefore there is significant uncertainty about delivery in the latter part of the Plan period as well as the early part of the Plan period: The Plan is not "consistent with national policy" because it fails to meet the national requirement to significantly boost the supply of housing relying on inappropriate and understated figures. It follows that the Plan is not sound, because it fails all of the elements of the relevant test.

Conclusion

In conclusion the Plan is fundamentally unsound. There is an overriding need to reassess the objectively assessed need for housing and to increase it by a very significant amount and provide for additional housing sites, especially those capable of delivery within the first five years of the Plan period.

We seek the allocation of the following four sites for housing purposes. The justification for each of these in site-specific terms is set out in our representations to the Regulation 18 draft of the Plan and copies of those representations are attached hereto:

1. land on the north-eastern side of Sim Balk Lane to the north of the A64;
2. land on the south-western side of Sim Balk Lane to the north of the A64;
3. land to the west of Bishopthorpe, north of Copmanthorpe Lane; and
4. land to the north of Bishopthorpe, north of Church Lane.

All of these sites are sought to be allocated for housing. However, as an alternative it is sought to allocate the site at Sim Balk Lane for B1a purposes or for educational purposes, or for a hotel both of which uses are needed and would be consistent with adjacent land uses.

Gateley Plc
3 April 2018

From: Gen Kenington [gen@johnsonmowat.co.uk]
Sent: 03 April 2018 09:27
To: localplan@york.gov.uk
Subject: York Local Plan - Publication Draft. Response on behalf of KCS Development Ltd
Attachments: KCS - Publication Draft Comments Form.pdf; York Draft Local Plan Response KCS Chapelfields 03-04-18.pdf

Dear Sir or Madam,

Please find attached a completed response form and representation document in response to the York Local Plan Publication Draft, submitted on behalf of KCS Development Ltd in particular relation to their development interests on land west of Chapelfields.

Please could you acknowledge receipt of the attachments.

Kind regards

Gen Kenington (Née Berridge)
MTP MRTPI
Associate Director

Johnson Mowat
Planning & Development Consultants

Coronet House, Queen Street, Leeds, LS1 2TW

T: 0113 887 0120 W: www.johnsonmowat.co.uk

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Johnson Mowat, Coronet House, Queen Street, Leeds, West Yorkshire LS1 2TW
Registered in England Nos: OC407525

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

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Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title		Mr
First Name		Mark
Last Name		Johnson
Organisation (where relevant)	KCS Development Ltd	Johnson Mowat
Representing (if applicable)		KCS Development Ltd
Address – line 1	c/o Johnson Mowat	Coronet House
Address – line 2		Queen Street
Address – line 3		Leeds
Address – line 4		
Address – line 5		
Postcode		LS1 2TW
E-mail Address		mark@johnsonmowat.co.uk
Telephone Number		0113 887 0120

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

X

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

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4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

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Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared **Justified**

Effective **Consistent with national policy**

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.	<input type="text"/>	Policy Ref.	DP3, SS1, SS2, SS4, SS13, SS19, SS20	Site Ref.	942 Land west of Chapelfields
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5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

See attached statement and appendices

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

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See attached statement and appendices

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the Examination X

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To have the opportunity to present the case in support of the site at Chapelfields, as well as engage in the debate in relation to the housing provision.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

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We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

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Signature

Date

3rd April 2018

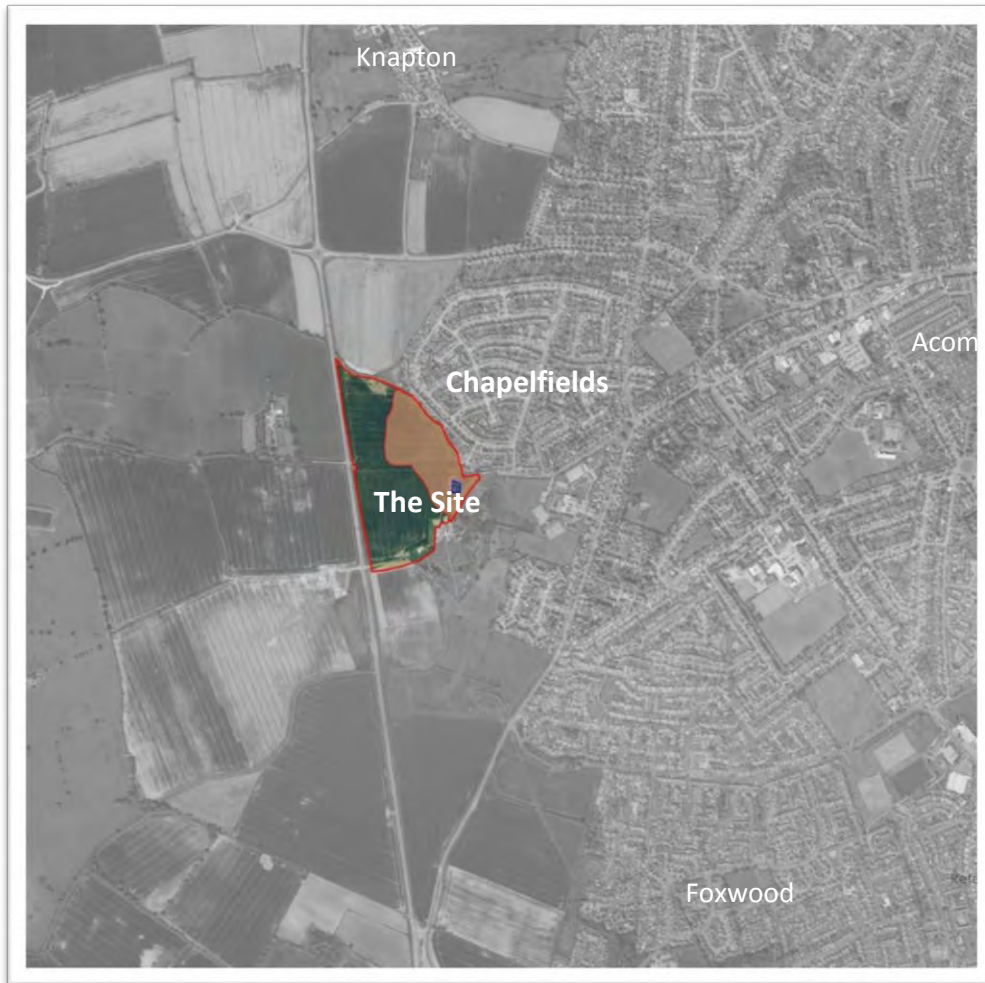
¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012



JohnsonMowat
Planning & Development Consultants



**CITY OF YORK LOCAL PLAN
PUBLICATION DRAFT CONSULTATION**

**LAND TO THE WEST OF CHAPELFIELDS, KNAPTON
On Behalf of KCS Development Ltd**

3 April 2018



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1.0 INTRODUCTION

- 1.1 Johnson Mowat have prepared this response to the City of York Local Plan Publication consultation on behalf of our client KCS Developments in relation to their land interests west of Chapelfields, on the western edge of York City.
- 1.2 A consultation response to the York Local Plan Pre-Publication Draft was also submitted on 30th October 2017 in relation to this site.
- 1.3 The purpose of our response is to comment upon the spatial strategy of this Local Plan specifically in relation to housing. Forming part of our response, we also object to the rejection of land West of Chapelfields on the immediate western edge of the York City main urban area, which we consider should be included as a housing site. The site could come forward in the early part of the plan to meet the current housing supply shortfall. It is in a sustainable location and would be a modest and logical extension to the western urban edge of York with the ability of delivering circa 90 dwellings.
- 1.4 National planning policy sets clear expectations as to how a Local Plan must be prepared in order to be justified, effective, consistent with national policy and positively prepared to deliver sustainable development that meets local needs and national priorities. We consider that the Local Plan as currently drafted fails to meet these four tests of soundness.
- 1.5 The four tests of soundness are discussed below:-
- **Positively Prepared** – the plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base;
 - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 1.6 Our major concern with the document as currently drafted are summarised as follows:
1. The Local Plan does not adequately set out a proposed spatial strategy and framework for the future development of the City of York;



2. The Objective Assessment of Housing Need [OAHN] does not accord with guidance set out in the National Planning Policy Framework [Framework] and Planning Practice Guidance [Practice Guidance]; it does not incorporate the latest projections on household formations and jobs growth.
 3. The Council has not produced a trajectory or a detailed assessment of the 5-year supply position as required by the Framework. The supply is overly reliant on windfalls. The housing supply set out in the Local Plan is therefore not justified.
 4. The Council's selection and de-selection of sites based upon Landscape quality is not proven.
- 1.7 In the context of the above, it is not possible to consider the suitability of the sites set out in the Local Plan as it is neither sound nor effective and has not been positively prepared.
- 1.8 The City of York's unmet housing need has not been addressed and it is therefore not consistent with national policy which requires that Local Planning Authorities ensure that Local Plans meet the full, objectively assessed needs in the housing market area. In producing this response, we are mindful of the housing requirement work undertaken by NLP and are supportive of its findings that conclude the housing requirement for the plan period should be at least 1,150 dwellings per annum.
- 1.9 In our opinion, there is a need for more housing allocations to make good the early years 5 year supply shortfall. There is a need for more allocations and safeguarded land to give the Local Plan longevity to 2038 to support the new Green Belt boundaries for a period of 20 years.



2.0 SITE SPECIFIC LANDSCAPE ASSESSMENT REMARKS

2.1 The case for this site at Chapelfields has been made in previous iterations of the Local Plan. In 2013 the promoters sought pre-application advice on the understanding the site sat outwith the Draft Green Belt. Extensive technical studies have been undertaken regarding the suitability of the site, these include:-

- Landscape Assessment
- Geotechnical assessment
- Transport Assessment
- Flood Risk and Drainage
- Cultural Heritage assessment

2.2 All the above studies individually concluded the site to carries no overriding technical constraint and cumulatively confirm the site would represent sustainable development. We have appended to this response at Appendix 1 the previously submitted promotional brochure for this site. The site when initially put forward included a larger site area which extended west up to the A1237, with a capacity of circa 200 dwellings. The Council's Technical Officer Assessment of the then larger site at the early stages of the Local Plan preparation concluded that "some extension of Chapel Fields may be viable but not the extent proposed in the submitted material." The developable site area has subsequently been reduced significantly, with the current proposed capacity of 89 dwellings (See Appendix 1).

2.3 Over recent years our client has worked very closely with the Rufforth and Knapton Neighbourhood Plan and has reached a stage with them where there is agreement between the parties that the Neighbourhood Plan Team agree that if Green Belt release is required within the Parish to meet York's housing target then this site is their preferred option. The Submission Consultation of the Rufforth with Knapton Neighbourhood Plan commenced on 19th March 2018 and runs until 2nd May 2018. Although the Neighbourhood Plan does not identify the site as a housing allocation it states that it is the least damaging in terms of outlook and access to services and if the City of York requires additional land to the west of the City to meet housing requirements (which we consider to be the case) the Neighbourhood Plan team may be prepared to reconsider this site.

2.4 Our review of the portfolio of preferred sites in the Publication Draft has identified the Council's strategy in delivering sites to meet the housing need as one of a combination of urban expansions, provision of new settlements and restricted growth in existing settlements. The site at Chapelfields is for the development of circa 90 dwellings and would create an urban extension to the existing settlement of Chapelfields.



2.5 The site at Chapelfields is an appropriate site for housing development given its proximity to key transport infrastructure such as bus routes as well as its proximity to existing services. The removal of this site from the draft Green Belt would result in minimal intrusion into the remaining open draft Green Belt as well as rounding off the settlement pattern creating a positive link with the surrounding countryside.

2.6 With respect to more detailed technical matters, the following points are made:-

Access:

A suitable access via Grange Lane can be achieved. While there are continuing discussions over the final design of this access road, the ability to extend Grange Road to access the site is accepted.

Flood Risk:

The site is of a low flood risk.

Cultural Heritage:

While sub-surface heritage may exist on the site, this is no different to any of the other chosen sites within the Local Plan. There are no known heritage assets that would prevent the allocation of this site. Discussions have been held with City of York officers to agree a schedule of pre-development investigations.

Ecology:

The site is of limited ecological value, a point acknowledged by the Council.

Residential Amenity:

The site is located adjoining an existing residential area with no conflicting land uses. The site is sufficiently distant from the Ring Road such that noise and air quality levels will be acceptable.

Social Infrastructure:

The site is suitably located on the edge of the urban area which it connects to at several points, such that it would make best use of all local facilities including schools and healthcare. There is currently adequate capacity in local schools.

2.7 The above assessment review confirms the site is technically suitable, subject to appropriate landscape screening to ensure the setting of the city is protected. The site is clearly of a scale



that would be immediately attractive to the development market and would assist in making good a short term gap in the Council's 5 year housing land supply.

Landscape Analysis

- 2.8 In addition to the points referenced above, our clients have instructed further work to review the Council's continued statement that development of this proposed site would result in some form of unacceptable landscape harm. We refute this point and state the Council has never produced a credible landscape evidence base from which to draw this conclusion. The site was not identified in either the York Green Belt Appraisal (2003) or the Historic Character and Setting Technical Paper (2011) as land being important to any of these functions. In 2013 the Council produced an 'Historical Character and Setting Technical Paper' as an update to the 2011 Technical Paper. In this paper the 'Area Retaining Rural Setting' was extended to include the site, however there was no landscape based assessment for the extension of this area, which appears to have been made on the presumption that the land must perform the same role due to its adjacency to other land that lies within the 'retaining Rural Setting' area. We maintain our concerns with the manner in which the sudden inclusion of this site within the 'Area Retaining Rural Setting' has occurred. Further detailed text in relation to this is included at Appendix 2, provided by Golby and Luck Landscape Architects - October 2017.



3.0 GREEN BELT AND SAFEGUARDED LAND (POLICY SS2)

- 3.1 We support the Council in its acknowledgement that the current 'Draft' Green Belt boundary will need to be altered to meet the development needs of the area. This is clear from the evidence provided by the Council.
- 3.2 The Pre Publication Draft and subsequent Publication Draft is an improvement on the Preferred Options Paper of 2016 in that it recognises the Plan Period needs to run to 2038 and not 2032 as was the case in the 2016 version.
- 3.3 However, the Pre-publication and subsequent Publication Draft fails to provide sufficient land for housing and again contains no Safeguarded Land. This is in our opinion a shortcoming of the Plan.
- 3.4 The identification of Safeguarded Land is considered particularly important as the Plan will set detailed Green Belt boundaries for the first time and an appropriate and sound strategy is therefore required to enable flexibility up to and beyond the plan period. We consider that Safeguarded Land is required in the City to provide a degree of permanence to the Green Belt boundary and avoid the need for future review. It would also provide flexibility and allow land to be brought forward quickly without a fundamental review of the whole Local Plan if allocated sites were unable to deliver the quantum of development envisaged. This is particularly important when considering the complex nature of some of the sites that are proposed for allocation in the Plan e.g. York Central and land to the West of Elvington Lane, as well as potential heritage issues with other sites across the City which may prevent the deliverability of some allocated sites coming forward as envisaged Flexibiity is therefore essential, with a contingency of sites required to not only provide a buffer of sites but in addition, respond to the fact that the housing requirement is a minimum target rather than a maximum figure.
- 3.5 The current approach adopted in the Plan conflicts with national guidance and advice sought by the Council from John Hobson QC (Landmark Chambers) in relation to Safeguarded Land which concluded that:

“In my opinion if no safeguarded land is identified in the emerging Local Plan this would give rise to a serious risk of the Plan being found unsound. There would be a failure to identify how the longer term needs of the areas could be met, and in particular a failure to indicate how those longer term needs could be met without encroaching into the Green Belt and eroding its boundaries”



- 3.6 The Council has also been advised by Counsel that it would be appropriate for the Green Belt to endure for a ten year period beyond the life of the Plan. We therefore request that the Plan is amended accordingly to ensure that it is effective and consistent with national policy.
- 3.7 This Local Plan provides the Council with an opportunity to consider all draft Green Belt and non draft Green Belt areas afresh. It is our opinion the site at Chapelfields would never have formed part of the original draft York Green Belt given the inner boundaries were never fixed.
- 3.8 Having regard to paragraph 80 of the Framework, the site performs none of the five purposes of Green Belt:-
- The site does not promote urban sprawl given it appears as a logical 'rounding off' of the urban form.
 - The site does not create a threat to merging neighbouring towns.
 - The site does not represent an encroachment into the countryside given the Outer Ring Road represents the point for more open countryside.
 - The site has not been kept open in order to preserve any historic setting.
 - Not developing the site would not otherwise result in urban regeneration.
- [Further detailed comments in relation to the five Green Belt purposes are contained in the Chapelfields Promotional Brochure in Appendix 1]
- 3.9 It is clear that the draft Green Belt Boundaries of York will need to be altered and it is considered that the site at Chapelfields would be a suitable site to allocate for housing. The development of this site would provide a logical urban extension to the existing settlement of Chapelfields.



4.0 GENERAL POLICY REMARKS

Plan Period 2033 or 2038?

4.1 Under the sub-heading 'About the Plan' para i) confirms the Local Plan Period runs from 2017 to 2032/33 with the exception of Green Belt boundaries which will endure to 2037/38. The text requires clarification. Points to note are:-

- The Plan Period should be 1st April 2017 to 31st March 2038. This would remove any confusion.
- The housing allocations only partly extend beyond 2033, significantly tailing off after that date such that the five year period 2033 to 2038 only delivers half the housing requirement in those years - even then, delivering from no more than 4 known sites and windfall. Given there is no Safeguarded Land in the Plan, it is clear the Plan fails to justify the 2038 end date with the allocations as presented in Trajectory (Figure 5.1 Housing Allocations) demonstrating those shortcomings.

Jobs Growth

4.2 Paras 1.34 and 4.2 both make reference to the jobs growth forecast although para 4.2 makes reference to an additional forecast from Experian. It is now unclear as to which forecast has been used and how these relate to the Leeds City Region work and Northern Powerhouse. It is also unclear as to which methodology has been used to calculate the housing requirement.

Housing

4.3 While we support the reference to the 'notable affordable housing need' and increasing affordability concerns in the City in para 1.46, it is clear this recognition has not been taken forward into the housing requirement number that will be used to help resolve these problems.

Provide Good Quality Homes and Opportunities

4.4 Para 2.5 informs that 'By the end of the plan period sufficient sites will have been identified for viable and deliverable house sites ...'. This needs rewording to inform these sites are to be identified now, at the start of the plan period. This para also needs to be clear over the plan period, that being up to 31 March 2038. The quantum of housing referenced in this para at 867 dwellings per annum is also at odds with that referenced in Trajectory Table 5.2 which seeks to make good the early years (2012 to 2017) shortfall and adds back a further 56 dwellings per



annum up to 31 March 2033. As such, the requirement for 1st April 2017 to 31st March 2033 is 923 per annum. For the avoidance of doubt, we don't accept that figure but if the Council are to continue with 867, it should at least be referenced correctly.

Policy DP3: Sustainable Communities

- 4.5 While we have no overall objection to Policy DP3, the wording in 'iv)' needs to be amended from 'highest standards' to 'high standards'. There will be cost constraints to having to seek the very highest standards of embedded sustainability which may ultimately be weighed against delivering other benefits such as affordable housing.

Policy SS1: Delivering Sustainable Growth for York

- 4.6 As drafted, Policy SS1 wrongly references the housing number for the Plan Period and seeks a housing number that is not supported by the evidence base or the Sustainability Appraisal (SA). SS1 contains a lower than required housing number and is therefore unsound for the following reasons:-

- Not positively prepared – housing requirement is too low, the 867 dpa will act as a brake on economic growth and harm the delivery of affordable housing.
- Not justified – the evidence base and SA supports a higher figure.
- Not effective – the housing fails to deliver the full requirement and fails to align with the Plan Period for the Green Belt boundaries up to 2038.
- Not conforming with National Policy – it fails to carry forward the guidance in NPPG (para ID 2a 002 onwards).

- 4.7 Furthermore, the policy seems to suggest that brownfield/PDL will be phased ahead of greenfield sites. While this approach is inconsistent with the balanced approach taken in the Framework, it is also unclear as to how this would work in reality given the allocations in this York Local Plan are all released in a single phase.

Para 3.3 Housing Growth

- 4.8 This para needs to be aligned with Table 5.2 in the Plan and recognise the fact that the shortfall since 2012 has been rolled into the new Plan Period commencing 2017. The introduction text in the Plan states the Plan Period commences 2017. If that is the case the housing requirement is $867+56 = 923$ as per the trajectory table.



Objectively Assessed Housing Need

- 4.9 As stated above, we are concerned the Council has taken a political route in selecting the lowest possible housing number available. The 'Political' influence is clear from the Introduction text to the September 2017 SHMA Update. The 2017 SHMA Update is essentially the GL Hearn May 2017 update that suggests an OAN for the period 2012 to 2032 of 867 dwellings plus a 10% uplift to address affordability concerns. GL Hearn therefore advise of an OAN of 953 (excluding the shortfall 2012-17).
- 4.10 In advising the 953 dpa figure, the 2017 SHMA report states the 867 dpa figure "would not however address the City's affordability issues." (May 2017 SHMA Para 5.)
- 4.11 The Council's 2017 Sustainability Appraisal Appendix N provides for a comparison appraisal of the 867 and 953 dpa figures. While the 953 dpa figure scores no worse against the 15 SA Objectives, it does in fact score better under objectives 1, 4 and 5. The assessment under SA Objective 1 (meeting the diverse housing needs of the population in a sustainable way) scores a negative long term score when considering the 867 dpa figure and a double positive for the 953. Not only do GL Hearn consider the 867 dpa figure to be too low and harmful but this view is equally shared by Amec Foster Wheeler in the September 2017 SA.
- 4.12 From all the material available, it would appear only the unqualified Elected Members are of the view the 867 dpa figure should be maintained. It is for that reason we consider Policy SS1 is unsound on the basis that the evidence base has been ignored for essentially political reasons.
- 4.13 Applying the 953 dpa figure from the 1st March 2012 SHMA base date would equate to the following:-
- 1st April 2012 – 31st March 2038 (26 yrs in total) = 24,778
 - Requirement from 1st April 2017 = 21 years x 953 + early shortfall (896) = 20,909
- or
- **996 dwellings per annum 1st April 2017 to 31st March 2038**

Alternative OAN Work and inputs

- 4.14 We are aware of modelling of housing need undertaken by NLP and others. As noted within our comments upon the Duty to Co-operate above neither the 2016 SHMA, nor its addendum



have considered the implications of the LEP ambitions for growth. This should be factored into the assessment.

- 4.15 The 2016 SHMA identifies a small increase of just 8dpa to take account of market signals, this is less than 1% of the identified OAN. Paragraph 11.34 identifies that this adjustment is made to reflect the level of suppression in household formation. We consider this uplift to be too low.
- 4.16 The PPG, paragraph 2a-019, identifies a series of market signals which should be considered. These include land prices, house prices, rents, affordability, rates of development and overcrowding. According to the PPG a worsening trend in **any** indicator requires an upward adjustment to planned housing numbers compared to ones based solely on household projections (paragraph 2a-020). The SHMA correctly considers the majority of these signals. It is notable from the analysis that York performs poorly against rates of development and affordability.
- 4.17 In terms of under-delivery this amounted to almost 23% of the target between 2004/5 and 2013/14 (paragraph 8.38; 2016 SHMA). If this were further updated this under-delivery would further increase. In terms of affordability this continues to deteriorate and stands significantly above the national average. These two indicators alone suggest a need for a market signals uplift.
- 4.18 It is recognised that the 2016 SHMA applies an uplift to HRRs which may account for some of the suppression of household formation. It is, however, notable that the PPG provides a distinction between adjustments for household formation rates from any market signals uplift. The PPG question *‘What is the starting point to establish the need for housing?’* (ID 2a-015) is clear that the household projections plus such adjustments for issues such as household formation and the effects of under-delivery on migration represent the demographic starting point. A market signals uplift is clearly made after this starting point. The PPG clearly separates the two issues and states;

“The housing need number suggested by household projections (the starting point) should be adjusted to reflect appropriate market signals” (PPG ID 2a-019).

- 4.19 Given the signals described above it is considered that a market signals uplift of 20% is warranted. The need for such an uplift is also supported by the significant affordable housing need within York. As stated above, we are aware of the work on OAHN undertaken by others including the modelling work of NLP. We acknowledge the approach taken by NLP which we understand forms part of their submission and concludes an OAHN of **at least 1,150 pa.**



Emerging NPPF and Planning Practice Guidance (incorporating DCLG Housing Methodology)

- 4.20 Since the Pre-Publication Draft Local Plan Consultation the DCLG 'Planning for the Right Homes in the Right Places' consultation has ended and the draft NPPF has been published, along with Draft Planning Practice Guidance. The NPPF is expected to be formally published in Summer 2018. The standard DCLG Housing Methodology approach to rectifying affordability problems identifies for York a OAN of 1,070 dpa, again significantly above that of the Local Plan as currently proposed.
- 4.21 The Draft Planning Practice Guidance states that "the need figure generated by the standard method should be considered as the minimum starting point in establishing a need figure for the purposes of plan production." In terms of an authority identifying a housing need lower than the number identified by the standard method the draft PPG states:
- "Plan-making authorities should use the standard method for assessing local housing need unless there are exceptional circumstances to justify an alternative approach. Any deviation which results in a lower housing need figure than the standard approach will be subject to the tests of soundness and will be tested thoroughly by the Planning Inspectorate at examination. The plan-making authority will need to make sure that the evidence base is robust and based on realistic assumptions, and that they have clearly set out how they have demonstrated joint working with other plan-making authorities."
- 4.22 We are aware that the Council are not obligated to apply the emerging NPPF, given the transitional arrangements which allow for an authority to apply the existing (previous) NPPF policies for the purposes of examining plans, where they are submitted on or before 6 months of the adoption of the final Framework, which is likely to be the case, as it allows the Council to submit the Local Plan before the end of 2018. This essentially means that the Council are not required to take into account the standard OAN methodology. That said, it is strongly recommended that the housing need in the Local Plan is increased to a minimum of 1,070 dwellings per annum at this stage, in alignment with the methodology, which will require the identification of additional land, to ensure that the inevitable changes to the Green Belt in York are made now, and secured for the long term. To not increase the housing requirement now will only lead to inevitable changes at the first review of the Local Plan (5 years from adoption), whereby an increase will lead to additional Green Belt changes. Given that this Local Plan is the opportunity to actually designate Green Belt land in York, it would be more appropriate to secure the long term permanence of the Green Belt now.



Conclusions relating to Policy SS1

4.23 In reviewing the various OAN options, it is clear there is no sound evidential approach to adopting the 867 dpa figure. The range of alternatives are:-

- Local Plan text Policy SS1 867 dpa
- Policy SS1 corrected for early years shortfall 923 dpa
- 2017 SHMA recommendation = early years shortfall 996 dpa
- DCLG Consultation Housing Methodology 1,070 dpa
- NLP Alternative with higher adjustments for jobs and market signals 1,150 dpa

4.24 The figures of the 2017 SHMA (adjusted for early years shortfall) and the DCLG Methodology are broadly similar and would suggest the net annual requirement for York is least 1,000 dwellings per annum based upon York's own evidence and more likely 1,150 dpa in the DCLG and NLP work once economic growth is factored in.

Approach to Housing Selection

4.25 Having reviewed the portfolio of sites set out in the Local Plan, it appears that the Council's strategy is a combination of urban expansion, the provision of isolated new settlements and restricted growth in existing settlements. The document contains no narrative as to how, or why, the Council has arrived at this approach, nor does it set out the implications of this pattern of spatial distribution or discuss the alternative options considered.

4.26 In sustainability terms, we consider it more appropriate to focus growth in the York urban area and expand existing settlements. This approach would make best use of existing infrastructure and resources, as well as ensuring that the needs of the local community are met. In particular, the failure to allocate land in existing settlements will increase affordability pressures in the City.

4.27 The proposed spatial strategy for the City, and how this will be achieved over the lifetime of the Plan (up to 2038), should be set out clearly in the Plan. Without this context it is not possible to consider the suitability of the revised portfolio of sites. The absence of an overarching spatial strategy is apparent as the Plan identifies two strategic housing allocations in isolated locations, significantly separated from the main urban area. Such an approach does not promote sustainable patterns of development as required by the Framework, and therefore conflicts with national guidance.



Concerns relating to ST15 - Elvington

4.28 Whilst it is accepted and welcomed that the development of Green Belt sites will be necessary to accommodate York's housing growth, we are concerned that the proposed allocation of land to the West of Elvington Lane [Allocation ref. ST15] would not create and support, sustainable patterns of development for the following reasons:

1. ST15 is situated in the open countryside in an isolated location, with no existing infrastructure capable of accommodating the proposed levels of development. This would result in a long lead in time as the provision of infrastructure is a long, complex and costly process. ST15 could therefore only provide new homes towards the end of the plan period and there is no certainty over the potential supply due to the complexities of delivery. It is also important to highlight that there is no known developer interest in this site at this time.
2. The necessity to create and maintain an appropriate landscape setting and substantial buffers would result in the loss of developable area and not make the best use of the land.
3. The vision for ST15 is to create a 'garden' village which includes shops, services and community facilities to meet the needs of future residents. In the case of ST15, the Council has failed to recognise that new settlements need to be of a sufficient size to support the required range of social and physical infrastructure. For example, in order for a new settlement to be truly sustainable, it would need to provide a secondary school. This would require a minimum of some 5,000-6,000 homes.

4.29 ST15 has been subjected to a Sustainability Appraisal but for whatever reason appears to score no differently to other Strategic Sites in terms of accessing all local services. Given its remoteness, this would suggest there is a flaw in the scoring system.

4.30 Figure 5.3 informs of the main transport corridors in relation to the main urban area. These transport corridors reflect the areas that are currently well connected to public transport. ST15 is clearly remote from such services.

Concerns relating to York Central (Site ST5)

4.31 We have expressed concern over the over-reliance of delivery from the York Central site. York Central has a long history of non-delivery. While we envisage some residential development on the York Central site, it will not be at the amount envisaged in this Plan.



Concerns relating to ST35 (MoD Strensall) and ST36 (MoD Fulford)

- 4.32 Both these sites are owned by the MoD and both are currently operational. While the MoD has expressed an intention to dispose of these sites, these proposals are not immediate, nor certain. As can be seen from Table 5.1, ST35 is a medium term release and ST36 is a long term release.
- 4.33 The text to ST35 in Policy SS19 informs the site is to be disposed of in 2021 but is not without challenges. The site lies adjacent to a SSSI and requires a sensitive approach to development. The text informs the site is remote from existing services such that the 578 dwellings will need to deliver a retail shop and a primary school. Both of these will impact upon the sites' viability.
- 4.34 Site ST36 in Policy SS20 is equally uncertain given it will not be released until 2031 and development unlikely to commence until 2033, the end of the Council's housing delivery period. The text in Policy SS20 and supporting paragraphs references a raft of heritage concerns which may impact on the quantum of delivery from the site; this will be the case should many of the existing buildings need to be retained.
- 4.35 It is our opinion that site ST36 lacks certainty such that it should not be an allocated site. In making this suggestion to remove this site there is a recognition the site could be developed in time but that could be for a later review of the Plan.

Concerns relating to the 5 year supply

- 4.36 It is known and accepted by the Council that it is unable to currently demonstrate a 5 year supply of housing and that matters will only worsen should the adoption of a new Local Plan be delayed.
- 4.37 The extent of the current supply and recent shortfall is a matter of dispute as the OAN options referenced above vary significantly. The greater the OAN, the greater the shortfall and the greater the 5 year requirement looking forward over the next 5 years once the Framework para 47 shortfall and buffer are correctly applied.
- 4.38 The Council's 2017 Local Plan and SHLAA both contain a delivery trajectory but lack any real detail. From the material available, it would appear the Council is reliant on several large strategic sites making an early delivery start with high levels of delivery. It is our opinion that this approach is unrealistic, especially given known and well researched lead in times for large strategic sites such as ST14 and ST15, ST35.



4.39 When an OAN higher than that sought in the Local Plan is applied with longer lead in times from these larger more remotes sites, the current Local Plan falls well short of an early years 5 years supply.

4.40 We have significant concerns with the Council's continued use of student accommodation in the completion figures, which artificially boosts the housing delivery figure. The Council's Housing Monitoring Update October 2017 reveals that in the first half of 2017/18 of the total 1,036 net housing completions, 637 were from privately managed off campus student accommodation, and only 371 were from traditional Use Class C3 housing completion sites.

Need for additional sites and Safeguarded Land

4.41 Having regard to the fact that the OAN/requirement needs to be higher and that doubts can be expressed over the selection of certain sites (ST15, ST35, ST36) as well as potential heritage issues with certain sites, where delivery may not come about as forecast, we consider this Local Plan has a shortfall of housing in terms of the following:-

- The Plan lacks sufficient housing allocations to deliver the 21,000 net dwellings for the Plan Period up to 2038
- The Plan lacks flexibility by having no Safeguarded Land to give a new Green Belt any degree of permanence.

Long Term Delivery 2033 to 2038

4.42 The threat of insufficient housing over the Plan period is evident from the Council's own trajectory at Figure 5.1. The Plan informs of a supply of housing land up to 2038 yet beyond 2033 the Plan as drafted has only limited supply from the following:-



Long Term Delivery Trajectory Post 2033

Source	2033/34	2034/35	2035/36	2036/37	2037/38
Windfall (Para 5.8)	169	169	169	169	169
Elvington ST15	150	150	150	150	150
Clifton Moor, ST14	100	50			
ST36 Fulford	50	100	100	100	100
Total	469	469	419	419	419
OAN (minimum)	1,000	1,000	1,000	1,000	1,000
Shortfall	-531	-531	-581	-581	-581

- 4.43 As can be seen above, the Plan makes very little provision post 2033 meeting less than half the requirement in the period 2032/33 to 2037/38 and with no fall back Safeguarded Land. The table above demonstrates the need to identify long term sources of supply such that delivery can be maintained across the whole Plan Period.

Remedy

- 4.44 In order to remedy the lack of flexibility and potential longer term shortfall up to 2038, the Plan needs to Allocate and Safeguard more land.



5.0 CONCLUSIONS

- 5.1 This response has covered a number of concerns with the City of York Publication Draft Local Plan. The housing requirement in Policy SS1 is not supported by the evidence base or the Sustainability Appraisal and is considered unsound. There does not appear to be a sound evidential basis for the proposed 867 dpa figure. We suggest that the net annual requirement is at least 1,000 dwellings per annum based upon the Council's own evidence, and more likely to be 1,150 dwellings per annum based on the DCLG standard methodology and Lichfields work, once economic growth is factored in.
- 5.2 Given our conclusions that the proposed housing requirement is too low, it is recommended that further sites are required to be identified for development. Furthermore, and regardless of our consideration that the housing requirement figure is unsound and not high enough, we have a number of concerns with the Council's approach to housing selection, concerns with the some of the sites that have been identified and concerns with the fact that the Council have failed to identify any safeguarded land.
- 5.3 In order to make the plan sound it is recommended that the minimum annual housing provision is increased and additional sites are identified. The site west of Chapelfields is an appropriate and available site with the ability to deliver circa 90 dwellings, as a small urban extension to the existing settlement edge on the western side of York. In seeking to achieve the delivery of sustainable development via the Local Plan, we support the idea that in terms of new housing it is appropriate to focus growth in the York urban area, and to expand the existing main urban edge and outlying existing settlements before considering isolated new settlements outside of the ring road. This approach would make best use of existing infrastructure and resources and lessen potential congestion concerns. The site at Chapelfields would fit comfortably with this approach, as a logical and contained extension to the existing urban edge. Now is the appropriate time to allocate this site and secure a long term Green Belt boundary. There are no technical reasons why the site should not be allocated for development.



APPENDIX 1



SITE LOCATION

CHAPEL FIELDS, YORK

Introduction

York City Council, like all Local Authorities in England, has a duty to maintain a five year land supply for new housing.

In order to achieve this the Local Authority, as well as producing a Development Plan, need to continuously identify sites for residential development.

It is commonly agreed that insufficient Brownfield land within the City of York exists to supply all the Local Authority's housing needs.

Decisions will therefore have to be made by the Local Authority, Parish Councils etc. where further development can take place.

There have been previous suggestions that villages around the City should be expanded or indeed even new settlements within the Greenbelt created, but both these courses of action do give rise to issues, both to existing residents and in respect of the sustainability of the new developments.

As York City itself is viewed as the most sustainable location within the York area it therefore seems sensible that some expansion of the City must be considered as one of the ways the Local Authority can meet its housing need.

The City of York is generally deemed to be surrounded by Greenbelt, although no proper review of the Greenbelt has taken place for many years.

It therefore stands to reason that if the City is to expand then any expansion must respect the strategy behind the original Greenbelt designation and if it can be shown that land can be released without a detrimental effect to overall Greenbelt aims, then any new development that is proposed must logically be designed to the highest standards.

Green Belt Issues and Analysis

The National Planning Policy Framework (NPPF) confirms that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

When considering the impact of releasing land from the Green Belt for housing (or other) development, it is first necessary to consider the particular value of that piece of land in terms of its strategic Green Belt function. This enables us to understand how its allocation for development would affect the wider strategic functioning of the Green Belt.

For the purposes of this document, the value of the Site can be measured by reference to its performance against the five purposes of including land within the Green Belt. This is considered over the next few pages.

1. To check the unrestricted sprawl of large built up areas

Development of the Site will result in the extension of the existing built up area of Chapel Fields on the edge of the City limits.

However, if the Council is to meet the identified housing need, Green Belt land must be released for development and therefore a level of sprawl is inevitable. In these circumstances, it is therefore important to ensure that sprawl is controlled. In this respect, future development of the Site will be controlled by clearly defined and robust boundaries (including significant planting and a further landscape buffer to the A1237), designed to protect against future pressure to develop the surrounding Green Belt land.

See Figure 1.1 below:



Figure 1.1: Defensible boundaries

¹The Council's latest position on housing figures is set out in the Local Plan (Preferred Options) document. Whilst halted, this document nevertheless confirms a need for York to provide a minimum of 1090 homes per annum with an additional 15% buffer supply (taking the total per annum to a possible 1250 dwellings). This was based on the Office for National Statistics' (ONS) 2008 projections which indicated that 1270 households would form per annum in York. However, in light of the latest ONS forecast (2012), it is anticipated that the Council will reduce the above figure by 20%, creating an amended requirement of 1000 new households per annum. This remains significant.

It is clear from the above that the landscape buffer zone will ensure that only the eastern half of the wider site is developed, whilst the A1237 provides a further (and significant) barrier to development westwards.

The ring road is perceived as running through a green corridor and the proposed development will not alter this. The closest the development comes to the ring road is 120m a greater distance than Knapton which is 90m and much greater than the 15m at Rawcliffe.

Furthermore, the north western edge of the existing settlement of Chapel Fields wraps around the northern edge of the Site, preventing development northwards. The need to respect the setting of Acomb Grange to the south/south east would further restrict development of the Site.

Figure 1.2 below emphasises the extent to which the site is contained by existing development:



The red lines above denote the barriers to further development of the site.

Figure 1.2: Barriers to further sprawl

2. To prevent neighbouring towns merging into one another

The key strategic areas of separation between settlements are the gaps between Chapel Fields and Rufforth to the east and Knapton to the north. No coalescence would be caused in either case as a result of developing the Site for reasons outlined below:

Chapel Fields to Rufforth

- the development would only extend marginally beyond the western edge of the existing settlement of Chapel Fields;
- a distance of 2.8km would be retained between both settlements; and
- the A1237 and the Rufforth Airfield act as significant existing barriers to further development (and therefore coalescence)

Chapel Fields to Knapton

- a distance of 700m would be retained between settlements;
- the Site would extend no closer to Knapton than the existing settlement of Chapel Fields, which extends 320m further northwards than the Site; and
- the B1224 acts as a significant barrier to further development northwards of the Site, preventing coalescence.

These points are illustrated at Figure 1.3.



Figure 1.3: Strategic areas of separation

3. To assist in safeguarding the countryside from encroachment

As stated above, there is a need to respond to the growing housing demand. This response will necessarily include releasing sites from the Green Belt. It follows therefore that a level of encroachment into the Green Belt will be inevitable.

However, development of the Site would result in a minimal level of encroachment for the following reasons:

- as stated above and illustrated by Figure 1.2, the Site is largely contained within an existing built envelope provided by the existing Chapel Fields settlement to the north and east, the A1237 to the west and Acomb Grange to the south/south east.
- development of the Site would not extend much further west than the western-most part of the existing settlement, and
- the size of the Site is considered to be limited within the context of its surroundings. This is shown on Figure 1.4.

It is considered that development of this contained site on the edge of the City limits would result in a lower level of harm as a result of encroachment when compared to sites which are more rurally located, in the villages and towns surrounding York City Centre.

Notwithstanding the above, it is inevitable that any Green Belt release would result in a level of encroachment into the countryside. Any harm caused as a result must therefore be balanced against other considerations.



Figure 1.4: Spread of development in York

4. To preserve the setting and special character of historic towns

The scheme has evolved through extensive consultation with the Council, resulting in reduction in the scale and density of development from 250 to 102 units, with a further reduction to just 89 units. (See scheme design for details)

5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Development of brownfield land, existing allocations (of which there are currently none in York in the absence of an adopted plan) and sites with the benefit of planning permission represent the preferred options for delivering new housing. This is reflected in the NPPF.

However, these sites do not provide a sufficient deliverable supply of land to meet the growing need. This lack of supply has been publically conceded by the Council.

This situation is exacerbated by the increasing prospect that the two largest housing allocations proposed as part of the Council's draft Local Plan are now unlikely to form part of the Local Plan when the process resumes.

The Council is therefore faced with the following options for delivering against the housing need:

- development of towns and villages surrounding the City Centre, and/or
- development on the edge of the existing city limits.

In our opinion, development of the scale required to meaningfully contribute to the housing need is unlikely to be delivered in the villages and towns surrounding the city on the basis that it would inevitably result in greater harm to the openness and rural character of the Green Belt in those locations.

Consequently, development on the edge of the existing city limits is therefore considered to represent a more sustainable option for new housing development that would result in the lowest level of impact to the open and rural character of the countryside surrounding York, whilst also representing the most sustainable location in terms of links to key transport infrastructure and services.

Summary

The pressing need for housing in York will necessitate a level of Green Belt release – a fact that does not appear to be in dispute by the Council. A broader recognition of this need is further demonstrated by the recent survey of its members by the York Civic Trust, which confirmed a high level of support for new housing in York and, in turn, a need to develop some Green Belt land.³

It is inevitable, therefore, that any Green Belt release will result in a level of conflict with one or more of the five purposes of including land within the Green Belt.

Whilst we intend to expand on the above points as the project moves forward, they nevertheless indicate that there would be limited conflict with the five Green Belt purposes if the Site is released for housing development, which in turn reduces the impact on the wider functioning of the Green Belt. This is (to an extent) evidenced by the Council's comments in response to our July 2013 representation to the Local Plan, wherein the Council's Local Plans Team acknowledged that "some extension of Chapel Fields may be viable".

Notwithstanding the above, the limited level of conflict identified is considered to be clearly outweighed by:

- the Site's ability to deliver against the pressing need for housing in terms of type, tenure and size;
- the Site's highly sustainable location on the edge of the settlement limits, with excellent access to services and transport links (especially in Acomb);
- the Site's limited impact on the openness of the Green Belt and its wider strategic functioning, and
- the range of other planning benefits associated with developing the Site for housing (See Planning Benefits).

²Speech given by Mike Slater (Chief Planning Officer at the City of York Council) at the York Development Plans Update, 9 September 2015, confirming that York is exploring a number of options to accommodate its housing need, including distributing some of its housing requirement to neighbouring authorities.

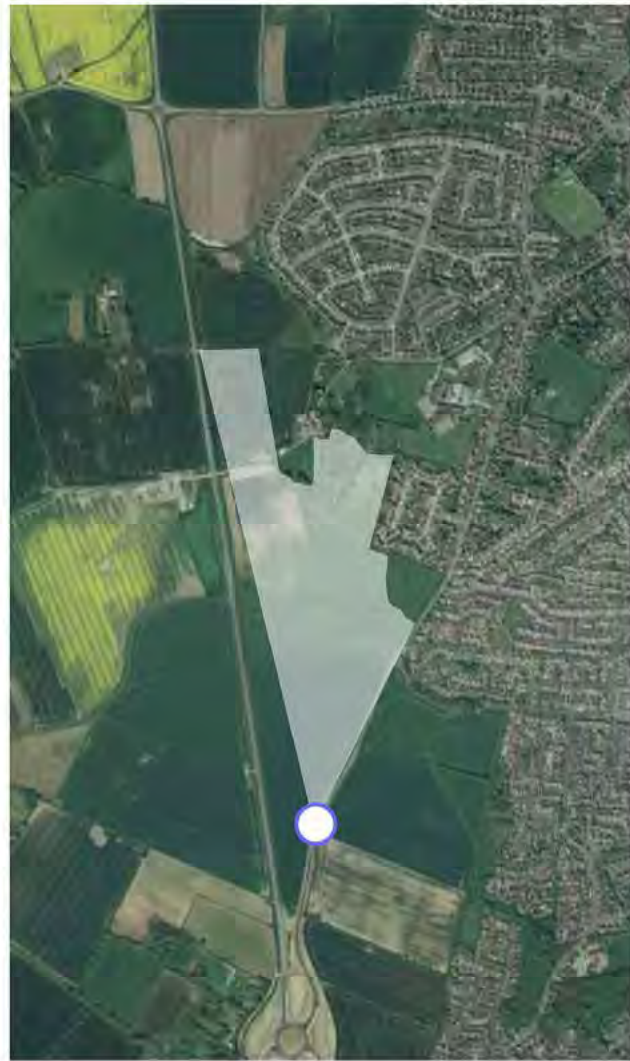
³The Future of York Seminar (January 2016) – 84% of 150 participants supported the need for new housing in York, with 70% supporting a level of Green Belt release to meet this need.



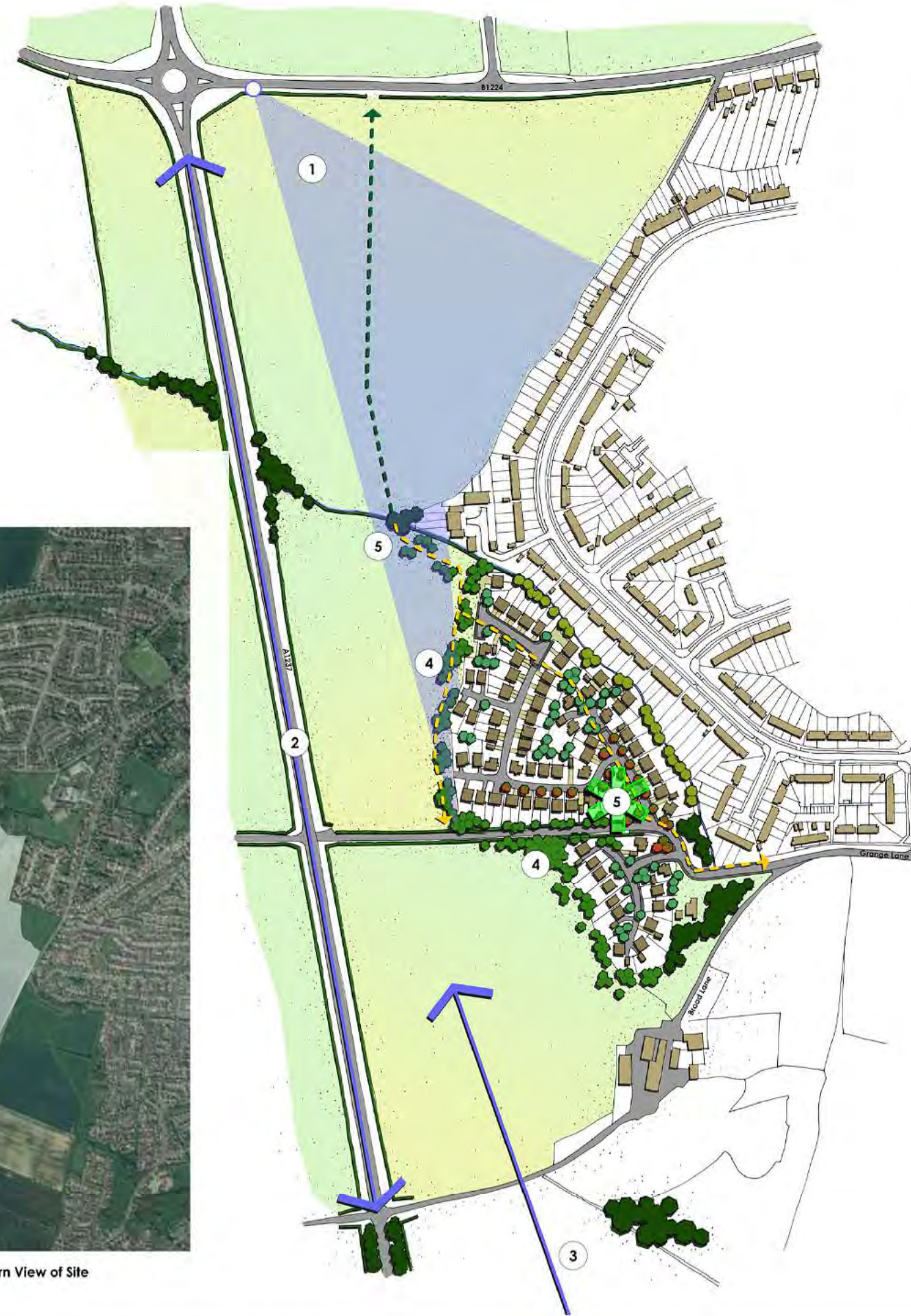
The scheme design has been developed reflecting comments from consultation with planning officers, local groups and the design team.

Consideration has been taken to accommodate the following -

- Development density to reflect the local context
- Integration of surrounding pedestrian links
- Maintain existing landscaping
- Buffer zone to ring road
- Protect visual impact on glimpse view to site
- Create links to wider context
- Simplified vehicular access
- Appropriate structured landscaping
- Provide sufficient off street car parking (2 per dwelling)
- A mix of housing to suite local demand



Context Plan of Wider Distant Southern View of Site



- 1 Restricted view of site from the north looking south-east across the existing and open settlement edge. Development will be set almost entirely within the context of the urban form resulting in an insignificant appreciable reduction of the open setting of the Green Belt.
- 2 Corridor views along the A1237 often set down within the landform and bound by nature hedgerow cover. From the vast majority of the highway the development will not result in any appreciable change to open character of the Green Belt.
- 3 From the south there are very restricted distant views of the site that are set in the immediate context of the settlement. The site itself is screened in part by intervening landform, settlement, and vegetation cover. Over such distance the restricted nature of the views towards the development will be insignificant to the open appreciation of the Green Belt.
- 4 The development will secure a structure landscape setting that will enhance the character and appearance of the settlement in this location over time, and secure associated wildlife and nature conservation benefits.
- 5 The development will secure new public access linkages to create new circulatory routes at the settlement edge, alongside the provision of new play and recreation features.

Key

- Existing settlement
- Highway infrastructure
- Existing tree cover
- Existing hedgerows
- Farmland
- Existing public access
- Viewpoint
- Distant/corridor view
- Proposed development
- Proposed structural landscaping
- Proposed landscaping to watercourse
- Proposed development landscaping
- Proposed public access securing permeable settlement edge
- Proposed play facilities located on new circulatory route at settlement edge



View 1 - Taken from the B1224 approximately 370m from the site looking south



View 2a - Taken from the A1237 approximately 100m from the site looking north-east



View 2a - Taken from the A1237 approximately 100m from the site looking north-east



View 3 - Taken from Askham Lane approximately 1km from the site looking north

View 1 is taken from the B1224 approximately 370m from the site looking south. To the east the visual horizon is defined by the exposed modern settlement edge with open farmland extending west towards the A1237 outer ring-road. The site is in part set within the settlement edge with a small element extending west into the open farmland.

Even in the short-term the development will represent a low magnitude of change and will not introduce a new or visually discordant element into the landscape. Any change to the visual setting and open character of the Green Belt will not be of significance to the planning decision making process. In the long-term new planting measures will have matures securing and enhanced landscape setting at the boundaries of the site.

View 2 is taken from the A1237 outer ring-road at the junction with Grange Lane approximately 100m from the site looking east. The character of the highway is defined by continuous hedgerow cover on both sides, often combined with sections of cutting flanked by vegetated and grassed embankments. Their is an extremely limited appreciation of the wider setting of farmland and settlement beyond the highway. Where filtered/glimpsed views of the site exist they are already defined by the settlement edge.

Receptors local to this views are not primarily concerned with the enjoyment and appreciation of the wider landscape and associated open character. The development will represent a low magnitude of change and will not alter the overriding visual character of the highway. Any views to the development will be set within the framework of the existing settlement and mitigated over time by the proposed planting measures. Any change to the visual setting and open character of the Green Belt will not be of significance to the planning decision making process.

View 3 is taken from Askham Lane approximately 1km from the site looking north. Opportunities to view the site from the south are extremely restricted. View 3 represents probably the best viewing opportunity taken from a layby at the roadside where there is a break in the hedge line. This is a distant view looking back towards the settlement edge and adjoining farmland extending west towards the A1237 outer ring-road. Acomb Grange is visible set within mature tree cover with the site extending beyond.

In the short-term the development will be visible but set over distance and seen as part of the wider settlement edge to the east. The proposal will result in a low magnitude of change restrict to a distant, small scale element in keeping with the wider visual character of the settlement. Any change to the visual setting and open character of the Green Belt will not be of significance to the planning decision making process.





The scheme incorporates the following design principles, aimed at preserving the setting and special character of York:

- Density – ensuring that the Site responds positively to the pattern and spread of development in this part of York;
- Design - the development will respond to the local vernacular in terms of building type, size and use of materials;
- Layout - the development will be stepped away from the boundary with Acombe Grange to the south east, preserving its setting by maintaining an appropriate level of separation; and
- Landscaping - tree, shrub and grassland planting, and areas of open space, will support a positive transition between the surrounding open countryside and the development limits of the City.
- Parking - The scheme incorporates a minimum of 2 off road car spaces per dwelling.
- Housing mix - the majority of 2/3 bed properties will meet local demand.
- Access - the internal layout of the scheme is in accordance with best practice (Manual for Streets),
- Pedestrian Links - the proposal improves pedestrian links both through and alongside the development site

The design evolution is an on-going process and it is possible that further amendments will be made in response to on-going dialogue with key stakeholders



1 Gateway and primary avenue tree planting comprising larger species with striking spring and autumn cover to secure a high quality landscape framework



2 Street/development trees comprise more upright species with spring/autumn colour



3 Existing watercourse retained and enhanced through effective management



4 Creation of broad meadow margin at the edge of the development, securing appropriate integration with surrounding farmland



5 Natural play area located centrally within the development and linked to the wider public access network at the edge of the settlement



Key

-  Existing settlement
-  Highway infrastructure
-  Existing tree cover
-  Existing hedgerows
-  Existing watercourse
-  Existing farmland
-  Proposed development
-  Structural native tree planting to western boundary
-  Statement tree planting to site gateways and avenues
-  Domestic tree planting within development cells
-  Native tree planting and shrub cover to retained watercourse
-  Proposed play hub located centrally within the development and linked to existing/proposed public access
-  Existing public footpath terminating at site boundary
-  Extended public access network creating a permeable development and circulatory walking routes
-  Meadow grassland margin creating extended wildlife habitat at edge of the settlement

Key Benefits

The key benefits associated with developing the Site for housing include:

Provision of Housing – that responds to housing need in a meaningful and sustainable way by:

- providing up to 89 dwellings, catering to the range of housing need in terms of the size (2,3 and 4 bedroom family homes), type (detached and semi-detached) and tenure. In relation to the latter, the site would accommodate a minimum of 30% affordable housing, creating up to 27 much needed affordable homes in York;
- taking advantage of key transport links (i.e. bus routes) into the City, whilst also drawing on nearby key facilities such as shops and supermarkets; and
- limiting the impact on the wider functioning of the Green Belt, by developing an edge of settlement site and reducing the need to develop others in the surrounding towns and villages, which would arguably have a much greater negative visual (openness of Green Belt) and strategic impact (access to services and transport links).

Infrastructure Improvements – development of the Site could generate potentially significant payments through the Community Infrastructure Levy (CIL). Whilst the Council is yet to adopt CIL, it is possible that it will as the Local Plan process develops. CIL payments can be used to deliver wider infrastructure improvements within the Neighbourhood Plan area, if the Neighbourhood Plan is adopted.

It should also be noted that, in the absence of CIL, Section 106 Agreements can still secure funds resulting in local infrastructure improvements which can be shown to be connected with the Site (i.e. local highway improvements, contributions towards healthcare and education).

The Council will also receive the New Homes Bonus from Central Government for each new house that is built.

Conclusion

It is our belief that the information contained within this pamphlet has proven the following:-

- a). The land at Chapel Fields currently makes a minimal contribution only to the Greenbelt surrounding York.
- b). Development in this location has been considered by York City Council and the principle of some expansion of Chapel Fields has previously been accepted.
- c). Ongoing liaison between the Development Team at Chapel Fields, the City Council, Local Neighbourhood etc. has taken place and is now reflected in the landscaping, highway layout, design etc. of the current proposed scheme.
- d). If constructed the scheme will deliver much needed market and affordable housing; new public footpath links to the west of the City as well as potential further benefits from Community Infrastructure Levy etc.
- e). The scheme proposed would be of the highest quality, providing a wide range of benefits to the local community.

The site should be supported for development for these reasons.



APPENDIX 2

Chapel Fields, York
Note on Landscape Value

Client: KCS Developments Ltd

Date: October 2017

Ref: GL0287



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1 INTRODUCTION

- 1.1 The following note has been prepared by Golby + Luck Ltd in relation to the residential land promotion Site 778 (the site) at Chapel Fields, York by KCS Development Ltd.
- 1.2 The site is located to the west of Chapel Fields comprising two fields maintained as arable farmland. The site is bound to the east by the existing urban fringe; to the north by a combination of watercourse and associated vegetation cover; to the west by the A1237; and to the south by Broad Lane and the Acomb Grange Caravan Site.
- 1.3 The site is relatively flat, lying at approximately 22m AOD, sitting at a level consistent with the established urban fringe to the east.
- 1.4 A number of heritage assessments have been prepared by the City of York Council (CYC) since 2011 forming part of the evidence base in support of the former Local Development Framework and more recent emerging Local Plan.
- 1.5 The Historic Character and Setting Technical Paper prepared by CYC includes the Green Belt Appraisal Maps that identify land providing an important function to the setting of the City; see GL0287 04. Large tracts of land were identified that provided:
- Extensions to the Green Wedge;
 - Areas preventing coalescence between settlements;
 - Landscape important to the setting of villages;
 - Strays set within the urban environment;
 - Areas retaining the rural setting to the City;
 - River corridors; and
 - Green Wedge land.
- 1.6 The Green Belt Appraisal was a detailed assessment that was the subject of review and amendments in the 2011 technical paper. A simple review of the maps in this assessment makes very clear the overall objective to retain the open setting of the main approaches towards the City and correlating views/approaches towards York Minster. Major tracts of land radiating from the City centre were identified as providing one of the functions set out above. Secondary areas were identified at the edge of the City where land helped to prevent the coalescence of the City with outlying villages, and where countryside



played an important role in providing a setting to the City. The most notable area being to the south-east of the City where the Walmgate Stray connects with Fulford Golf Club and the wider green wedge extension to the south of the A64 that extends towards Wheldrake.

- 1.7 It is important to note that the site was not identified as providing any such landscape or heritage function in either the Green Belt assessment or the update provided by the 2011 technical paper.
- 1.8 In 2013 an Historical Character and Setting technical paper was produced as an update to the 2011 technical paper. In this technical paper the site forms part of Site 20: Land between the A1237 and Chapel Fields. The report proposed the extension of the 'Area Retaining Rural Setting' between Askam Lane to the south and the B1224 Wetherby Road to the north. The justification for this extension is brief:

"In character terms it is a continuation of the land between Moor Lane and Askham Lane, to the west of Woodthorpe. Therefore, it is considered that this designation should be extended north, as far as the B1224, between Chapelfields and the A1237."

- 1.9 This conclusion is not supported by any landscape based assessment it simply makes the presumption that the land must perform the same role due to its adjacency.
- 1.10 It is important to go back to the wider Green Belt Appraisal Maps from the 2011 technical paper as these provide a much clearer understanding of the role each of these designations performs. The land identified as an 'Area Retaining Rural Setting' between the Woodthorpe and the A1237 is part of a much wider area extending south around Woodthorpe leading up to the A64 to include Askam Bog. This area of land is bound by the 'Village Setting' of Askham Bryan to the west; the settlement of Copmanthorpe to the south; Woodthorpe to the north; and a wider area of land to the east preventing the coalescence of City with Bishopthorpe; see GL0287 04.
- 1.11 It is clear that this tract of land shares a more complex relationship with surrounding settlements, elevating its role as land retaining the rural setting to them. The designation did not extend beyond Askham Lane for good reason as this part of the landscape does not share the same complex relationship with surrounding settlements and therefore does not provide the same role. Further to the north, where similar pressures exist the relevant designation has been used to protect the landscape setting between Knapton and the



City. A similar pattern of designation can be seen around the entire City where such pressures exist to protect the land associated with the main approaches to the City, and land that shares a more complex relationship with City and/or its surrounding settlements.

- 1.12 There is no credible justification for the extension of this designation. The following section of this note will demonstrate that the site and its local setting do not display the range of characteristics commonly associated with valued landscapes; and does not perform an important role in protecting the immediate setting of the City, or the wider character of the countryside.
- 1.13 The proposed extension of this designation appears as an attempt to protect the setting of the A1237 outer ring road. This cannot be considered credible in landscape terms for the following reasons:
1. This is a busy section of highway with receptor groups that are generally considered to be of low sensitivity to change;
 2. The A1237 and associated receptors share an immediate and/or close relationship with the settlement and are not considered susceptible to change in the form of settlement expansion;
 3. Large tracts of the A1237 are bound by hedgerows that restrict any wider appreciation of its surroundings, and subsequently any change that might occur within its adjoining landscapes. This is particularly relevant to the site where the A1237 is bound by hedgerows with sections of the highway set in cutting.
- 1.14 The scheme that has been promoted for the site seeks the partial development of land between the settlement and A1237. The retained open land between the proposed residential development and the A1237 will successfully maintain the open setting to the highway. The proposal concentrates development within the northern half of the site that affords a higher degree of visual containment, making best use of the setting afforded by the settlement, landform and vegetation cover. The contained nature of the proposal and contained setting of the highway will substantially limit any effect this proposal will have on the perceived open setting of the A1237 passing Chapel Fields.
- 1.15 The proposal seeks to formalise public access links between Grange Lane and the B1224 (Wetherby Road) to the north. Extensive areas of structural native planting will reinforce the landscape setting to this part of the settlement edge. These measures will secure a positive landscape enhancement to this part of Chapel Fields with any loss of resource



being restricted to a relatively small tract of intensively farmed arable land with limited wildlife and nature conservation value. These measures are capable of mitigating any adverse landscape effects.



2 LANDSCAPE VALUE

2.1 The Guidelines for Landscape and Visual Impact Assessment -Third Edition 2013 (GLVIA) under Box 5.1 set out a range of factors that can assist in the identification of valued landscapes:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects; and
- Associations.

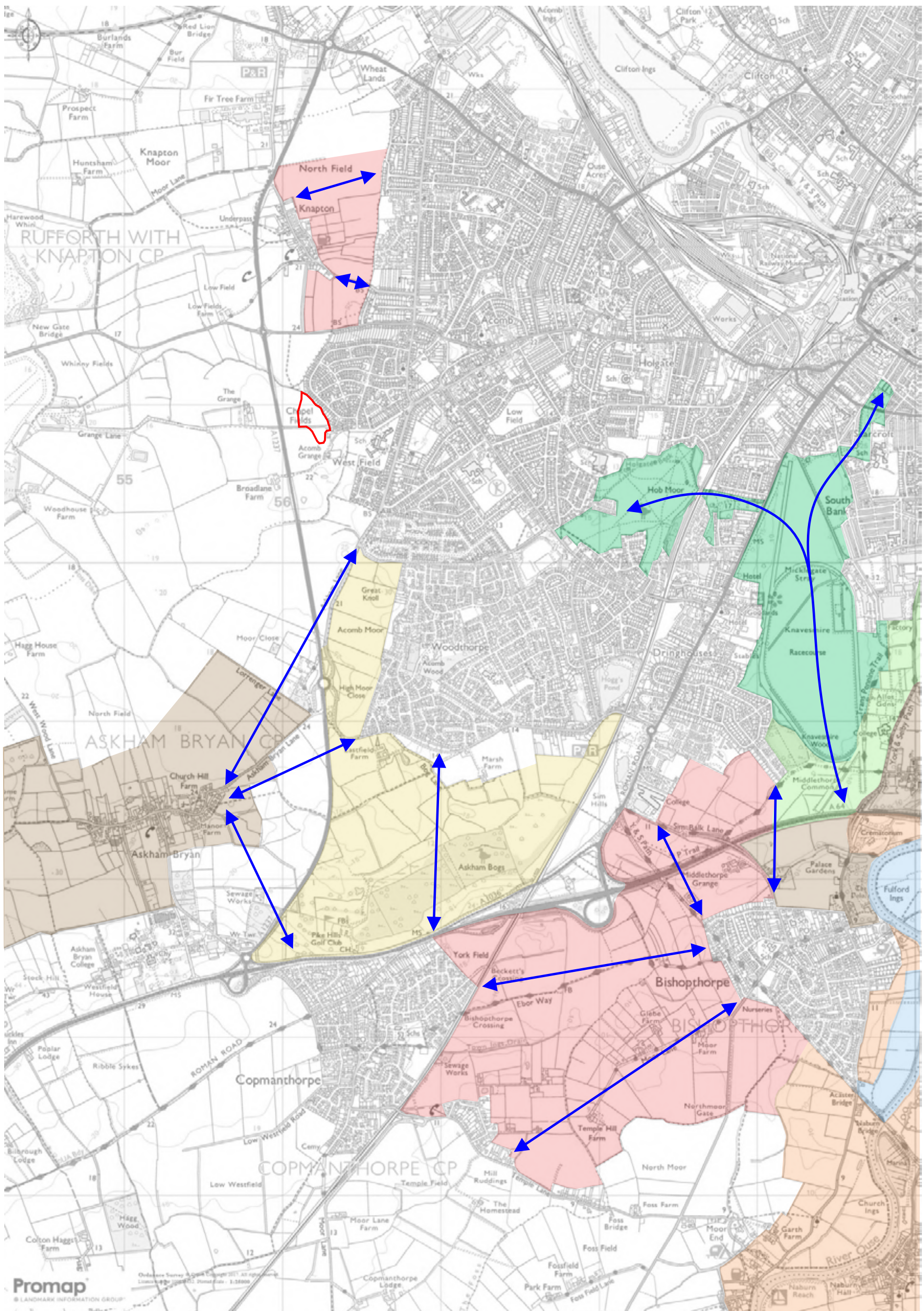
2.2 In terms of landscape quality, the site comprises intensively farmed arable land set between the urban edge and the A1237 outer ring road. Beyond the land use the boundaries of the site are defined by native hedgerows with intermittent tree cover. Grange Lane crosses the site bound by hedgerow on both sides, linking with Grange Farm beyond the A1237 to the west. The A1237 cuts through the local field pattern defined by boundary hedgerows and sections of embankment where the road is in cutting. The quality of this landscape is typical of arable farmland where the intensive land management regime defines the local character. This farmland setting at the immediate urban fringe set within major highway infrastructure is considered to be of medium to low quality.

2.3 In terms of scenic quality, the relatively flat nature of the land in combination with the layering of field boundary hedgerows, the immediate urban setting and detracting highway elements, restricts any ability to obtain a wide appreciation of this landscape. This in combination with the intensive arable farming regime creates a landscape that is of medium to low scenic quality.










2.4 In terms of rarity, the site does not contain any designated or rare features. The land use and boundary features are both common and widespread in the locality, and are easily replicated or replaced.



- 2.5 In terms of representativeness, the character of the site is typical of much of the wider arable farmland setting. Its features are not uncommon or unusual, and do not make a notable contribution to the character of this landscape.
- 2.6 In terms of conservation interest, the site is not covered by any heritage or nature conservation designation that would prohibit development. The only features of interest are the boundary hedgerows and associated tree cover but their associated wildlife and biodiversity value would not extend beyond the site level and is therefore limited.
- 2.7 In terms of perceptual aspects, the site sits between the urban fringe to the east and the A1237 to the west that includes the lit roundabout junction with the B1224 to the north. This is not a tranquil landscape that affords a remote setting.
- 2.8 In terms of associations, there are no known cultural or historic associations with the site that would increase its value beyond its function as farmland.
- 2.9 In summary, the site does not possess any factors that would be indicative of a valued landscape performing an important role to the setting of the City, any of its surrounding settlements, or the character of the wider farmed landscape. The site does exist as arable farmland set between the urban fringe and the A1237 outer ring road but this is not in landscape terms a justifiable reasons for prohibiting its use for residential development per se.
- 2.10 The land associated with the site is distinct from the wider tracts of farmland that extend south from Askham Lane around the southern fringes of Woodthorpe. This land shares a more complex relationship with the surrounding settlements of Askham Bryan, Copmanthorpe, Bishopthorpe and its associated highway infrastructure that warrants its designation as an 'Area Retaining Rural Setting'. The site does not share the same complex relationship and therefore does not warrant designation in the same way.
- 2.11 The development proposal put forward clearly demonstrates the capacity to accommodate the expansion of the settlement whilst maintaining an open setting to the A1237, and the potential to secure landscape enhancements at the settlement edge through new planting measures, and the provision of continuous public access.



Key

- | | | | | | |
|---|--|---|-----------------|---|------------------------------|
|  | Proposed development footprint |  | Strays |  | Extensions to Green Wedge |
|  | Areas of constraint with corresponding designation |  | Green Wedge |  | Areas Preventing Coalescence |
|  | Land Retaining Rural Setting |  | River Corridors |  | Village Setting |

Number/Figure GL0287 04	Project Chapel Fields, York
Scale 1:25000@A3	Drawing title Settlement Analysis Plan
Date 23/10/2017	Client KCS Developments Ltd
Checked JG	

north

golby + luck 
landscape architects

Tel: 01530 265688 Web: www.golbyandluck.co.uk

Email: info@golbyandluck.co.uk

Registered Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP
Golby and Luck LLP (Partnership No. OC382374) Registered in England and Wales

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 09:40
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105012

Date submitted: 03/04/2018

Time submitted: 09:39:38

Thank you for submitting your Local Plan Publication Draft response form (ref: 105012, on 03/04/2018 at 09:39:38) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Miss

Forename: Emma

Surname: yates

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

Elvington sits within the Green Belt. This has protected us against excessive development in the past and this should remain. Development proposals were put forward as long ago as 1991, suggesting a number of sites in and around York which could come out of the Green Belt, among which are two which were proposed in the 2013 Local Plan, at the time, 25 houses at the end of Beckside bordering onto Church Lane and 97 houses between Dauby Lane and Elvington Lane behind the school. Those development proposals did not go through then, but now in the 2017/2018 Local Plan, the City of York council proposes 28/32 houses on the same Beckside/Church Lane site, despite also proposing 3339 houses less than 2 miles away, at Elvington Airfield. There is no need for these houses in this location and the subsequent disruption they will bring to this part of the village when 3339 houses are proposed to be built less than 2 miles away and an alternative, larger site has been suggested and approved by the Village Council.

What has changed from the previous objections and Inspector's Report? NOTHING.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not justified,not effective,not consistent with national policy

Please give reasons for your answer(s):

How have your reasons for removing this site from the Green Belt changed from previous submissions?

I do not believe that the Councils reasons for proposing the removal of the original sites from the Green Belt in 1991 or 2013 stood up to detailed scrutiny, and nor do I believe the removal of the Beckside/Church Lane site does now.

The same issues of disruption to the Beckside estate in particular and Elvington village in general, additional pressures on the local school and surgery, more traffic, lack of public transport to offset the additional traffic, the loss of local wildlife habitat including barn owls and a variety of hawks, ALL remain the same today as they were in 1992/93 and 2013. Those objections ALL REMAIN valid now.

4. Democracy in action?

a. There never appears to be any direct response to the objections raised. At best there are generic responses and references out to further documentation to read. Why can't we responses in plain English?

b. The constant requirements from CYC to resubmit new submissions with the previous submissions being ignored feels a lot like censorship? It smacks of an attempt to reduce the number of submissions (and thus objections).

The CYC knows full well that constant reviews requiring new submissions will whittle down the number of objections. They also know that by making it a chore to complete the applications, apathy will kick in, people get fed up and don't bother and the numbers of objections will reduce. This is their day job, but we have lives to live, yet we're constantly having to submit to these ridiculous policies. I suggest:-

(1) CYS will have all of the names of those who provided a submission on a database. Instead of relying on public announcements in papers, that many don't read, how about emailing those people direct and notifying them of the results of their submission. Provide links to the following

reviews and make it easier to continue to engage in the process. There were 100 representations to the Proposal to build North of Church Lane (H39). How many of those people know about the need to resubmit?

(2) Allow the objections submitted previously to be reused in the original format if requested.

(3) If the CYC knows that subsequent submission to government are going to be in different formats, why not require us to submit in that format to begin with?

c. The views of local people, local councils are ignored. We are not adverse to new houses being built in the village. My own 3 daughters have had to buy outside of the village, and away from the family support mechanisms, because of the lack of suitable/affordable housing. So why, are suggestions such as the replacement of H39 (Church Lane) with a larger build site of H26 (Dauby Lane) not being accepted. Comments such as 'H26 would constitute a significant change to the shape and form of the current village' clearly show a lack of knowledge about the village, ignore precedents set by past planning decisions (Elvington Park etc) and totally ignore the wishes and considerations of local villagers and the local village council.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: H39

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: [REDACTED]
Sent: 03 April 2018 09:35
To: localplan@york.gov.uk
Subject: LOCAL PLAN H39 objection
Attachments: Apr 2018 - Objection to the building of houses on site H39.docx

Importance: High

Hello,

Please find attached objection

Kindest Regards

Emma Yates

Objection to the building of houses on site H39 within the City of York's Local Plan 2017/2018.

Dear Sir/Madam, I object to the building of houses on the Green Field site H39 documented within the City of York's Local Plan 2017/2018 for the following reasons:-

1. **Elvington sits within the Green Belt.** This has protected us against excessive development in the past and this should remain. Development proposals were put forward as long ago as 1991, suggesting a number of sites in and around York which could come out of the Green Belt, among which are two which were proposed in the 2013 Local Plan, at the time, 25 houses at the end of Beckside bordering onto Church Lane and 97 houses between Dauby Lane and Elvington Lane behind the school. Those development proposals did not go through then, but now in the 2017/2018 Local Plan, the City of York council proposes **28/32 houses** on the same Beckside/Church Lane site, despite also proposing 3339 houses less than 2 miles away, at Elvington Airfield. There is no need for these houses in this location and the subsequent disruption they will bring to this part of the village when 3339 houses are proposed to be built less than 2 miles away and an alternative, larger site has been suggested and approved by the Village Council.

2. **What has changed from the previous objections and Inspector's Report? NOTHING.** A great many residents in the past objected to the 1992/93 plans and then again in 2013. Indeed the public inquiry in 1992/93 and the Inspector's Report published in 1994 **firmly accepted** the views of the Elvington residents at the time and ruled against the removal the Elvington sites from the Green Belt and I believe **NOTHING** has fundamentally changed in the interim. Indeed, I stress, why is there a need for 28/32 houses on this **GREEN FIELD** site when they are also proposing **3339 houses less than 2 miles away**, at Elvington Airfield on a much more suitable **BROWN FIELD** site??

Despite requests for the councils response to previous objections, you continue to propose building on the same site and I can only assume that you hope that the Elvington residents will weary of protesting and apathy will prevail.

3. **How have your reasons for removing this site from the Green Belt changed from previous submissions?**

I do not believe that the Councils reasons for proposing the removal of the original sites from the Green Belt in 1991 or 2013 stood up to detailed scrutiny, and nor do I believe the removal of the Beckside/Church Lane site does now.

The same issues of disruption to the Beckside estate in particular and Elvington village in general, additional pressures on the local school and surgery, more traffic, lack of public transport to offset the additional traffic, the loss of local wildlife habitat including barn owls and a variety of hawks, **ALL** remain the same today as they were in 1992/93 and 2013. Those objections **ALL REMAIN** valid now.

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(1) CYC will have all of the names of those who provided a submission on a database. Instead of relying on public announcements in papers, that many don't read, how about emailing those people direct and notifying them of the results of their submission. Provide links to the following reviews and make it easier to continue to engage in the process. There were 100 representations to the Proposal to build North of Church Lane (H39). How many of those people know about the need to resubmit?

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From: Philip Rees [philrees45@gmail.com]
Sent: 03 April 2018 10:15
To: localplan@york.gov.uk
Subject: Response to Local Plan Publication Draft
Attachments: local plan response pwr 180403.docx; local plan response her 180403.docx

Dear Sirs

I wish to comment on the Local Plan as detailed in the attached documents.

Yours faithfully

Philip Rees & Helen Rees

Philip Rees



3 April 2018

RESPONSE TO CYC LOCAL PLAN PUBLICATION DRAFT

I wish to comment on the following sites.

H39. Extension to Beckside.

The Plan is unsound for the following reason: it is not justified as there is a better option.

A Planning Inspector previously determined that H39 serves Green Belt purposes
I propose that H39 is withdrawn from the Local Plan and is replaced by:

H26. Dauby Lane.

Approximately a third of homes are currently to the west of the school. H26 would provide a link between the two parts of the village, so helping to integrate them into one community.

ST15. Whinthorpe/The Airfield.

The Plan is unsound for the following reason: it is not justified as there is a better option.

The first version of the Local Plan included ST15 as 'Whinthorpe'. This was significantly better sited than the current proposals, being much closer to the A64 – its principal access point. This allowed for the retention of the airfield runway and lessened the adverse impact on Elvington and Wheldrake. The A64 clearly separates the site from Heslington so the visual and auditory impact on that village would be minimal. As it is proposed, ST15 is too close to the villages of Elvington and Wheldrake as well as being disproportionate in size to them. It would dominate the area, when it could and should be sited further away.

The Parish Council has concerns with the lack of information provided on the impact on the local area of new infrastructure generally – and particularly the transport links to the A64 and B1228. The effect on the surrounding countryside, and the villages of Elvington and Wheldrake, will be vast.

Elvington Airfield is an important part of York's history and the full-length runway should be retained for historical reasons and to preserve the existing recreational activities that currently take place. It is a major asset for tourism, which is a stated economic strategic priority for York.

The airfield is Green Belt and a site of importance to nature. The adverse ecological impact of ST15 would be less if it were sited north as originally proposed.

ST26. Airfield Industrial Estate.

The Plan is unsound for the following reason: it is not consistent with national policy as it will damage the environment.

There is a large and growing number of HGV movements through the village. ST26 would generate further unacceptable levels of HGV traffic, creating danger to pedestrians and cyclists and damaging air quality.

[REDACTED]

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Sent: 03 April 2018 10:15
To: localplan@york.gov.uk
Subject: Response to Local Plan Publication Draft
Attachments: local plan response pwr 180403.docx; local plan response her 180403.docx

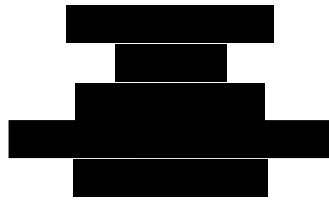
Dear Sirs

I wish to comment on the Local Plan as detailed in the attached documents.

Yours faithfully

Philip Rees & Helen Rees

Helen Rees



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There is a large and growing number of HGV movements through the village. ST26 would generate further unacceptable levels of HGV traffic, creating danger to pedestrians and cyclists and damaging air quality.

[REDACTED]

From: Planning [REDACTED]
Sent: 03 April 2018 10:45
To: localplan@york.gov.uk
Subject: Response - Theatres Trust
Attachments: 20180304 Response - Theatres Trust.docx

Good Morning

Please find attached a consultation response on behalf of Theatres Trust.

Kind regards,

Tom Clarke
National Planning Adviser

Theatres Trust

[REDACTED]

■ [REDACTED]

■ [REDACTED]

W theatretrust.org.uk

2018 Theatres at Risk Register revealed | Find out how you can help a theatre at risk near you

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information

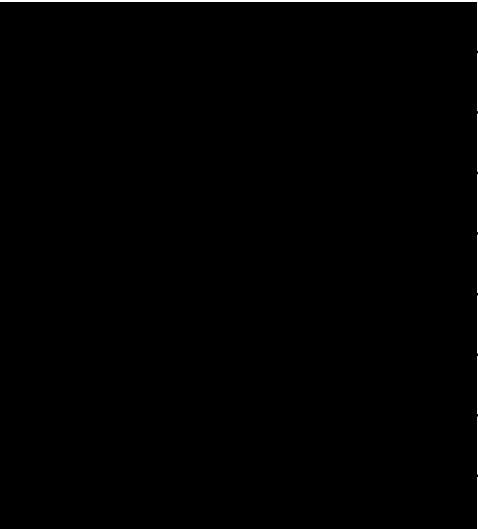
To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mr	
First Name	Thomas	
Last Name	Clarke	
Organisation (where relevant)	Theatres Trust	
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Guidance note

Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

The Trust welcomes the promotion and protection of theatres along with other cultural and social facilities within the plan. In particular, that the plan seeks to resist the loss of facilities. We support the explicit reference made to theatres being acceptable in principle within the City Centre as defined, as well as within the University as ancillary uses to the academic function. We consider the plan to accord with the need to plan positively for cultural wellbeing as set out in the NPPF.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature

Date

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

From: Stokes, Ian
Sent: 03 April 2018 11:07
To: localplan@york.gov.uk
Cc: Roberts, John
Subject: FW: City of York Local Plan - Duty to Co-operate Response
Attachments: CYC DtC letter Local Plan 3.4.2018.pdf

Ryedale BC's representation is attached

Ian Stokes | Development Officer (Transport Strategy)
t: 01904 551429 | e: ian.stokes@york.gov.uk

City of York Council | Planning & Environmental Management |
Directorate of Economy and Place
West Offices | Station Rise | York | YO1 6GA
www.york.gov.uk | [facebook.com/cityofyork](https://www.facebook.com/cityofyork) | @CityofYork

From: Rachael Balmer [<mailto:rachael.balmer@ryedale.gov.uk>]
Sent: 03 April 2018 09:22
To: Stokes, Ian; Jill Thompson
Subject: City of York Local Plan - Duty to Co-operate Response

Hi Ian,

Please find Ryedale's response re. the DtC. I hope that you had a good Easter break.

Kind regards,

Rachael

Mrs. Rachael Balmer BSc (Hons) MTP MRTPI
Senior Specialist: Place (Planning)

Please note I now work remotely on Fridays

rachael.balmer@ryedale.gov.uk

Tel 01653 600666

Ryedale District Council, Ryedale House, Malton, North Yorkshire YO17 7HH

Twitter: <http://twitter.com/RyedaleDC> | YouTube Channel: <http://www.youtube.com/user/ryedaledc>

Facebook: <http://www.facebook.com/RyedaleDC> | Flickr: <http://www.flickr.com/photos/ryedaledc>



Access your council services online, 24 hours a day, 7 days a week at www.ryedale.gov.uk

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As a public body, the Council may be required to disclose this e-mail (or any response to it) under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions in the Act.



Mr. Ian Stokes
Development Officer (Transport
Strategy)
Planning & Environmental
Management
City of York Council

Specialist Services- Place

Rachael Balmer

Email: rachael.balmer@ryedale.gov.uk

3 April 2018

Dear Ian,

City of York Council Draft Local Plan - Record of Engagement

I refer to your letter and our recent meeting of the 26 March 2018.

We welcome the fact that City of York have reached the Publication of the City of York Local Plan.

As a neighbouring authority, we consider it is imperative the City of York has a Local Plan in place. This is particularly in relation to ensuring housing needs can be met by the City, and in view of the close housing market relationships with southern and western Ryedale. Aligned to this, we support identification of proposed housing sites north of the City. This will provide more choice in the future housing market for those who do not wish to live within the City Centre, and will help to 'temper demand' for new build housing currently experienced in Ryedale.

I confirm that there are no proposals in the Plan that have a direct impact on Ryedale, as we have discussed. There is also consistency between the emerging Local Plan and Ryedale Plan. This is assisted by on-going engagement between the authorities, and the work of the LEP regarding the National Agri-Food Innovation Campus site.

I am content that as a neighbouring authority we have been suitably involved in the preparation of this Plan. This has been through specific consultation and engagement with the opportunity to meet with Officers individually, and as a wider group, through meetings of the North Yorkshire Development Plans Forum.

Yours sincerely,


Principal Specialist: Place

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 11:32
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105021

Date submitted: 03/04/2018

Time submitted: 11:31:57

Thank you for submitting your Local Plan Publication Draft response form (ref: 105021, on 03/04/2018 at 11:31:57) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mrs

Forename: Elaine

Surname: Mepham

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town):

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

With regard to ST9, I am not satisfied that the problem of sustainable access has been given sufficient priority. Exit from the site is unsatisfactory whether by car, cycle or public transport. Previous versions of the plan as well as this one, have focussed development to the north of York where the roads are most congested. Other satellite villages, some with much better access by road are not being targeted. These proposals will increase the number of houses in Haxby by around 20%. Such a dramatic increase in size will not benefit the existing residents or the newcomers should the scheme go ahead.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to

explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not effective

Please give reasons for your answer(s):

Public transport is not given proper consideration neither is parking. The centre of Haxby is very congested.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Infrastructure

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

Rethinking of exits on to local road. The size of the proposal should be reduced as the local infrastructure cannot cope with what has been built already.

I feel strongly that previous submissions SHOULD have had their responses taken into consideration.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination?

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: [REDACTED]
Sent: 03 April 2018 11:39
To: localplan@york.gov.uk
Subject: Knapton site H53

Follow Up Flag: Follow up
Flag Status: Flagged

I wish to object to the inclusion of the above site in the local plan.

Land at Knapton Village: H53

This site has previously been rejected for housing, most recently in 2016 due to inappropriate encroachment onto the green belt, as well as on the openness and character of Knapton village.

I am not convinced this proposal has addressed the issues raised and therefore do not believe this development should be included in the Local Plan.

Christine Moorcroft

Portakabin Limited; is a limited company registered in England and Wales.

Registered number: 685303. Registered office: Yorkon House, New Lane, Huntington, York, YO32 9PT

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This message contains confidential information and is intended only for localplan@york.gov.uk. If you are not localplan@york.gov.uk, you should not disseminate, distribute or copy this e-mail. Please notify andrew.moorcroft@portakabin.com immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

From: [REDACTED]
Sent: 03 April 2018 11:45
To: localplan@york.gov.uk
Subject: Knapton site H53

Follow Up Flag: Follow up
Flag Status: Flagged

I wish to object to the inclusion of the above site within the local plan.

The recent refusal was based on the following :
. It is considered that the erection of four substantial dwellings with associated car parking, garaging and landscape treatment on a site that is elevated would be detrimental to the open rural setting of Knapton village and would cause harm to the character and appearance of the area. This would be contrary to the core planning principle of the National Planning Policy Framework of recognising the intrinsic character and beauty of the countryside and GP1 of the City of York Development Control Local Plan (Approved April 2005) which similarly expects proposals to respect or enhance the local environment.

Any housing would contravene the above.

Rebecca Moorcroft
David Moorcroft
Christopher Moorcroft

Portakabin Limited; is a limited company registered in England and Wales.

Registered number: 685303. Registered office: Yorkon House, New Lane, Huntington, York, YO32 9PT

Please note that Portakabin Limited may monitor email traffic data and also the content of email for the purposes of security and staff training.

This message contains confidential information and is intended only for localplan@york.gov.uk. If you are not localplan@york.gov.uk, you should not disseminate, distribute or copy this e-mail. Please notify andrew.moorcroft@portakabin.com immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 11:46
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105024

Date submitted: 03/04/2018

Time submitted: 11:46:01

Thank you for submitting your Local Plan Publication Draft response form (ref: 105024, on 03/04/2018 at 11:46:01) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Martin

Surname: Moorhouse

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

H39 – Extension to Beckside, Elvington

This site fails the tests of: Duty to cooperate and Soundness as it is neither positively prepared nor justified.

1. CYC Officers have failed to consult the residents of Elvington and specifically ignored village proposals for an alternative site.
2. The vast majority of villagers believe that H26, land at Daubly lane is a better site offering the capacity for MORE houses in the village.
3. The land at H26 would unite the two halves of the village, provide better access and importantly provide a mix of housing, including affordable housing, much better suited to the needs of the village.
4. Site H39 would cause significant transport and safety issues for the existing residents of Beckside.
5. Site H39 will not meet the future needs of the village as it will contain the wrong mix of housing
6. A Local Plan fails the test of being Local when residents who know and understand an area are

overridden by planning officers who have never visited the sites yet believe they know them better than residents.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared,not justified

Please give reasons for your answer(s):

H39 – Extension to Beckside, Elvington

This site fails the tests of: Duty to cooperate and Soundness as it is neither positively prepared nor justified.

1. CYC Officers have failed to consult the residents of Elvington and specifically ignored village proposals for an alternative site.
2. The vast majority of villagers believe that H26, land at Daubly lane is a better site offering the capacity for MORE houses in the village.
3. The land at H26 would unite the two halves of the village, provide better access and importantly provide a mix of housing, including affordable housing, much better suited to the needs of the village.
4. Site H39 would cause significant transport and safety issues for the existing residents of Beckside.
5. Site H39 will not meet the future needs of the village as it will contain the wrong mix of housing
6. A Local Plan fails the test of being Local when residents who know and understand an area are overridden by planning officers who have never visited the sites yet believe they know them better than residents.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site H39

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

The vast majority of villagers believe that H26, land at Daubly lane is a better site offering the capacity for MORE houses in the village.

The land at H26 would unite the two halves of the village, provide better access and importantly provide a mix of housing, including affordable housing, much better suited to the needs of the village.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 11:51
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105025

Date submitted: 03/04/2018

Time submitted: 11:51:05

Thank you for submitting your Local Plan Publication Draft response form (ref: 105025, on 03/04/2018 at 11:51:05) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Martin

Surname: Moorhouse

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? Yes, I consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? YesCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

ST26 – Elvington Airfield Industrial Estate

This site, while perfectly reasonable, fails the test of Soundness (positively prepared) as it fails to deal with the resulting, increased, HGV transport issues through the narrow mainstreet of Elvington Village. If the proposals included an HGV ban through the village it would pass this test.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not positively prepared

Please give reasons for your answer(s):

ST26 – Elvington Airfield Industrial Estate

This site, while perfectly reasonable, fails the test of Soundness (positively prepared) as it fails to deal with the resulting, increased, HGV transport issues through the narrow mainstreet of Elvington Village. If the proposals included an HGV ban through the village it would pass this test.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: ST26

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

ST26 – Elvington Airfield Industrial Estate

This site, while perfectly reasonable, fails the test of Soundness (positively prepared) as it fails to deal with the resulting, increased, HGV transport issues through the narrow mainstreet of Elvington Village. If the proposals included an HGV ban through the village it would pass this test.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:12
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105028

Date submitted: 03/04/2018

Time submitted: 12:12:16

Thank you for submitting your Local Plan Publication Draft response form (ref: 105028, on 03/04/2018 at 12:12:16) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Martin

Surname: Moorhouse

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

SP1 - The Stables

This site fails the tests of Legally Compliant and Soundness (Justified, Consistent with National Policy)

1. The site does not comply with National Policy PPG2 for Greenbelt
2. The site does not comply with National Policy for Travellers sites (PPTS) – policy B
3. The site does not comply with National Policy for Travellers sites (PPTS) – policy C
4. The site does not comply with National Policy for Travellers sites (PPTS) – policy D
5. The site does not comply with National Policy for Travellers sites (PPTS) – policy E
6. The site does not comply with National Policy for Travellers sites (PPTS) – policy F
7. The proposals directly reverse a decision made by the Planning Inspectorate 10/02082/FUL made for a single site and indeed now extend this abuse of National Planning Policy to 3 plots on the single site.
8. The site has already been refused permanent permission (for one plot only) on 5 occasions: 3 by CYC themselves and twice by the Planning Inspectorate, who required that the land be

returned to Greenbelt.

9. CYC have failed to observe the requirements of the Planning Inspectors report and have made no effort to find an alternative site – the Local Plan seeks to hide this failure to observe the requirements of the Planning Inspector.

10. However, through the local plan process CYC have now identified significant areas of Brownfield Land – any of this could potentially be a suitable (and legal) alternative.

11. CYC officers have failed in their duty to consult the settled community as well as the applicants.

12. The following statement sums up the regard held by CYC Officers to the local community – “Whilst there was overwhelming objection to this site, a number of respondents supported the site which is welcomed”.

13. CYC have spend considerable time and effort crafting policies to ensure the ‘success’ of this site. If they had spent the same time and effort consulting local communities we would all have a better proposed Local Plan.

14. The inclusion of this site against all National Policy Guidelines and local consultation is indicative of the way that CYC and its Officers have prepared the Draft Local Plan. The Plan should be rejected and the responsibility taken over by National Government.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

SP1 - The Stables

This site fails the tests of Legally Compliant and Soundness (Justified, Consistent with National Policy)

1. The site does not comply with National Policy PPG2 for Greenbelt
2. The site does not comply with National Policy for Travellers sites (PPTS) – policy B
3. The site does not comply with National Policy for Travellers sites (PPTS) – policy C
4. The site does not comply with National Policy for Travellers sites (PPTS) – policy D
5. The site does not comply with National Policy for Travellers sites (PPTS) – policy E

6. The site does not comply with National Policy for Travellers sites (PPTS) – policy F
7. The proposals directly reverse a decision made by the Planning Inspectorate 10/02082/FUL made for a single site and indeed now extend this abuse of National Planning Policy to 3 plots on the single site.
8. The site has already been refused permanent permission (for one plot only) on 5 occasions: 3 by CYC themselves and twice by the Planning Inspectorate, who required that the land be returned to Greenbelt.
9. CYC have failed to observe the requirements of the Planning Inspectors report and have made no effort to find an alternative site – the Local Plan seeks to hide this failure to observe the requirements of the Planning Inspector.
10. However, through the local plan process CYC have now identified significant areas of Brownfield Land – any of this could potentially be a suitable (and legal) alternative.
11. CYC officers have failed in their duty to consult the settled community as well as the applicants.
12. The following statement sums up the regard held by CYC Officers to the local community – “Whilst there was overwhelming objection to this site, a number of respondees supported the site which is welcomed”.
13. CYC have spend considerable time and effort crafting policies to ensure the ‘success’ of this site. If they had spent the same time and effort consulting local communities we would all have a better proposed Local Plan.
14. The inclusion of this site against all National Policy Guidelines and local consultation is indicative of the way that CYC and its Officers have prepared the Draft Local Plan. The Plan should be rejected and he responsibility taken over by National Government.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: SP1 - The Stables

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

Through the local plan process CYC have now identified significant areas of Brownfield Land – any of this could potentially be a suitable (and legal) alternative for a Travelling Showpersons site.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: Clare Dickinson [cdickinson@selby.gov.uk]
Sent: 03 April 2018 11:48
To: localplan@york.gov.uk
Subject: City of York Council Publication Draft Local Plan

Dear Sir / Madam

Selby District Council comments – City of York Council Publication Draft 2018 consultation

Thank you for providing us with the opportunity to comment on the Publication Draft Local Plan.

Discussions have been ongoing with City of York Council throughout the preparation of the Local Plan. As part of these discussions both Selby and York have agreed to meet their own objectively assessed housing need within their own authority boundaries. We wish to seek assurance through the Local Plan Examination that York is able to meet its own housing requirements.

If you should wish to discuss these comments further, please contact Clare Dickinson on 01757 292 101 / cdickinson@selby.gov.uk

Kind regards

Clare

Clare Dickinson
Principal Planning Policy Officer

t: 01757 705101
e: cdickinson@selby.gov.uk
w: www.selby.gov.uk

 [Follow us on twitter @SelbyDC](#)
 [Like us on Facebook](#)

Selby District Council, Civic Centre, Doncaster Road, Selby, YO8 9FT.



The information in this e-mail, and any attachments, is confidential and may be subject to legal professional privilege. It is intended solely for the attention and use of the named addressee(s). Its contents do not necessarily represent the views or opinions of Selby District Council. If you are not the intended recipient please notify the sender immediately. Unless you are the intended recipient, or his/her representative, you are not authorised to, and must not, read, copy, distribute, use or retain this message or any part of it.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 11:53
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105023

Date submitted: 03/04/2018

Time submitted: 11:52:35

Thank you for submitting your Local Plan Publication Draft response form (ref: 105023, on 03/04/2018 at 11:52:35) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Peter

Surname: Murray

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I feel that The Localism Act has not been taken into account - my views and decisions on where certain types of development should go have been ignored.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

A Planning Inspector previously determined that H39 serves Green Belt purposes.

The adjoining lane, Church Lane, contributes to the character of Elvington, and is frequently used by the residents for recreational purposes – walkers, dog walking, cyclists, horse riders and runners and should be protected from this development. This proposed development would have an impact both visually and on the wild life.

The extra traffic that would be generated from 32 houses would adversely impact on the existing residents of Beckside.

Beckside is too narrow to accommodate any extra traffic due to on street parking and therefore poses a substantial risk to the residents, especially the many children who play and walk/cycle to school.

Elvington residents have never been properly consulted as to their needs – their views and opinions have been largely ignored.

Nearly all residents at the local consultations wanted to link the two residential areas of the village. Approximately a third of homes are currently to the west of the school. A site at Dauby Lane (H26) is a way of satisfying that need as well as increasing the housing stock. CYC officers ignored the wishes of the local community in continuing to impose H39 rather than H26 contrary to the views of residents and the Parish Council.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site ref: H39 extension to Beckside

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further

representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

H26. Dauby Lane.

I want to link the two residential areas of the village. Approximately a third of homes are currently to the west of the school. H26 is a way of satisfying that need as well as increasing the housing stock. However H26 should contain a better mix of housing type, especially larger houses to meet another clearly identified local need. I consider a total of around 60 residences suitable for this site.

CYC officers are ignoring the wishes of the local community in continuing to impose H39 rather than H26 contrary to the views of residents and the Parish Council.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:29
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105032

Date submitted: 03/04/2018

Time submitted: 12:28:48

Thank you for submitting your Local Plan Publication Draft response form (ref: 105032, on 03/04/2018 at 12:28:48) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Peter

Surname: Murray

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I feel that The Localism Act has not been taken into account - my views and decisions on where certain types of development should go have been ignored.
I have concerns with the lack of information provided on the impact on the local area of new infrastructure generally – and particularly the transport links to the A64 and B1228. The effect on the surrounding countryside, and the villages of Elvington and Wheldrake, will be vast.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

I think it is absurd and economically ill-advised to destroy the airfield runway in the way proposed. Elvington Airfield is an important part of York's history and the full-length runway should be retained for historical reasons and future strategic need, along with the existing recreational activities that currently take place. Once destroyed it can never be recreated. Furthermore the airfield holds almost all of the UK's land speed records and is itself a major asset for tourism, which is a stated economic strategic priority for York. Additionally the adverse impact on the internationally respected Yorkshire Air Museum and Allied Air Forces Memorial would further damage tourism and indeed the reputation of York itself. It is estimated that the airfield and the Air Museum together currently attract in excess of 200,000 visitors a year to York.

The airfield is Green Belt and a site of importance to nature. The adverse ecological impact of ST15 would be less if it were sited north as originally proposed.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site Ref: ST15

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

ST15. Whinthorpe/The Airfield.

The first version of the Local Plan included ST15 as 'Whinthorpe'. This was significantly better sited than the current proposals, being much closer to the A64 – its principal access point. This

allowed for the retention of the airfield runway and lessened the adverse impact on Elvington and Wheldrake. The A64 clearly separates the site from Heslington so the visual and auditory impact on that village would be minimal. As it is proposed, ST15 is too close to the villages of Elvington and Wheldrake as well as being disproportionate in size to them. It would dominate the area, when it could and should be sited further away.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:08
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105027

Date submitted: 03/04/2018

Time submitted: 12:07:50

Thank you for submitting your Local Plan Publication Draft response form (ref: 105027, on 03/04/2018 at 12:07:50) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Miss

Forename: Jessica

Surname: Murray

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I feel that The Localism Act has not been taken into account - my views and decisions on where certain types of development should go have been ignored.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

A Planning Inspector previously determined that H39 serves Green Belt purposes.

The adjoining lane, Church Lane, contributes to the character of Elvington, and is frequently used by the residents for recreational purposes – walkers, dog walking, cyclists, horse riders and runners and should be protected from this development. This proposed development would have an impact both visually and on the wild life.

The extra traffic that would be generated from 32 houses would adversely impact on the existing residents of Beckside.

Beckside is too narrow to accommodate any extra traffic due to on street parking and therefore poses a substantial risk to the residents, especially the many children who play and walk/cycle to school.

Elvington residents have never been properly consulted as to their needs – their views and opinions have been largely ignored.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site ref: H39 extension to Beckside

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

H26 Dauby Lane

Nearly all residents at the local consultations wanted to link the two residential areas of the village.

Approximately a third of homes are currently to the west of the school. A site at Dauby Lane (H26) is a way of satisfying that need as well as increasing the housing stock. CYC officers ignored the wishes of the local community in continuing to impose H39 rather than H26 contrary to the views of residents and the Parish Council.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:35
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105035

Date submitted: 03/04/2018

Time submitted: 12:34:51

Thank you for submitting your Local Plan Publication Draft response form (ref: 105035, on 03/04/2018 at 12:34:51) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Miss

Forename: Jessica

Surname: Murray

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I feel that The Localism Act has not been taken into account - my views and decisions on where certain types of development should go have been ignored.

I have concerns with the lack of information provided on the impact on the local area of new infrastructure generally – and particularly the transport links to the A64 and B1228. The effect on the surrounding countryside, and the villages of Elvington and Wheldrake, will be vast.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
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- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

I think it is absurd and economically ill-advised to destroy the airfield runway in the way proposed. Elvington Airfield is an important part of York's history and the full-length runway should be retained for historical reasons and future strategic need, along with the existing recreational activities that currently take place. Once destroyed it can never be recreated. Furthermore the airfield holds almost all of the UK's land speed records and is itself a major asset for tourism, which is a stated economic strategic priority for York. Additionally the adverse impact on the internationally respected Yorkshire Air Museum and Allied Air Forces Memorial would further damage tourism and indeed the reputation of York itself. It is estimated that the airfield and the Air Museum together currently attract in excess of 200,000 visitors a year to York.

The airfield is Green Belt and a site of importance to nature. The adverse ecological impact of ST15 would be less if it were sited north as originally proposed.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site Ref: ST15

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

ST15. Whinthorpe/The Airfield.

The first version of the Local Plan included ST15 as 'Whinthorpe'. This was significantly better sited than the current proposals, being much closer to the A64 – its principal access point. This

allowed for the retention of the airfield runway and lessened the adverse impact on Elvington and Wheldrake. The A64 clearly separates the site from Heslington so the visual and auditory impact on that village would be minimal. As it is proposed, ST15 is too close to the villages of Elvington and Wheldrake as well as being disproportionate in size to them. It would dominate the area, when it could and should be sited further away.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:12
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105029

Date submitted: 03/04/2018

Time submitted: 12:11:51

Thank you for submitting your Local Plan Publication Draft response form (ref: 105029, on 03/04/2018 at 12:11:51) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Miss

Forename: Natasha

Surname: Murray

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I feel that The Localism Act has not been taken into account - my views and decisions on where certain types of development should go have been ignored.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

A Planning Inspector previously determined that H39 serves Green Belt purposes.

The adjoining lane, Church Lane, contributes to the character of Elvington, and is frequently used by the residents for recreational purposes – walkers, dog walking, cyclists, horse riders and runners and should be protected from this development. This proposed development would have an impact both visually and on the wild life.

The extra traffic that would be generated from 32 houses would adversely impact on the existing residents of Beckside.

Beckside is too narrow to accommodate any extra traffic due to on street parking and therefore poses a substantial risk to the residents, especially the many children who play and walk/cycle to school.

Elvington residents have never been properly consulted as to their needs – their views and opinions have been largely ignored.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site ref: H39 extension to Beckside

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

H26 Dauby Lane

Nearly all residents at the local consultations wanted to link the two residential areas of the village. Approximately a third of homes are currently to the west of the school. A site at Dauby Lane (H26) is a way of satisfying that need as well as increasing the housing stock. CYC officers ignored the wishes of the local community in continuing to impose H39 rather than H26 contrary to the views of residents and the Parish Council.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:37
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105036

Date submitted: 03/04/2018

Time submitted: 12:37:07

Thank you for submitting your Local Plan Publication Draft response form (ref: 105036, on 03/04/2018 at 12:37:07) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Miss

Forename: Natasha

Surname: Murray

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I feel that The Localism Act has not been taken into account - my views and decisions on where certain types of development should go have been ignored.
I have concerns with the lack of information provided on the impact on the local area of new infrastructure generally – and particularly the transport links to the A64 and B1228. The effect on the surrounding countryside, and the villages of Elvington and Wheldrake, will be vast.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

I think it is absurd and economically ill-advised to destroy the airfield runway in the way proposed. Elvington Airfield is an important part of York's history and the full-length runway should be retained for historical reasons and future strategic need, along with the existing recreational activities that currently take place. Once destroyed it can never be recreated. Furthermore the airfield holds almost all of the UK's land speed records and is itself a major asset for tourism, which is a stated economic strategic priority for York. Additionally the adverse impact on the internationally respected Yorkshire Air Museum and Allied Air Forces Memorial would further damage tourism and indeed the reputation of York itself. It is estimated that the airfield and the Air Museum together currently attract in excess of 200,000 visitors a year to York.

The airfield is Green Belt and a site of importance to nature. The adverse ecological impact of ST15 would be less if it were sited north as originally proposed.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site Ref: ST15

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

ST15. Whinthorpe/The Airfield.

The first version of the Local Plan included ST15 as 'Whinthorpe'. This was significantly better sited than the current proposals, being much closer to the A64 – its principal access point. This

allowed for the retention of the airfield runway and lessened the adverse impact on Elvington and Wheldrake. The A64 clearly separates the site from Heslington so the visual and auditory impact on that village would be minimal. As it is proposed, ST15 is too close to the villages of Elvington and Wheldrake as well as being disproportionate in size to them. It would dominate the area, when it could and should be sited further away.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:15
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105030

Date submitted: 03/04/2018

Time submitted: 12:15:00

Thank you for submitting your Local Plan Publication Draft response form (ref: 105030, on 03/04/2018 at 12:15:00) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Miss

Forename: Anneliese

Surname: Murray

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I feel that The Localism Act has not been taken into account - my views and decisions on where certain types of development should go have been ignored.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

A Planning Inspector previously determined that H39 serves Green Belt purposes.

The adjoining lane, Church Lane, contributes to the character of Elvington, and is frequently used by the residents for recreational purposes – walkers, dog walking, cyclists, horse riders and runners and should be protected from this development. This proposed development would have an impact both visually and on the wild life.

The extra traffic that would be generated from 32 houses would adversely impact on the existing residents of Beckside.

Beckside is too narrow to accommodate any extra traffic due to on street parking and therefore poses a substantial risk to the residents, especially the many children who play and walk/cycle to school.

Elvington residents have never been properly consulted as to their needs – their views and opinions have been largely ignored.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site ref: H39 extension to Beckside

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

H26 Dauby Lane

Nearly all residents at the local consultations wanted to link the two residential areas of the village. Approximately a third of homes are currently to the west of the school. A site at Dauby Lane (H26) is a way of satisfying that need as well as increasing the housing stock. CYC officers ignored the wishes of the local community in continuing to impose H39 rather than H26 contrary to the views of residents and the Parish Council.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:39
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105037

Date submitted: 03/04/2018

Time submitted: 12:39:05

Thank you for submitting your Local Plan Publication Draft response form (ref: 105037, on 03/04/2018 at 12:39:05) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Miss

Forename: Anneliese

Surname: Murray

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I feel that The Localism Act has not been taken into account - my views and decisions on where certain types of development should go have been ignored.

I have concerns with the lack of information provided on the impact on the local area of new infrastructure generally – and particularly the transport links to the A64 and B1228. The effect on the surrounding countryside, and the villages of Elvington and Wheldrake, will be vast.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

I think it is absurd and economically ill-advised to destroy the airfield runway in the way proposed. Elvington Airfield is an important part of York's history and the full-length runway should be retained for historical reasons and future strategic need, along with the existing recreational activities that currently take place. Once destroyed it can never be recreated. Furthermore the airfield holds almost all of the UK's land speed records and is itself a major asset for tourism, which is a stated economic strategic priority for York. Additionally the adverse impact on the internationally respected Yorkshire Air Museum and Allied Air Forces Memorial would further damage tourism and indeed the reputation of York itself. It is estimated that the airfield and the Air Museum together currently attract in excess of 200,000 visitors a year to York.

The airfield is Green Belt and a site of importance to nature. The adverse ecological impact of ST15 would be less if it were sited north as originally proposed.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site Ref: ST15

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

ST15. Whinthorpe/The Airfield.

The first version of the Local Plan included ST15 as 'Whinthorpe'. This was significantly better sited than the current proposals, being much closer to the A64 – its principal access point. This

allowed for the retention of the airfield runway and lessened the adverse impact on Elvington and Wheldrake. The A64 clearly separates the site from Heslington so the visual and auditory impact on that village would be minimal. As it is proposed, ST15 is too close to the villages of Elvington and Wheldrake as well as being disproportionate in size to them. It would dominate the area, when it could and should be sited further away.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:18
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105031

Date submitted: 03/04/2018

Time submitted: 12:17:59

Thank you for submitting your Local Plan Publication Draft response form (ref: 105031, on 03/04/2018 at 12:17:59) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mrs

Forename: Mary Julie

Surname: Murray

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I feel that The Localism Act has not been taken into account - my views and decisions on where certain types of development should go have been ignored.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from

neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development

- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

A Planning Inspector previously determined that H39 serves Green Belt purposes.

The adjoining lane, Church Lane, contributes to the character of Elvington, and is frequently used by the residents for recreational purposes – walkers, dog walking, cyclists, horse riders and runners and should be protected from this development. This proposed development would have an impact both visually and on the wild life.

The extra traffic that would be generated from 32 houses would adversely impact on the existing residents of Beckside.

Beckside is too narrow to accommodate any extra traffic due to on street parking and therefore poses a substantial risk to the residents, especially the many children who play and walk/cycle to school.

Elvington residents have never been properly consulted as to their needs – their views and opinions have been largely ignored.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site ref: H39 extension to Beckside

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

H26 Dauby Lane

Nearly all residents at the local consultations wanted to link the two residential areas of the village. Approximately a third of homes are currently to the west of the school. A site at Dauby Lane (H26) is a way of satisfying that need as well as increasing the housing stock. CYC officers ignored the wishes of the local community in continuing to impose H39 rather than H26 contrary to the views of residents and the Parish Council.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm120.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:32
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105034

Date submitted: 03/04/2018

Time submitted: 12:31:45

Thank you for submitting your Local Plan Publication Draft response form (ref: 105034, on 03/04/2018 at 12:31:45) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mrs

Forename: Mary Julie

Surname: Murray

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

I feel that The Localism Act has not been taken into account - my views and decisions on where certain types of development should go have been ignored.
I have concerns with the lack of information provided on the impact on the local area of new infrastructure generally – and particularly the transport links to the A64 and B1228. The effect on the surrounding countryside, and the villages of Elvington and Wheldrake, will be vast.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not justified,not consistent with national policy

Please give reasons for your answer(s):

I think it is absurd and economically ill-advised to destroy the airfield runway in the way proposed. Elvington Airfield is an important part of York's history and the full-length runway should be retained for historical reasons and future strategic need, along with the existing recreational activities that currently take place. Once destroyed it can never be recreated. Furthermore the airfield holds almost all of the UK's land speed records and is itself a major asset for tourism, which is a stated economic strategic priority for York. Additionally the adverse impact on the internationally respected Yorkshire Air Museum and Allied Air Forces Memorial would further damage tourism and indeed the reputation of York itself. It is estimated that the airfield and the Air Museum together currently attract in excess of 200,000 visitors a year to York.

The airfield is Green Belt and a site of importance to nature. The adverse ecological impact of ST15 would be less if it were sited north as originally proposed.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Site Ref: ST15

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

ST15. Whinthorpe/The Airfield.

The first version of the Local Plan included ST15 as 'Whinthorpe'. This was significantly better sited than the current proposals, being much closer to the A64 – its principal access point. This

allowed for the retention of the airfield runway and lessened the adverse impact on Elvington and Wheldrake. The A64 clearly separates the site from Heslington so the visual and auditory impact on that village would be minimal. As it is proposed, ST15 is too close to the villages of Elvington and Wheldrake as well as being disproportionate in size to them. It would dominate the area, when it could and should be sited further away.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.

From: jadu-www@rsvm121.servers.jadu.net on behalf of webadmin@york.gov.uk
Sent: 03 April 2018 12:32
To: localplan@york.gov.uk
Subject: A new Local Plan Publication Draft response form has been submitted

A new Local Plan Publication Draft response form has been submitted via the CYC website.

Please record this information in your system and take action as appropriate.

NOTE: This information is only retained within the CYC CMS for 3 months, for quality assurance purposes - it is then deleted and destroyed.

Submission details

Web ref: 105033

Date submitted: 03/04/2018

Time submitted: 12:31:45

Thank you for submitting your Local Plan Publication Draft response form (ref: 105033, on 03/04/2018 at 12:31:45) to City of York Council.

The following is a copy of the details you included.

About your comments

Whose views on the Local Plan publication draft do your comments represent? Own comments

About you/the organisation/individual/group you're representing

Please complete in full; in order for the Inspector to consider your representations names and postal addresses must be provided.

Title: Mr

Forename: Jonathan

Surname: Brockbank

Name of the organisation/individual/group you're representing:

Address (building name/number and street): [REDACTED]

Address (area): [REDACTED]

Address (town): [REDACTED]

Postcode: [REDACTED]

Email address: [REDACTED]

Telephone number: [REDACTED]

What are your comments about

You may complete this form more than once - you should **submit a separate form for each issue to you want to raise** relating to the Local Plan 'publication draft', the Policies Map or the Sustainability Appraisal/Strategic Environmental Assessment.

Which document do your comments relate to? Local Plan Publication Draft

Legal compliance of the document

'Legally compliant' means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate, and legal procedural requirements such as the Sustainability Appraisal. Details of how the plan has been prepared are set out in the Consultation Statements and Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan.

Do you consider the document is legally compliant? No, I do not consider the document to be legally compliant

Do you consider the document to comply with the Duty to Cooperate? NoCompliestoDuty

Please justify why you do/do not consider the document to be legally compliant or in compliance with the Duty to Cooperate:

The area in which the Department of the Environment proposes to build the visitor centre was designated as Open Space and the Council by law are not allowed to appropriate such land without following due process and advertising that they are disposing of this land. "Local Government Act 1972 Section 123 (2A)." This should not be done until after the appeal and after the period of advertising to allow people to object.

Whether the document is/is not 'sound'

Deciding whether you consider the document to be 'sound' means considering whether it's 'fit for purpose' and 'showing good judgement'. The inspector will use the public examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness':

- **positively prepared** - prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development
- **justified** –the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **effective** – deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **consistent with national policy** – enables the delivery of sustainable development in accordance with the policies in the framework

Do you consider the document to be 'sound'? No, I do not consider the document to be sound

Please indicate which of four 'tests of soundness' relate to your answer:

[Response - SoundnessYES] not consistent with national policy

Please give reasons for your answer(s):

As I understand it Open Space is recognised nationally and the same procedures are required to change its usage.

Which part of the document do your comments on 'soundness' relate to? Please provide a paragraph number, a policy reference or a site reference: Clifford's Tower Proposed Visitor Centre

Necessary changes

You can suggest any change(s) you consider necessary to make the Local Plan legally compliant or sound - you'll need to say why the modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Your suggestion should cover succinctly all the information, evidence and supporting information necessary to support/justify it. There will not normally be a subsequent opportunity to make further representations; these would only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

I suggest the following change(s) to make the Local Plan legally compliant or 'sound':

Public consultation before approval of the Visitor Centre plan is approved.

If you're seeking a change to the Local Plan, do you want to participate at the hearing sessions of the Public Examination? No hearing sessions

If you select 'No', your suggestions will still be considered by the independent planning inspector by way of written representations.

If you wish to participate at the hearing sessions, please state why you consider this to be necessary:

The Inspector will determine the most appropriate procedure to adopt, to hear those who want to participate at the hearing sessions.



From: Laura Fern [laura@airedon.co.uk]
Sent: 03 April 2018 13:41
To: localplan@york.gov.uk
Subject: Publication Local Plan Representations on behalf of Mr J Harrison
Attachments: Main Representations Report (April 2018) Mr J Harrison.pdf; Main Representations Appendices 1-3 (April 2018) Mr J Harrison.pdf

Email 1 of 3

Dear Sir/Madam

Please find attached copies of representations prepared on behalf of Mr J Harrison in relation to the Publication Local Plan consultation.

The representations have been split over three emails to account for the size of two of the documents.

It would be greatly appreciated if you could confirm receipt of the representations at your earliest convenience.

Kind regards

Laura

LAURA FERN
Director



mobile: 07919 188778
office: 0113 2814981

website: www.airedon.co.uk



AIREDON
PLANNING & DESIGN

Representations to the York Publication Local Plan Consultation

Main Representations Report

Mr J Harrison

April 2018

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APPENDICES

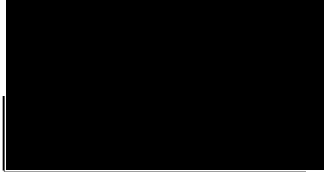
APPENDIX 1: Supplementary Representations Report (April 2018), prepared by Airedon Planning and Design

APPENDIX 2: Letter by David Hardy, Partner at Squire Patton Boggs (UK) LLP dated 2nd April 2018

APPENDIX 3: Representations 3 (March 2018), prepared by Westgate Consulting

APPENDIX 4: Landscape and Visual Impact Assessment (LVIA) Rev A (October 2017), prepared by Smeeden Foreman

APPENDIX 5: Ecology Reports (2014 and March 2017) and Additional Comments (October 2017), prepared by Smeeden Foreman

	Mr J Harrison	York Publication Local Plan Representations	
	Name	Signature	Date
Prepared and checked by:	Laura Fern Sarah Worthington		29.03.2018



1. Introduction

1.1 These main representations are submitted on behalf of Mr J Harrison, resident of Woodbine Cottage, Wigginton Road, York and follow representations previously submitted in relation to the Further Sites (2016), Preferred Sites (2016) and Pre-publication (2017) consultations.

1.2 The conclusions of these representations are two-fold:

- They present a fundamental objection to Strategic Allocation ST14 (land to the west of Wigginton Road)
- More generally, they highlight fundamental problems with the way the Local Plan has been prepared and the strategy which the Council has adopted. These problems render identified policies and site allocations within the Local Plan and Sustainability Appraisal unsound

1.3 The detailed reasoning behind these two conclusions is set out in further below. Attached at **Appendix 1** is a Supplementary Representations Report (April 2018), which provides a comprehensive list of the policies and paragraphs contained within the Publication Local Plan and Sustainability Appraisal to which Mr Harrison objects. This should be read in conjunction with this Main Representations Report. Also attached, at **Appendix 2**, is a letter prepared by David Hardy, Partner of Squire Patton Boggs (UK) LLP dated 2nd April 2018, which formally sets out the legal position.

1.4 Also forming an integral part of these representations are the following reports, which should be read in conjunction with the overarching policy objections to the Local Plan:

- **Appendix 3:** Representations 3 (March 2018), prepared by Westgate Consulting, which provides an objection to the Local Plan and Sustainability Appraisal based on transport matters;
- **Appendix 4:** Landscape and Visual Impact Assessment (LVIA) Rev A (October 2017), prepared by Smeeden Foreman;
- **Appendix 5:** Ecology Reports (2014 and March 2017) and Additional Comments (October 2017), prepared by Smeeden Foreman.



2. Site selection and allocation

Summary

- 2.1 The Council has failed to apply its own site selection methodology in a fair, transparent and objective way, resulting in ST14 being put forward for strategic allocation when it should have failed at the initial stage of the process. This failure of the Council to undertake a proper, objective assessment of the sustainability of sites coming forward for potential allocation fails to meet the requirements of national planning policy and renders the plan unsound.**
- 2.2 ST14 cannot reasonably be said to contribute to ensuring that York meets the sustainability policies set out in the NPPF. Alternative smaller sites in more sustainable locations should be brought forward to ensure that the Council meets its OAN. The risk of a significant percentage of the city's housing requirement failing to come forward because ST14 is not delivered should be removed.**

Site selection process

- 2.3 The Council confirmed in correspondence dated 15th and 17th August 2017 (between Airedon and Ms Harrison in the Planning Policy team) that the methodology contained within the Site Selection Paper from June 2013 and the subsequent update contained within the Preferred Sites Local Plan document remained relevant to date and therefore formed the basis that the Council should utilise in determining which sites should be taken forward for allocation.
- 2.4 The Site Selection Paper sets out the various stages of assessment. Initially sites were put through a Stage 1 assessment comprising 4 criteria aimed at sieving out the most sustainable sites for further, more detailed consideration by technical officers, which is set out at Section 8 of the Paper. The criteria used were:
- Criteria 1 – environmental asset protection
 - Criteria 2 – open space provision
 - Criteria 3 – greenfield sites in areas of high flood risk
 - Criteria 4a – access to services and facilities
 - Criteria 4b – transport accessibility
- 2.5 A number of sites were discounted during assessments against Criteria 1, 2 and 3. All other sites were taken forward for assessment against Criteria 4a and 4b. A scoring system was used to



assess the sites and a scoring threshold utilised to discount sites in unsustainable locations with poor access to services, facilities and transport.

2.5 Whilst the majority of sites were taken through the above scoring system, paragraph 15 of the Site Selection Paper confirms that

“sites over 100ha that could provide a minimum of 3,000 dwellings (based on a net developable area of 60% of the site at a density of 50dph) would be large enough to provide all the local services including a primary school, local shops and services, open space and sustainable transport routes on site. Any remaining site over 100ha was therefore excluded from the next stage of the minimum scoring exercise and was taken forward for further assessment”.

2.6 At the time of the initial assessments, the Wigginton Road site (now ST14) was part of a much larger amalgamated site known as ‘land north of Clifton Moor’ (site ref: 698 at Figure 2 of the Site Selection Paper). It stretched to 134 hectares in size. Given the scale of the site, it met the 100ha / 3,000 dwelling capacity assessment and was therefore fast tracked through the system without the need for compliance with Criteria 4a and 4b as set out above.

2.7 The Preferred Options Sustainability Appraisal, prepared in 2016, confirms at Appendix 9c (Strategic Housing Sites and Allocations) that had ST14 not been fast tracked through the system because it initially passed the 100ha / 3,000 dwelling capacity threshold, it would have failed Assessment Criteria 4a and 4b (access to facilities and services, and access to transport). The overall score for the site was 19 with 6 scored for the 4a test and 13 scored for the 4b test.

2.8 Sites needed to score at least 22 points overall with at least 13 points for access to services (test 4a) and 9 points for access to transport (test 4b). It would appear from the Site Selection Paper (2013) that initially, sites that passed the scoring system were taken forward. Subsequently, it was decided that more sites were required and that sites that passed the overall points score but which did not pass the access to services and access to transport breakdown were also taken forward.

2.9 Following the Local Plan Preferred Sites consultation, the scale of proposed Strategic Allocation ST14 was reduced significantly from 157.09 hectares (with an additional 47.3 hectares for strategic green space) to 55 hectares. If ST14 had been assessed correctly against Assessment Criteria 4a and 4b, because of the significant reduction in the size of the site to below the 100ha / 3,000 dwelling threshold between the Further Sites consultation in 2014 and the Preferred Sites consultation in 2016, it would have failed and would have not been taken forward to proposed allocation.



- 2.10 It is clear that the Council has failed to objectively and appropriately apply its own site selection methodology. As a result, fundamental flaws exist in the preparation of the Local Plan, which have led to the retention of ST14 as a Strategic Allocation, despite it failing the criteria set out in the Council's site selection methodology. The draft allocation of ST14 and the plan more generally are unsound for this reason.

Sustainability of Strategic Allocation ST14

- 2.11 The Council has consistently considered that a site covering at least 100 hectares, capable of bringing forward a minimum of 3,000 dwellings, should be considered appropriate to bring forward the development of a standalone sustainable settlement. This is set out in the Site Selection Paper (2013) and subsequent Sustainability Appraisals. It is the Council's intention to fast track such sites past criteria 4a and 4b because they would be capable of bringing forward their own services, facilities and sustainable transport systems. It is not understood how and why the Council consider ST14, which is now a site of only 55ha and able to deliver 1,348 dwellings is capable of transforming itself into a sustainable standalone settlement meeting 'garden village' principles.
- 2.12 This matter is compounded by the fact that the site initially extended further south to the edge of the Outer Ring Road and was therefore much closer to the existing built-up area of York and its associated facilities and services. Since the reduction in scale of the site following the Further Sites consultation in 2014, the site has receded significantly to the north and is separated from the Outer Ring Road by a number of agricultural fields that sit outside of the proposed strategic allocation. The Council should have acknowledged this change in circumstances and re-evaluated the site against the test in Criteria 4a and 4b. This has not happened.
- 2.13 Paragraph 2.3.17 in the Identification and Analysis of Sites section of the Publication Sustainability Appraisal states that

"for large sites over 5 hectares, whilst the Stage 4 criteria 'access to services and transport' was applied, a judgement that these sites would have the ability to provide additional services to serve any new potential community was made and debated at technical officer workshops".

This information does not correlate with that included in the previous versions of the Local Plan, Sustainability Appraisals and the Site Selection Paper (2013) and no mention is afforded to the 100 hectare / 3,000 dwelling capacity threshold test, which effectively fast-tracked sites past the Criteria 4 assessment completely.



- 2.14 Inconsistencies throughout the Local Plan preparation process are evident, and it is not clear to third party individuals what methodology was utilised in the assessment of sites. The Local Plan lacks objectivity and transparency.

Inconsistencies in the Publication Local Plan and accompanying Sustainability Appraisal

- 2.15 There are numerous inconsistencies within the Publication version of the Local Plan and the accompanying Sustainability Appraisal, which leave it unsound. The Plan is not based on a firm, consistent and appropriate footing or evidence base.

- 2.16 Paragraph 1.4.9 of the Publication Local Plan Sustainability Appraisal (2018) states that:

“the majority of dwellings (around 13,500 including some provision between 2033 and 2038) to be located at seventeen strategic housing sites including land adjacent to the existing built up area of York and a new settlement to the south east”.

This paragraph only refers to the inclusion of one new settlement within the list of strategic sites, which is to be located to the south east, presumed to be the ST15 strategic allocation at Elvington Airfield. Throughout the Publication Local Plan, and in particular at paragraph 2.5 and Policy SS12, reference is made to ST14 constituting a substantial amount of land dedicated to ‘garden village’ development delivering an exemplar new sustainable development.

- 2.17 The Council has failed to make clear whether ST14 is intended to be a standalone sustainable settlement or a loose extension to the existing urban area of York with reliance on existing facilities to support the new development.

- 2.18 Notwithstanding the fundamental objection to inclusion of Strategic Allocation ST14, the inconsistencies shown throughout the Plan, but specifically in relation to paragraphs 1.4.9, paragraph 2.5 and Policy SS12, need to be addressed to reflect the Council’s intention to either deliver a standalone sustainable settlement at ST14 or provide a loose extension to the existing urban form of York at Clifton Moor.

- 2.19 Policy SS12 of the Publication Local Plan, which relates to land west of Wigginton Road (ST14) states that 1,200 residential units will be delivered within the Plan period, out of a total of 1,348 dwellings. In contrast, the Sustainability Appraisal at paragraph 1.4.9 implies that only 1,000 dwellings will be brought forward during the Plan period. This highlights severe inconsistencies between the Local Plan and the Sustainability Appraisal, putting into serious question the validity and robustness of York’s Plan-making process.



2.20 The NPPF at paragraph 182 states that “the Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements”. The Council should ensure that the full OAN is accounted for moving forward. Inconsistencies such as that highlighted above put into question whether the Plan achieves this.

Sustainability Appraisal of Strategic Allocation ST14

2.21 The NPPF at paragraph 150 states that “Local Plans are the key to delivering sustainable development”. Paragraph 151 continues by stating that “Local Plans must be prepared with the objective of contributing to the achievement of sustainable development”. Ensuring that site allocations are properly and objectively scored against appropriate sustainability criteria is essential in meeting the requirements of national planning policy.

2.22 It is extremely difficult to understand the reasoning behind the significant change in Sustainability Appraisal Scoring of the ST14 Strategic Allocation that occurred between the Preferred Sites and Pre-publication Consultations. The Interim Sustainability Appraisal prepared by the Council itself in support of the Preferred Sites Local Plan in 2016 confirmed that the ST14 site scored extremely poorly against most of the sustainability objectives.

2.23 By way of stark contrast, the Sustainability Appraisal of the site supporting the Pre-Publication Consultation Local Plan showed much more positive results against criteria that are critical to whether ST14 is capable of coming forward as a standalone sustainable settlement. The latter, more positive assessment has been taken through into the most recent Publication Sustainability Appraisal. A comparison between the two appraisals for ST14 are included at Figure 1.1 below.

Figure 1.1

Preferred Sites Interim Sustainability Appraisal (2016)

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15
6	848	ST14	Land to the West of Wigginton Road	+	+	+	n/a	+	+	0	-	-	0	0	-	-

Pre-publication and Publication Sustainability Appraisals (2017 and 2018 respectively)

Site Ref	Objective	SAO1: Housing	SAO2: Health	SAO3: Education	SAO4: Economy	SAO5: Equality & Accessibility	SAO6: Transport	SAO7: Climate Change	SAO8: Biodiversity	SAO9: Land Use	SAO10: Water	SAO11: Waste	SAO12: Air Quality	SAO13: Flood Risk	SAO14: Cultural Heritage	SAO15: Landscape
	Site Name															
ST14	Land to North of Clifton Moor	+	+	+	+	+	+	+	+	-	-	-	-	0	-	-



- 2.24 The only change in circumstance which might explain the improvement in the site's sustainability appraisal scores is the appointment of AMEC Foster Wheeler, commissioned by the Council to prepare the Local Plan's Sustainability Appraisals.
- 2.25 Paragraph 152 of the NPPF states that
- “local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued”.
- 2.26 Strategic Allocation ST14 should not have been retained as an allocation following the significant reduction in scale of the site, given that it would have failed criteria 4a and 4b of the site selection process.
- 2.27 Appendix H of the Publication Sustainability Appraisal sets out a large range of reasonable alternative sites for allocation. It is noted that many of these sites score more positively than ST14 against many of the sustainability objectives.
- 2.28 Paragraph 5.9 of the Publication Local Plan states that “the Council accepts that there has been persistent under delivery of housing as defined in the NPPF”. ST14 is not a sustainably appropriate site to take forward for allocation on many levels and in the context of the Council's poor history of housing delivery, it is considered that a larger number of smaller reasonable alternative sites should be allocated in place of ST14. This approach would ensure that the Council meets its OAN in-line with national planning policy and avoids the risk of a large allocation such as ST14 falling to deliver which would leave the Council with a significant shortfall in housing numbers.

Towthorpe Lines MoD site

- 2.29 The Towthorpe Lines MoD site was considered for residential allocation alongside the Imphal and Queen Elizabeth Barracks sites following their release for redevelopment in November 2016. Paragraph 2.3.67 confirms that the Queen Elizabeth and Imphal sites passed their assessment against criteria 1 to 4 and were subsequently proposed for residential allocation.
- 2.30 However, the Towthorpe Lines site failed the assessment and was subsequently put forward for employment uses. Despite requesting further information from the Council's Planning Policy Team, the scoring results against criteria 4 appear to have not been released for any of the MoD sites. The Council has not been transparent on this matter. Without this information, it is



extremely difficult to assess whether an appropriate and fair approach to site selection has been adopted. This is particularly relevant in the context of the failure of the Council to appropriately apply its own site selection methodology in relation to the ST14 allocation, further details of which are considered in detail above.

3. Green Belt

Summary

- 3.1 York has an obligation to consider the Green Belt as part of the plan process. This is particularly relevant for York as the Council has never had an adopted Green Belt Boundary. This was the reason why the Inspector halted the plan process at the last plan stage and the reason that the initial Green Belt study was carried out in 2003.**
- 3.2 The purpose of the 2003 report was to review “the existing draft Green Belt” and to “aid in the identification of those areas surrounding the City that should be kept permanently open”. The report did not consider whether there might be constraints on any other areas of Green Belt should any development be considered in the vicinity or where new development might be incorporated where it would have the lowest impact upon the main purposes of Green Belt.**
- 3.3 It also did not consider the need for sustainable development, the importance of identifying long-term, permanent boundaries and whether there might be need to identify areas of safeguarded land so that Green Belt boundaries can be maintained beyond the plan period. The plan recognises that the Green Belt boundaries are only anticipated to extend to 2037 and this is because some of the larger sites will provide units beyond the plan period and ‘windfalls’ are expected to accommodate the shortfall of dwellings.**
- 3.4 The need for a comprehensive Green Belt study that considered more than the historic importance element of the Green Belt purposes was clearly identified in 2016. The other purposes, together with the need to identify clear and permanent boundaries were matters mentioned in 2016 as important and subject to on-going assessment, but no such assessment is included with any of the supporting documentation.**
- 3.5 The Green Belt study, whilst failing to meet the requirements set out in National Policy, does clearly identify that there is a need for land to be protected from development between the outer villages and the development of the central part of York, with areas to the south of Skelton and Wiggington being particularly relevant.**



3.6 If such a distinction is made between the existing edge of York and ST14, the bottom third of the site would be prevented from being developed. This shows the inconsistency of the approach to the consideration of Green Belt issues by the City Council and lack of proper assessment of the Green Belt and sustainable development of the District.

3.7 Indeed, if the approach of protecting an area between the outer edge of York and surrounding villages had been identified at an early stage, the southern part of ST14 would not have progressed through the initial stages of the plan process and the smaller sized site would not have met the 100ha criteria and would therefore have been eliminated at this early stage as it fails on other scoring elements.

Green Belt boundaries

3.8 The allocation of ST14 is inextricably linked to the identification of Green Belt boundaries because the site is excluded from the Green Belt, with Green Belt drawn around its edges. The site was initially identified at the Preferred Options stage. This document identifies that:

“The process for choosing sites is based on the methodology applied to site choice in the plan period. This process identifies a series of primary constraints which have been applied to the selection of sites for safeguarding, these include land that is essential to protecting the setting and historic character of York. The secondary constraints e.g. public transport accessibility were not applied as these may well change over the life of the plan and would be applied at plan review should the site be required to be considered for development as part of the review. Similarly the test of delivery has not included a full assessment of site viability as this may well change over the life of the plan and again would be applied at the point when the site is considered for development. Finally in considering the attributes of safeguarded land we decided that in order to provide some flexibility at the time the sites are required to be considered for development a small number of quite extensive tracts of land which could be brought forward either in part or as a whole should they be required for development at the time of Plan review.”

3.9 This plan is quite specific regarding the Green Belt, and this is particularly relevant in paragraphs 5.9 – 5.11:

“5.9 The boundary of the Green Belt is the consequence of decisions about which land serves a Green Belt purpose and which can either be allocated for development or safeguarded for longer term development needs beyond the plan period. In this Local Plan the Green Belt’s prime purpose is that of preserving the setting and special character of York. This essentially comprises the land shown earlier in the section at Figure 5.3.



5.10 Over and above the areas identified as being important in terms of the historic character and setting of York other land is included to regulate the form and growth of the city and other settlements in a sustainable way. This land will perform the role of checking the sprawl; safeguarding the countryside from encroachment; and encouraging the recycling of derelict and other urban land.

5.11 In defining the detailed boundaries of the Green Belt care has been taken to follow readily recognisable physical features that are likely to endure such as streams, hedgerows, footpaths and highways. Clearly it will not always be possible to do this because of factors on the ground and where this is the case there will be a clear logic to the boundary that can be understood and interpreted on the ground.”

3.10 The document refers back to the Green Belt Appraisal carried out in 2003, to support the then Local Plan process. This was, apparently, reviewed in 2011, but it is not obvious what, if any, changes were made.

3.11 The 2016 Preferred Sites Consultation identifies the importance of carrying out a proper Green Belt assessment and states (p18):

“York is one of only several authorities where a draft Green Belt was identified for the purposes of conserving the historic character and setting of the city. Whilst the general extent of the draft Green Belt was identified in the former RSS and is retained as applicable policy for York, the emerging Local Plan will be setting detailed Green Belt boundaries for the first time. In order to understand where the Green Belt boundary should be set, work is ongoing to look at the parcels of land around York to understand their significance and contribution against the Green Belt purposes, as set out in NPPF.”

3.12 The “Approach to the Green Belt Appraisal” (2003) which appears to form the basis of the Green Belt work for the Local Plan was prepared as a result of the Inspector to the City of York Local Plan making it clear that York should seek to adopt a permanent Green Belt with boundaries that would have a long term life rather than an interim Green Belt with shorter-term boundaries. The report indicates that:

”An essential aspect of any review of the Green Belt would clearly be to appraise the existing draft Green Belt as defined in the unadopted York Green Belt Local Plan (post mods draft 1995). It was considered that this work was essential to aid in the identification of those areas surrounding the City that should be kept permanently open.”



3.13 The report clearly sets out the background to planning policy relating to Green Belts, and sets out the five main purposes:

1. To Check the unrestricted sprawl of large built up areas
2. To prevent neighbouring towns from merging into one another
3. To assist in safeguarding the countryside from encroachment
4. To preserve the setting and character of historic towns
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.14 In the section entitled “The purposes of York’s Green Belt” the report indicates that, whilst purposes 1, 3 and 5 ‘represent relevant principles which are important element of all Green Belt’ but ‘do not assist in a spatial assessment of which areas are the most valuable in Green Belt terms’ for York. The report concludes that purposes 2 and 4 allow the evaluation to be made and area used for the purposes of the study.

3.15 Green Belt policy does not give any of the different purposes of Green Belt specific weighting suggesting that any one might be more important than another. It is particularly interesting that the purposes of ‘checking unrestricted sprawl of large built-up areas’ and ‘assist in safeguarding the countryside from encroachment’ have not been considered at all in the Green Belt Study. It is not evident that the 2011 Review made any changes to this methodology as any evidence of a 2011 is completely lacking from the background documents and it is simply listed.

3.16 The Local Plan has been based upon a study of the Green Belt that is incomplete, and which provides an assessment that is inconsistent with national policy.

3.17 The Assessment report identifies a number of matters that are considered to contribute to the historic character and setting of York. These include:

- Open approaches to the city
- Green Wedges
- Views of the Minster
- Character of the Landscape
- Urban Form
- Relationship between the urban edge and the countryside
- the relationship with the surrounding villages

Under ‘character of the landscape’ it is noted that:



'The built form in the rural areas surrounding the city is traditionally characterised by red brick buildings with red pan tile roofs. The agricultural villages are situated at relatively evenly distributed intervals and are largely linear or around a green'.

Looking at a broad picture of the development this is clear. It is also clear that there are more villages, many of which are larger, towards the north and north west of York, than there are, for instance, towards the east and south east, where there are larger gaps between existing villages. If the aim is to replicate the historic 'relatively evenly distributed intervals' as identified in this study, it is not sensible to consider a further village in the already congested northern area compared to other locations in the District Plan area.

3.18 The Green Belt Assessment continues to try to define the 'most valuable areas of Green Belt' – and includes Green wedges and extensions to them; areas that emphasise the rural setting of an historic city; the setting of villages; and areas which prevent coalescence. It should be noted that this only relates to existing development, and no consideration is given to the potential for new development that might impinge upon any of the five areas that contribute to the character and setting of York, let alone any of the other main purposes of Green Belt.

3.19 In terms of coalescence, to the north of York, three areas are identified that are relatively close to ST14:

- The first protects the area between the south eastern edge of Nether Poppleton from the Ring Road. It is clear that all the land between the ring road and the built-up area has been included, and therefore it is assumed that development would specifically be contrary to the Green Belt aims if it were to be proposed within this area
- Similarly, a stretch of land runs between Skelton and the ring road
- The southern edge of Wiggington lies closer to the ring road, but in this case the 'area preventing coalescence' runs to the south of the ring road as well as to the north, indicating that a reasonable stretch of land is required in order to prevent coalescence.

3.20 If these areas are compared to the southern boundary of ST14, it is clear that ST14 lies closer to the ring road and the development to the south (Clifton Moor) than either Skelton to the Ring Road or Wiggington to the development to the south of the ring road. If a similar wedge of 'area preventing coalescence' is adopted for ST14 as is considered appropriate for both Wiggington and Skelton, it is clear that the bottom two fields, roughly a third of the area of the allocation, should actually be protected so as not to create coalescence, based upon the Council's current Green Belt Assessment. In contrast, there is a significant gap between the proposed allocation



ST15 and the ring road or development within York and this distance is significantly greater than the protected areas close to Wiggington and Skelton so the ST15 allocation is not adversely affected by this consideration. This does not make sense.

3.21 The NPPF at section 9 sets out national policy on Green Belts. Paragraphs 84 and 85 make it very clear what Local Planning Authorities should do:

“84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

85. When defining boundaries, local planning authorities should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”

3.22 In York, the LPA is faced with a unique situation because Green Belt has never been formally adopted in a Local Plan and clear boundaries have not been accurately defined. It is essential, therefore, that the assessment of the Green Belt is thorough and covers the steps outlined in the



NPPG and sets Green Belt boundaries that area clear, using readily recognisable, permanent features and which will not need to be altered at the end of the development plan period.

- 3.23 In the introduction to the Plan, it is stated that “This Local Plan covers the period from 2017 to 2032/33, with the exception of the Green Belt boundaries which will endure up to 2037/38.”. Thus, the LPA is making it clear that the identified Green Belt boundaries will cope with a 20-year period only. This is not considered to ‘stretch well beyond the plan period’ which suggests considerably more than 3 years beyond the normal 15-year scope of a plan. This is particularly pertinent to York, given that it is identifying boundaries for the first time and should be aiming to ensure that they are enduring and do not need to be altered again for some period of time.
- 3.24 Indeed, in 2013, the Proposed Options approach stated (p60) “The Local Plan has a 15-year strategy, looking ahead a further 10 years should ensure a fair degree of permanence to the green belt.” Thus, in only putting forward a Green Belt proposal that runs 5 years beyond the plan period (less than 20 years from the adoption of the plan) the LPA is not even meeting its own suggested targets set out in the Prefeed Options and have made a much smaller provision that will require the Green Belt boundaries to be reconsidered at a much earlier stage.
- 3.25 At present, although mentioned in the 2016 document as something that was under ongoing assessment, the 2003 (which does not appear to have been updated) assessment does not take any account of the need to promote sustainable development. As discussed above, whilst, initially, ‘sustainable’ settlements over 100ha were promoted, ST14 was reduced in size so that it no longer met this categorisation. Four of the proposed allocations do anticipate that development will continue beyond the plan period - ST5, 14, 15 and 36. However, no ‘Safeguarded’ areas are identified allowing for development to progress in the future in a sustainable way without the Green Belt boundaries being altered at the next plan stage. This directly contravenes National Planning Policy. Given that this is the first time to set accurate Green Belt Boundaries for the City, this is clearly not appropriate.
- 3.26 The NPPF also identifies how important ‘permanent’ boundaries are, that are easily recognisable and will be permanent. This is reflected in the Preferred Options version of the Plan which identifies that (paragraph 5.11):

“In defining the detailed boundaries of the Green Belt care has been taken to follow readily recognisable physical features that are likely to endure such as streams, hedgerows, footpaths and highways. Clearly it will not always be possible to do this because of factors on the ground and where this is the case there will be a clear logic to the boundary that can be understood and interpreted on the ground.”



- 3.27 The current allocation benefits from a strong boundary to the east, with much of the eastern boundary being bounded by the Nova Scotia plantation. However, this landscape feature is breached by the proposed road access to Wiggington Lane to the east. There is also a gap between this linear plantation and the group of trees on the south-eastern corner of the site that touches the southern boundary for a short stretch. Most of the southern boundary is open with no boundary features, unlike the field to the north that has a clear hedge line with a few trees. The western boundary lacks boundary features for most of its length, with a couple of small bushes marking the remnants of a hedge line, although one section to the north runs directly through the middle of a field. The northern boundary is marked by a few small trees marking the remnants of a hedge line.
- 3.28 Accordingly, three out of four boundaries of ST14 fail to provide clearly identifiable boundaries that are likely to result in a permanent edge to the Green Belt. This is particularly critical to the south given the southern part of the site falls within a distance where other villages cannot expand due to the potential of coalescence and the new road links and potential grade separated junctions, and pedestrian/cycle bridges required to create a semblance of sustainable access to services for any proposed new settlement.
- 3.29 As a result, the proposed boundary to ST14 does not follow the advice set out in the NPPF, and nor does it follow the indicated preferred options approach set out at paragraph 5.11 of that document. The proposed boundaries on three sides are neither permanent nor readily recognisable features which are logical and reflect the fact that the site has apparently been chosen simply because it is far away enough from most populations to avoid significant outcry or political pressure.
- 3.30 Whilst this flaw in the Green Belt assessment has been applied to the issue of ST14 specifically, as no consideration of appropriate boundaries has been made as part of the Green Belt assessment, similar inconsistencies will undoubtedly exist elsewhere in the plan area.
- 3.31 The Preferred Options stage states clearly:
- “The process for choosing sites is based on the methodology applied to site choice in the plan period. This process identifies a series of primary constraints which have been applied to the selection of sites for safeguarding, these include land that is essential to protecting the setting and historic character of York.”
- This does not include a proper assessment of three of the five purposes of Green Belt, and these other purposes, mentioned in 2016 as requiring assessment, have not been included in the identification of sites.



- 3.32 The process for choosing sites is based on the methodology applied to site choice in the plan period. This process identifies a series of primary constraints which have been applied to the selection of sites for safeguarding, these include land that is essential to protecting the setting and historic character of York.
- 3.33 Therefore the approach to the Green Belt is not consistent with National Policy and has not been applied consistently throughout the plan area. The report upon which Green Belt matters are based is from 2003 and is principally concerned with only one of the main purposes of the Green Belt. No assessment appears to have been prepared to consider long-term defensible boundaries, which, given this is the first time the Green Belt will have been adopted in detail, is a fundamental flaw. The '25 year' aim for Green Belt boundaries originally proposed by York has been reduced to less than 20 years, which does not meet National Planning Policy. The allocation of ST14 in the area between Wiggington and Skelton will be contrary to the historic character identified in earlier reports, and, when developed, will create what appears to be an extension to the urban area of York. The allocation is not a sustainable settlement and therefore this aspect of Green Belts has also been ignored in the Local Plan process.

4. Transport matters

Summary

- 4.1 ST14 is located to the north of the Outer Ring Road (ORR) and is poorly located to achieve the objectives of sustainable travel. The ORR is subject to severe delays and congestion. The Council considers that based upon the results of its SATURN Model, mitigation measures can be introduced to overcome these issues. However, the Model contains inconsistencies, uncertainties and omissions. There is no certainty that the necessary and appropriate off-site mitigation measures can be delivered and as a result, ST14 should be deleted.**

Inconsistencies, uncertainties and omissions relating to SATURN model

- 4.2 Paragraph 018: Reference ID: 12-018-20140306 of the Planning Practice Guidance makes it clear that "a Local Plan is an opportunity for the local planning authority to set out a positive vision for the area, but the plan should also be realistic about what can be achieved and when (including in relation to infrastructure). This means paying careful attention to providing an adequate supply of land, identifying what infrastructure is required and how it can be funded and brought on stream at the appropriate time".



- 4.3 The paragraph continues to state that “the Local Plan should make clear, for at least the first 5 years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development”.
- 4.4 The report attached at Appendix 3, prepared by Westgate Consulting, highlights a number of inconsistencies, uncertainties and omissions relating to the SATURN Model used in the preparation of the Transport Topic Paper (2017), which forms part of the evidence base used to prepare the Local Plan and Sustainability Appraisal.
- 4.5 Unless and until further clarification has been received that the necessary and appropriate off-site mitigation measures can be funded and delivered, it is not safe for the Council to rely upon the SATURN model as a basis for allocating ST14 as a potential housing site.

5. Landscape and visual impact

Summary

5.1 Smeeden Foreman was commissioned in 2017 to undertake a preliminary Landscape and Visual Impact Appraisal (LVIA) of proposed Strategic Allocation ST14. This was submitted with representations to the Pre-publication Local Plan consultation in 2017. The conclusions of the LVIA are carried forward and are relevant in determining whether the Local Plan is sound or not.

5.2 The LVIA is attached at Appendix 4 of this report. In terms of landscape effects, it concludes that the development of ST14 would have the following landscape impacts:

- “Development of 1,350 or 1,725 homes and infrastructure would directly alter the fabric of the physical components within the site and introduce built form into an area which was previously pastoral. Supporting infrastructure and associated structures and lighting are required to service the development and will extend outside of the consultation boundary. The nature and location of the new highways, infrastructure upgrades and extent of lighting are unclear within the City of York Plan”
- “The character of the site is considered to have few detracting features and contributes to a positive landscape character. The area conforms to and contains many of the key characteristics described within the Vale Farmland and Plantation Woodland and Heathland character type described within Section 4 of this report. Development on the site would introduce built form and visual detractors, the most obtrusive considered to be the



increased amount of lighting into this area and as such would conflict with national and local landscape character”

- “The setting of the outlying villages would change as the scattered settlement pattern would become less apparent when travelling along the country lanes and footpaths within the study area and the quiet rural landscape which currently separates them would become urbanised”
- “The necessary upgrading of infrastructure to support the development on land off Wigginton Road (ST14) would potentially change the character of this rural road with the addition of street lighting and improvements to the junction. There is currently a lack of information on how the plans for upgrading infrastructure will integrate into the existing landscape. The character of land to the north of the ring road has been described as important to the setting of York and urbanisation along this road corridor would extend the urban character out in a radial direction”.
- “Development would impair the perception of important green links from the existing Green Wedge into the open countryside”.

5.3 In terms of visual effects, the table on page 40 summarises the outcomes at the seven viewpoint locations. The report concludes that:

- “Receptors at the viewpoints range in sensitivity. Low sensitivity receptors have been defined at viewpoints where people experiencing the view are motorised users of roads. Many of the viewpoints are transitional and consequently views of the allocation site change depending on the direction of movement and position along the route”.
- “Overall, the greatest visual effects are likely to be experienced close to the proposed allocation at Viewpoint 4 Moor Lane and Viewpoint 2 Wigginton Lane where the overall level of effect is judged to be major adverse. At these locations, the development would form a prominent new component within the view that would alter the character of the view”.
- “In terms of effects on long range views, particularly from York Minster, the development would blur the distinction between the urban core of the city and the open countryside beyond, negatively affecting the setting of York. Development of a new housing development with associated infrastructure, overbridge, grade separated junction, and upgrades to existing road networks would have a moderate and above adverse impact on visual amenity from the majority of the viewpoints visited as part of this study”.



6. Heritage

Summary

- 6.1 If developed, ST14 would critically change the ‘established’ historic development pattern of the city. This would result from the effective extension of the City beyond the ring road, emphasised by the strong connections between the site and the ring road and development to the south, by way of roads, lighting, and potential bridging structures for pedestrians and cyclists. This would effectively comprise the first ‘planned’ extension to the City beyond the ring road, rather than the strengthening of the existing character of the city. Given this intrusion to the north east, other similar sites outside the ring road and not too close to other settlements would be able to demonstrate a precedent for other suburban extensions to the city.**
- 6.2 A key character of York and its environs has been identified as having a relatively constrained city area, with villages in the surrounding countryside. Some of the villages are larger, and some smaller, but few villages outside the ring road have connected with the built-up area of the city. Thus, the city has a green ring around it, and development within the city is predominantly restricted by the ring road.
- 6.3 The Landscape Assessment report submitted with this objection to the allocation of site ST14 identifies two important views that encompass the site: from York Minster towards the north, and from the White Horse at Kilburn towards York Minster. In both of these views, the green countryside around the built-up area of York is very obvious. The proposed allocation site lies in the middle of this view.
- 6.4 York Minster is a Grade I Listed Building. It is also the seat of the Archbishop of York, the second highest office of the Church of England, and therefore important on two different fronts. The present building has sections that were started in 1220, with building work continuing into the 15th Century.
- 6.5 The LVIA indicates that, whilst there would be no impact upon the views from the White Horse the impact upon the view from the Minster would be “major adverse”. Whilst the view from the Minster is not one that is seen by all visitors to the city, a substantial number of visitors do benefit from this sight. However, the view from this historic building is not only important for the view itself, and the setting of the Minster, but from the principle of the development of the City of York.



7. Other issues

Ecology

- 7.1 Smeeden Foreman was instructed to provide an update to their original Ecology Appraisal, based on the new suite of supporting evidence that was submitted by the promoters of proposed Strategic Allocation ST14 during the Preferred Options consultation. A copy of Smeeden Foreman's original Ecology Reports and the update note are contained at Appendix 5 of this report.
- 7.2 The summary conclusions to the update note confirm that the proposed access road locations will cause loss of habitat, disturbance and fragmentation within ecological sensitive areas (namely Nova Scotia Plantation and Clifton Airfield SLI) and potentially affect protected species (badger and great crested newt).
- 7.3 It is also noted that the local areas of ecological interest have been removed from the Designated Nature Conservation Sites plan at Figure 4.8 of the Publication Local Plan. It is understood from the Council's Ecologist that all Sites of Local Interest have been withdrawn from the Local Plan due to lack of consistency with their identification and lack of historic evidence to justify their designation.
- 7.4 The Ecologist did stress that they have not been deleted and that this does not necessarily mean that they are no longer of biodiversity value, suggesting that such sites will still be given consideration in responses to planning applications.
- 7.5 The original Designated Nature Conservation Sites plan was included within the Site Selection Paper (2013) at Figure 5. At that point it included Sites of Local Interest. The purpose of including Figure 5 was to aid the implementation of Criteria 1 (environmental assets protection). Paragraph 9.7 of the Site Selection Paper states that "protection of areas with nature conservation value is viewed as a key element in ensuring sustainable development...for this reason internationally, nationally and locally significant nature conservation sites have been excluded when considering future potential development locations as shown in Figure 5.
- 7.6 It is assumed that ST14 was reduced in size partly to avoid the plantation to the south of the site, which was identified as a Site of Local Interest at Figure 5 of the Site Selection Paper. Other sites could also have been significantly reduced on this basis, however some could have been removed altogether at this early stage of site selection if they were wholly within an identified area of nature interest.



- 7.7 As with previous matters set out above, this inconsistency between plans, designations and the application of site selection methodology puts into question the soundness of the Local Plan.

Viability

- 7.8 Viability is a key consideration in determining the deliverability of sites proposed for allocation. The City of York Local Plan and CIL Viability Report only provides generic costs for general site typologies, for example brownfield or greenfield land. With the level of infrastructure and services required at ST14, some degree of certainty is required to ensure a site of this scale can be delivered.
- 7.9 The Local Plan and CIL Viability Report alone does not provide any certainty, particularly in the context of the substantial reduction in scale of the proposed allocation (reduced by well in excess of half of its original size), resulting in the provision of only 1,348 dwellings to ensure the scheme is viable enough to accommodate the services and facilities required, notwithstanding any further infrastructure that is required.

Drainage and flood risk

- 7.10 The York Local Flood Risk Management Strategy (2015) forms part of the evidence base used by the Council in the preparation of the Local Plan and Sustainability Appraisal. An identified action associated with one of the Strategic Objectives in the Management Plan is to input into strategic planning and strategic development sites to identify sustainable flood risk and drainage solutions.
- 7.11 The document confirms that York has an issue with surface water drainage and 11,500 existing homes are at risk of surface water flooding to a depth of 0.1m and 1,700 are at risk of being flooded to a depth of 0.3m.
- 7.12 According to the document, the area to the south of York is the most at risk in terms of groundwater flooding. It acknowledges that there are issues with poor drainage due to land being predominantly clay, however it concludes that this is not a ground water flooding issue and that this is attributed to the geological characteristics in the area where water from above is incapable of soaking away.
- 7.13 ST14 Strategic is subject to an extremely high water table, in fact it is almost permanently covered in standing water despite it being a greenfield site.



7.14 The Management Strategy confirms that the Council is working on the basis that the network of rivers, becks, drains and sewers are at capacity for the purposes of development management. The document recommends that all new development should deliver no net increase in peak rainfall inputs into the receiving system and in most cases a 30% betterment is expected.

7.15 The level of the water table at ST14 presents a potentially difficult situation with regards to the provision of SUDs as a cost-effective solution to the evident drainage issues. There is a serious question mark over whether the development of the site would be capable of delivering no net increase in peak rainfall inputs into the receiving system, let alone the potential for a 30% betterment.

8. Conclusions

8.1 These detailed main representations have demonstrated that ST14 should be deleted from the Local Plan and is wholly unsuitable.

8.2 More widely, the analysis undertaken demonstrates that there have been fundamental problems with the way the Local Plan has been prepared and the strategy which the Council has adopted. As matters stand, these problems render identified policies and site allocations within the Local Plan and Sustainability Appraisal unsound as a matter of law.



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Representations to the York Publication Local Plan Consultation

Main Representations Appendices

Mr J Harrison

April 2018

APPENDIX 1



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Representations to the York Publication Local Plan Consultation

Supplementary Representations Report

Mr J Harrison


April 2018

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APPENDICES

APPENDIX A: comprehensive list of paragraphs and policies to which Mr Harrison objects

	Mr J Harrison	York Publication Local Plan Representations	
	Name	Signature	Date
Prepared and checked by:	Laura Fern Sarah Worthington		29.03.2018



1. Introduction

1.1 These supplementary representations are submitted on behalf of Mr J Harrison, resident of Woodbine Cottage, Wigginton Road, York. They should be read in conjunction with the contents of Airedon Planning and Design's Main Representations Report. The Main Representations Report provides detailed representations relating to:

- site selection and allocations
- Green Belt
- transport
- landscape and visual impact
- drainage
- ecology
- viability

1.2 Attached to this report at **Appendix A** is a comprehensive list of paragraphs and policies to which Mr Harrison objects.

2. Initial Local Plan paragraphs

Paragraph i)

2.1 There is no justification for the Green Belt boundary only being considered to 2037/38, particularly because earlier versions of the plan indicated that it should endure for at least 25 years. The current length does not accord with National Policy or the background evidence and justification for the plan.

Paragraph v)

2.2 The Green Belt study, upon which the Green Belt matters are based, was carried out in 2003 so does not meet this criterion. No updates on Green Belt have been done. The 2003 Study does not fulfil the requirements for a Green Belt study that underpins the plan.

Paragraph viii)

2.3 Given the change in assessment of ST14 between editions of the plan when no significant changes were made to the allocation parameters, the conclusion drawn is that the Sustainability Appraisal is flawed and lacking transparency.



Paragraph ix)

- 2.4 This assessment does not carry forward the conclusions of the 2003 Green Belt study in relation to impact on heritage importance which result from the relationship between existing settlements and the main urban area. Nor does it apply them to candidate allocations. Accordingly, it is flawed.

3. Section 2: Vision and Development Principles

Policy DP1

- 3.1 By allocating housing at ST14, objective vi) will not be achieved as the allocation would effectively create an urban extension to the urban form of York, breaching the existing green break around the compact city. Objective vii) would also not be fulfilled through the allocation of ST14 because the Green Belt would not be able to safeguard the special character and setting of the city, being considerably too narrow between the proposed development and the existing urban edge. This is particularly the case, given the likely infrastructure linking the urban edge with the proposed allocation including high level transport routes. Development in this location would also be contrary to Objective ix) in that the proposed allocation is in one of the most congested parts of the road network and would only exacerbate existing poor conditions.

Policy DP3

- 3.2 The allocation of ST14 does not accord with the requirements of policy DP3:
- i) It is closer to the existing urban area than the neighbouring villages of Wiggington and Skelton which are identified as having an important break between their southern edges and the urban area: as this will not be the case for ST14 it would appear as an extension to the existing urban area rather than a standalone settlement.
 - iii) ST14 would not respect the identified character of relatively evenly spaced villages outside the main urban area.
 - iv) ST14 would not be sustainable as it is of insufficient size (based upon York's own original assessment) to provide the necessary services and facilities for a stand-alone settlement.



- x) ST14 would not be well integrated with the surrounding area, having a single road in and out, and requiring separated access over the top of the ring road to reach services at Clifton Moor
- xi) Because ST14 is of insufficient size to support the level of services and facilities required, there would be a significant number of additional car trips onto the local, already congested, road network.

4. Section 3: Spatial Strategy

Policy SS1: delivering sustainable growth for York

- 4.1 The allocation of ST14 would not ensure the delivery of sustainable growth in York through the Plan period. York has a notoriously poor historic delivery rate of new homes, which is acknowledged throughout the Plan. The Council has confirmed that a 20% buffer has been utilised in assessing its 5-year supply situation moving forward. The allocation of ST14, which has been found to be fundamentally flawed as a strategic allocation for a new standalone sustainable settlement in the Main Representations Report, is an unacceptable risk. If the site fails to come forward, the Council would be left with a huge shortfall in housing numbers. In the context of the Council's inability to deliver housing to an acceptable level, it would be preferable for a greater number of smaller reasonable alternative sites to be allocated in place of ST14.
- 4.2 In doing so, this would ensure the minimum annual provision of 867 new dwellings can be delivered over the plan period, reducing the risk of under delivery.
- 4.3 ST14 fails to adequately conserve, let alone enhance, York's historic and natural environment; prevent unacceptable levels of congestion, pollution and/or air quality; and ensure flood risk is appropriately managed in an area which is almost permanently under water, contrary to Policy SS1.
- 4.4 Furthermore, the lack of clarity and robustness of the Local Plan's evidence base demonstrated in this report and the Main Representations Report, calls into question the validity of the Council's evidence base, such as that associated with the calculation of housing requirement and supply.

Policy SS2: the role of York's Green Belt

- 4.5 Policy SS2 states that "the primary purpose of the Green Belt is to safeguard the setting and the special character of York and delivering the Local Plan Spatial Strategy". The Main Representations Report makes it clear that the Council has failed to adequately assess York's



Green Belt prior to deciding whether it is appropriate for locations to be excluded from the Green Belt or the appropriateness of allocating sites for development such as ST14.

- 4.6 The NPPF is clear that the Green Belt serves five purposes and that all five purposes are weighted equally. The Council's 2003 Green Belt Review and subsequent iterations primarily serves to assess the Green Belt against purposes two and four, which are to prevent neighbouring towns merging into one another and to preserve the setting and character of historic towns. This approach is replicated in Policy SS2, which confirms that the primary purpose of the Green Belt is to safeguard the setting and the special character of York.
- 4.7 Policy SS2 is fundamentally flawed given that it is based on an incomplete evidence base. A full review of the Green Belt against all five purposes should be undertaken. This would also allow appropriate Green Belt boundaries to be considered.
- 4.8 A lack of forward thinking has been shown by the Council in the omission of any safeguarded land and the short-term timescales associated with the life of the Green Belt boundaries, even though earlier iterations of the Local Plan suggested a more elongated life would be more appropriate.

Policy SS12: land west of Wigginton Road

- 4.9 The Main Representations Report, which provides a full assessment of matters and issues, relates specifically to the allocation of ST14 and associated Policy SS12.

5. Section 5: housing

Policy H1: housing allocation, and paragraph 5.9

- 5.1 Paragraph 5.9 confirms that local planning authorities are expected to demonstrate that they have a rolling 5-year supply of deliverable sites, measured against the housing requirement. It also confirms that "the Council accepts that there has been persistent under delivery of housing as defined in the NPPF and consequently has included enough land in the early years of the trajectory to ensure there is a 20% buffer in the 5-year supply".
- 5.2 This is the only information relating to 5-year supply assessment that the Local Plan includes. When further information was requested from the Planning Policy team at the Council, reference was made to the information contained on pages 96 to 98 of the Local Plan. The information provided does not show adequate detail in the methodology used to assess the 5-year supply situation. Nor does it show the specific data or figures used in the assessment.



5.3 The Council has failed to be transparent on the matter of 5-year supply and its evidence based is clearly incomplete.

6. Proposals Map (2018)

6.1 The Proposals Map identifies the boundary of ST14, along with indicative access road locations off Wigginton Road and the roundabout on the Outer Ring Road.

6.2 In light of Mr Harrison's fundamental objection to the inclusion of ST14 as a Strategic Allocation in the Local Plan, it is considered that the Proposals Map should be altered to exclude ST14 entirely, as well as the associated indicative access road locations.

APPENDIX A



Appendix A: comprehensive list of paragraphs and policies to which Mr Harrison objects

Publication Local Plan (2018)

Paragraphs

i)
v)
viii)
ix)
2.5
5.9 – 5.11

Policies

DP1
DP3
SS1
SS2
SS12 and Strategic Allocation ST14 (land to the west of Wigginton Road)
H1

Figures

4.8

Publication Local Plan Sustainability Appraisal (2018)

Paragraphs

1.4.9
2.3.17
2.3.67

Tables

NTS3
6.2
Table at Appendix H



Publication Local Plan Proposals Map (2018)

Objection to the inclusion of ST14 as a Strategic Allocation on the Proposals Map

APPENDIX 2

2 April 2018

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Dear Sarah

Re: York Local Plan Publication Draft

1. Introduction

- 1.1 In this matter, we have been instructed by Mr. J Harrison of Woodbine Cottage, Wigginton Road, York to consider his objection to the allocation of site ST14 in the Publication Draft of York Local Plan.
- 1.2 We are fully conversant with the procedural history of the York Local Plan to date. We have been provided with copies of representations made on behalf of Mr. Harrison in relation to the Further Sites (2016), Preferred Sites (2016) and Pre-Publication (2017) consultation exercises as well as detailed representations being made at this stage.
- 1.3 At this stage, we feel compelled to say that we are concerned not only by the allocation of site ST14 but also by a number of fundamental shortcomings which have been identified.

2. Statutory framework

- 2.1 Section 113 of the Planning and Compulsory Purchase Act 2004 provides that a legal challenge to adoption of a development plan can be made on the grounds that (1) the document is not within the appropriate power or (2) a procedural requirement has not been complied with. The section is identical to section 287(2) of the Town and Country Planning Act 1990 (as amended). The section results in a statutory form of judicial.
- 2.2 Pursuant to section 113(4), an application must be made not later than the end of the six week period starting with the relevant date which means the date of adopted by the LPA or approval by the Secretary of State.
- 2.3 In limited circumstances, it is possible to commence an action for judicial review prior to adoption.

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3. Principal issues

- 3.1 Against this legal background, we harbour a number of concerns, which, if uncorrected, will leave parts or all of the Local Plan susceptible to legal challenge.

Site selection

- 3.2 We are particularly concerned about unfairness, inconsistency of approach and lack of transparency in application of the Council's site selection methodology. This has resulted in ST14 being put forward for strategic allocation when it clearly should not have been.
- 3.3 The methodology contained within the Site Selection Paper from June 2013 and the subsequent update contained within the Preferred Sites Local Plan document have formed the basis for site selection by the Council. Whilst the majority of sites were taken through the scoring system, paragraph 15 of the Site Selection Paper confirms that any remaining site over 100ha was excluded from the next stage of the minimum scoring exercise and was taken forward for further assessment.
- 3.4 At the time of the initial assessments, the Wigginton Road site (now ST14) was part of a much larger amalgamated site known as 'land north of Clifton Moor' (site ref: 698 at Figure 2 of the Site Selection Paper). It stretched to 134 hectares in size. Given the scale of the site, it met the 100ha / 3,000 dwelling capacity assessment and was fast tracked through the system without the need for compliance Criteria 4a and 4b (access to facilities and services and access to transport).
- 3.5 The Preferred Options Sustainability Appraisal, prepared in 2016, confirms at Appendix 9c (Strategic Housing Sites and Allocations) that had ST14 not been fast tracked through the system because it initially passed the 100ha/3,000 dwelling capacity threshold, it would have failed Assessment Criteria 4a and 4b.
- 3.6 Following the Local Plan Preferred Sites consultation, the scale of proposed Strategic Allocation ST14 was reduced significantly from 157.09 hectares (with an additional 47.3 hectares for strategic green space) to 55 hectares.
- 3.7 If ST14 had been assessed correctly against Assessment Criteria 4a and 4b, because of the significant reduction in the size of the site to below the 100ha / 3,000 dwelling threshold which occurred between the Further Sites consultation in 2014 and the Preferred Sites consultation in 2016, it would have failed and would have not been taken forward to a proposed allocation.
- 3.8 It is not understood how and why the Council consider ST14, which is now a site of only 55ha and able to deliver 1,348 dwellings, is capable of transforming itself into a sustainable standalone settlement meeting 'garden village' principles. This matter is compounded by the fact that the site initially extended further south to the edge of the Outer Ring Road and was much closer to the existing built-up area of York and its associated facilities and services. Since the reduction in scale of the site following the Further Sites consultation in 2014, the site has receded significantly to the north and is separated from the Outer Ring Road by a number of agricultural fields that sit outside of the proposed strategic allocation.
- 3.9 The Council should have acknowledged this change in circumstances and re-evaluated what is now ST14 against the test in Criteria 4a and 4b. This has not happened.
- 3.10 Paragraph 2.3.17 in the Identification and Analysis of Sites section of the Publication Sustainability Appraisal states that

“for large sites over 5 hectares, whilst the Stage 4 criteria ‘access to services and transport’ was applied, a judgement that these sites would have the ability to provide additional services to serve any new potential community was made and debated at technical officer workshops”.

This information does not correlate with that included in the previous versions of the Local Plan, Sustainability Appraisals and the Site Selection Paper (2013) and no mention is afforded to the 100 hectare / 3,000 dwelling capacity threshold test, which effectively fast-tracked sites past the Criteria 4 assessment completely.

- 3.11 It is not clear to a third party what methodology has been utilised in the assessment of sites. The Local Plan lacks objectivity and transparency in this regard.

Inconsistencies between the Publication Local Plan and Sustainability Appraisal

- 3.12 There are numerous inconsistencies between the Publication Local Plan and Sustainability Appraisal. In our view, the Plan is not based on a firm, consistent and appropriate footing or evidential base.
- 3.13 Paragraph 1.4.9 of the Publication Local Plan Sustainability Appraisal (2018) states that

“the majority of dwellings (around 13,500 including some provision between 2033 and 2038) to be located at seventeen strategic housing sites including land adjacent to the existing built up area of York and a new settlement to the south east”.

This paragraph only refers to the inclusion of one new settlement within the list of strategic sites, which is to be located to the south east, presumed to be the ST15 strategic allocation at Elvington Airfield. Throughout the Publication Local Plan, and in particular at paragraph 2.5 and Policy SS12, reference is made to ST14 constituting a substantial amount of land dedicated to ‘garden village’ development delivering an exemplar new sustainable development.

- 3.14 The Council has failed to make clear whether ST14 is intended to be a standalone sustainable settlement or a loose extension to the existing urban area of York with reliance on existing facilities to support the new development.
- 3.15 Policy SS12 of the Publication Local Plan, which relates to land west of Wigginton Road (ST14) states that 1,200 residential units will be delivered within the Plan period, out of a total of 1,348 dwellings. In contrast, the Sustainability Appraisal at paragraph 1.4.9 implies that only 1,000 dwellings will be brought forward during the Plan period.

Sustainability of Strategic Allocation ST14

- 3.16 Ensuring that site allocations are properly and objectively scored against appropriate sustainability criteria is essential in meeting the requirements of national planning policy. In our view, it is extremely difficult to understand the reasoning behind the significant change in Sustainability Appraisal Scoring of the ST14 Strategic Allocation which occurred between the Preferred Sites and Pre-publication Consultations. The Interim Sustainability Appraisal prepared by the Council itself in support of the Preferred Sites Local Plan in 2016 confirmed that the ST14 site scored extremely poorly against most of the sustainability objectives.
- 3.17 By way of stark contrast, the Sustainability Appraisal of the site supporting the Pre-Publication Consultation Local Plan showed much more positive results against criteria that are critical to whether ST14 is capable of coming forward as a standalone sustainable settlement. The latter, more positive assessment has been taken through into the most recent Publication Sustainability Appraisal.

Green Belt

- 3.18 York has an obligation to consider the Green Belt as part of the plan process. This is particularly relevant for York as the Council has never had an adopted Green Belt Boundary. This was the reason why the Inspector halted the plan process at the last plan stage and the reason that the initial Green Belt study was carried out in 2003.
- 3.16 The purpose of the 2003 report was to review "the existing draft Green Belt" and to "aid in the identification of those areas surrounding the City that should be kept permanently open". The report did not consider whether there might be constraints on any other areas of Green Belt should any development be considered in the vicinity or where new development might be incorporated where it would have the lowest impact upon the main purposes of Green Belt.
- 3.17 It also did not consider the need for sustainable development, the importance of identifying long-term, permanent boundaries and whether there might be need to identify areas of safeguarded land so that Green Belt boundaries can be maintained beyond the plan period. The plan recognises that the Green Belt boundaries are only anticipated to extend to 2037 and this is because some of the larger sites will provide units beyond the plan period and 'windfalls' are expected to accommodate the shortfall of dwellings.
- 3.18 The need for a comprehensive Green Belt study that considered more than the historic importance element of the Green Belt purposes was clearly identified in 2016. The other purposes, together with the need to identify clear and permanent boundaries were matters mentioned in 2016 as important and subject to on-going assessment, but no such assessment is included with any of the supporting documentation.
- 3.19 The Green Belt study, whilst failing to meet the requirements set out in National Policy, does clearly identify that there is a need for land to be protected from development between the outer villages and the development of the central part of York, with areas to the south of Skelton and Wigginton being particularly relevant.
- 3.20 If such a distinction is made between the existing edge of York and ST14, the bottom third of the site would be prevented from being developed. This shows the inconsistency of the approach to the consideration of Green Belt issues by the City Council and lack of proper assessment of the Green Belt and sustainable development of the District.
- 3.21 We are of the view that if the approach of protecting an area between the outer edge of York and surrounding villages had been identified at an early stage, the southern part of ST14 would not have progressed through the initial stages of the plan process and the smaller sized site would not have met the 100ha criteria and would therefore have been eliminated at this early stage as it fails on other scoring elements.

4. Concluding remarks

- 4.1 For the reasons set out in some detail above, we are very concerned by the allocation of ST14. It appears to us that the site continues to be allocated as the product of a fundamentally flawed approach adopted by the Council. ST14 should be removed from the Local Plan forthwith.
- 4.2 We consider the shortcomings to be sufficiently serious that if they are not corrected, parts or indeed all of the York Local Plan will be susceptible to a legal challenge pursuant to section 113 of the Planning and Compulsory Purchase Act 2004.
- 4.3 We trust that the above is clear and straightforward. We understand that this letter may be shown to third parties and submitted as part of the Local Plan process.

4.4 If you wish to discuss anything arising from the above in the interim then please do not hesitate contact David Hardy (Partner) in this office.

Yours sincerely



David Hardy
Partner
For Squire Patton Boggs (UK) LLP

APPENDIX 3

Mr J Harrison

PROPOSED
HOUSING ALLOCATION ST14
LAND WEST OF WIGGINTON ROAD

Representations 3

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Ref: Job No. 80 V2

Date: March 2018

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- 1 These representations are submitted on behalf of Mr J Harrison, Woodbine Cottage, Wigginton Road and concern the transport issues of proposed housing allocation no. ST14, Land West of Wigginton Road, which are included in the City of York Local Plan “Preferred Sites Consultation” July 2016 document.
- 2 In October 2017, previous representations were submitted on behalf of Mr Harrison, and these included a report prepared by Westgate Consulting (Leeds) Ltd concerning transport matters. A copy is attached at **Appendix A** for ease of reference.
- 3 In January 2018, the Authority considered a Report of the Assistant Director, Planning and Public Protection concerning the Draft Local Plan and this included an assessment of the transport impacts of the various draft allocations and a number of planned transport infrastructure improvements. The Report, which included a summary of the Transport Topic Paper, 2017, sets out that from 2016 to 2032/33, total trips on the network are forecast to increase by approximately 20%, total travel time will increase by approximately 30% and total delay will increase by approximately 55%. The Report also goes on to list the main parts of the network likely to be impacted and this included inter alia A1237 Clifton Moor to A64 Hopgrove and A59/A1237 Roundabout/A59/Wetherby Road. Similar conclusions were reached in previous our representations submitted on behalf on Mr Harrison.
- 4 The Transport Topic Paper, 2017, is primarily concerned with strategic transport modelling, which will form a key part of the evidence base in support of the City of York Local Plan. From the Topic Paper, it is noted that the transport impacts of the quanta and location of growth together with new infrastructure is modelled using the City of York transport model (SATURN CUBE) which was last fully updated in 2010. In 2016, the model was reviewed, and the base year updated and validated to 2016, closely following the DfT’s TAG M3.1 “Highway Assignment Modelling” guidance (January 2014). It is noted that the resultant Local Model Validation Report for this work states that:

“The latest 2016 York Traffic Model is deemed fit for purpose in terms of its ability to replicate existing strategic traffic movements, the base year

model forms a suitable basis from which forecast year models can be built and the model provides a suitable evidence base to underpin Local Plan testing for York”.

- 5 In our opinion, the Topic Paper, and by implication the SATURN Model, include a number of inconsistencies, uncertainties and omissions. For example, Figures 2 and 4 in the Topic Paper show baseline (2016) modelled traffic speeds in the AM and PM peaks respectively. Both diagrams show highway links onto Wigginton Road and the A1237 Clifton Moor roundabout but neither of these currently exist. Clearly both diagrams are incorrect.
- 6 Figure 10 and Table 1 provide a comparison of peak hour and free flow journey times for York trips and these include the yellow route which is the whole section of the A1237 Outer Ring Road, a route that very limited number of trips would in reality make in its entirety. As noted in the Committee report, the most congested section of the Ring Road is from A1237 Clifton Moor to A64 Hopgrove and therefore, the journey time analysis of the Ring Road route should be broken down into discreet sections to more accurately reflect local current and predicted levels of congestion. This is particularly important when considering the impact of draft allocation ST14.
- 7 Other issues that are evident in the Topic Paper in relation to ST14, but also all the other Local Plan sites, are the assumptions made particularly in relation to the quantum of dwellings that each site would accommodate, trip rates, mode share and also distribution of flows adopted.
- 8 The City of York’s Local Transport Plan 2011-2031 sets out a phased approach for the delivery of major infrastructure and this includes Phase 2 (2016-2021) upgrading of A1237 Outer Ring Road roundabouts. These improvements are referred to in the Topic Paper in Table 2. However, the LTP also includes Phase 3 (2021 – 2031) dualling of A1237 Outer Ring Road although it is noted that delivery is heavily dependent upon the availability of funding.

- 9 In order to satisfy ourselves that the traffic model is fit for purpose and can be relied upon to accurately predict future traffic scenarios, the following information has been requested from the Local Highway Authority, and their response is awaited.:
- Appendix F of TAG Unit 3.1 notes that two reports are required which relate to the advice given, namely
 - Highway Assignment Model Specification Report
 - Highway Assignment Local Validation Report
 - A more detailed breakdown of the comparison between peak and interpeak journey times on A1237 between the A59 roundabout and Hopgrove interchange.
 - In respect of draft allocation ST14, the assumed quantum of dwellings, trip rates, mode share and the distribution of flows.
 - Detailed information on how the Outer Ring Road roundabouts have been modelled.
 - The impact of dualling the Outer Ring Road.
- 10 As noted in the previous representations, ST14 is located to the north of the ORR and is poorly located to achieve the objectives of sustainable travel set out in both local and national transport policies. It has also been demonstrated that the ORR is subject to severe delays and congestion and this is confirmed in the Authority's Transport Topic Paper, 2017. The Authority consider that based upon of results their SAURN model, mitigation measures can be introduced to overcome these issues, however, the Model contains inconsistencies, uncertainties and omissions. Unless and until further clarification has been received that the necessary and appropriate off-site mitigation measures can be funded and delivered, we consider that it is unsafe for the Authority to rely upon the Saturn model as the basis for allocating ST14 as a potential housing site.

Appendix A

Mr J Harrison

PROPOSED
HOUSING ALLOCATION ST14
LAND WEST OF WIGGINTON ROAD

Representations

WESTGATE CONSULTING (LEEDS) LIMITED
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GUISELEY
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Ref: Job No. 80 V2

Date: October 2017

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1.0 INTRODUCTION

- 1.1 These representations are submitted on behalf of Mr J Harrison, Woodbine Cottage, Wigginton Road and concern the transport issues of proposed housing allocation no. ST14, Land West of Wigginton Road, which are included in the City of York Local Plan “Preferred Sites Consultation” July 2016 document.
- 1.2 These representations will consider the transport policies of allocation ST14 together with other significantly sized proposed allocations.
- 1.3 It will be concluded that allocation ST14 is poorly located to achieve the objectives of sustainable travel set out in both local and national transport policies. The site is unrelated to existing development and it is unlikely that a significant number of trips will be by way of sustainable modes of travel.
- 1.4 ST14 is located to the north of the Outer Ring Road which is subject to severe delays and congestion. It will be demonstrated that in the absence of ST14, conditions will significantly deteriorate from which it will be concluded capacity enhancements are required. However, funding for the measures, which will require third party land, is uncertain.
- 1.5 Developing ST14 will significantly worsen delays and congestion. It will be concluded that without a firm commitment to the implementation of the Outer Ring Road improvements, ST14 should not be allocated since there is no certainty that any necessary mitigation measures can be implemented. To do otherwise could result in the site being allocated but not deliverable.
- 1.6 In contrast, allocations ST1, ST2 and ST15 are more likely to result in sustainable travel modes, have sufficient capacity to accommodate the number of dwellings displaced from ST14 and are not dependent on publicly funded highway improvement schemes.
- 1.7 It will be concluded that ST14 does not satisfactorily accord with current transport policy and there is no certainty necessary off mitigation measure can be delivered. ST14 should therefore be deleted and the proposed number of houses should be allocated elsewhere.

2.0 RELEVANT TRANSPORT POLICIES AND DOCUMENTS

National Planning Policy Framework, March 2012

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which the document indicates should be seen as a 'golden thread' running through the decision making process.
- 2.2 Within the overarching roles that the planning system ought to play the NPPF indicates that there are a set of core land use planning principles which should underpin the decision making process. Specifically in relation to transport these principles include:
- Actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focussing significant development in locations which are or can be made sustainable.
- 2.3 Paragraph 32 of NPPF states that:-
- All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:
- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
 - safe and suitable access to the site can be achieved for all people; and
 - Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 2.4 NPPF indicates that development should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people and suggests that a key tool to facilitate this will be a Travel Plan. The application includes a separate Residential Travel Plan prepared by TPS on

behalf of Gleeson Homes and Regeneration.

City of York Local Transport Plan 2011-2031

- 2.5 This document, which sets out the transport policies and measures that will contribute to the city's economic prosperity over the next 20 years, notes that one of the Key Transport Issues and Challenges is the high traffic flows on the strategic road network. In particular, it includes the A1237 Outer Ring Road(ORR) where there are severe delays leading to a redistribution of trips onto residential routes.
- 2.6 The LTP includes a programme of measures to tackle the issues including capacity enhancements to the most congested ORR junctions and the dualling of the ORR from Wetherby Road to Clifton Moor. The estimated cost of the junction improvements is some £120m with a further £100m for the dualling works although funding for the works is uncertain.

City of York Local Plan “Preferred Sites Consultation” July 2016 document

- 2.7 As noted in its introduction, the purpose of the document is to present updated evidence in relation to both housing and employment needs within the plan period up to 2032 and also to present a revised portfolio of sites to meet those needs based upon further technical assessment. In respect of transport matters, the following is noted at Section 3 of the document :-

“ Transport

In addition to the access to transport criteria used in stage 1 of the site selection methodology, we also looked at additional criteria to supplement this based on the location of the site. This included considering congestion on radial routes at peak hours, the capacity of existing highway infrastructure, understanding the proximity of sites to a commercial bus routes and the ability to extend a transport routes directly into the site.”

3.0 SUMMARIES OF PROPOSED HOUSING ALLOCATIONS

Allocation no. ST14 - Land west of Wigginton Road

- 3.1 The Preferred Sites Consultation document notes that the allocation to the west of Wigginton Road was previously included within the Publication Draft Local Plan as a strategic site (ST14) with a total site area of 157ha and a total site capacity of 2800 dwellings of which approximately 2591 would be delivered within the plan period.
- 3.2 Following further technical work relating to historic character and setting, greenbelt purposes and assessing concerns raised through the previous Local Plan consultations a revised site boundary is now proposed for the site. The site area has now been reduced to 55ha with a total estimated site capacity of 1348 dwellings of which approximately 850 could be delivered within the plan period.
- 3.3 The site has been pulled further away from the A1237 to create a separate new settlement or 'garden village'. The western edge of the site has also been pulled further away from Skelton village in order to protect the setting of the village. The site is now approximately 1km from the western edge of Skelton village which replicates the existing distance from Skelton Village to the A1237 and the edge of the York main urban area allowing its setting to be protected.
- 3.4 The Document sets out the Planning Principles of the allocation which include:-
- A sustainable housing mix
 - A Local Centre incorporating appropriate shops services and community facilities
 - Ensure provision of new all purpose access roads to the east/south from A1237 Outer Ring Road/Wigginton Road roundabout and off the Wigginton Road/B1363
 - Deliver local capacity upgrades to the outer ring road in the vicinity of the site, to include associated infrastructure to protect public transport journey times on junction approaches. Opportunities to provide grade separated, dedicated public transport routes across the A1237 should be explored in feasibility, viability and cost-benefit terms

- Deliver high quality, frequent and accessible public transport services throughout the development site, which provide links to other local rural communities where feasible, as well as to main employment centres. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport.
- To encourage the maximum take-up of more active forms of transport (walking and cycling), ensure the provision of high quality, safe, direct and accessible pedestrian and cycle links which create well-connected internal streets and walkable neighbourhoods including to:
 - a) the community, retail and employment facilities immediately to the south, (likely to take the form of an overbridge);
 - b) the surrounding green infrastructure network (with particular regard to public rights of way immediately west of the site and improvements to A1237 crossing facilities); and
 - c) existing pedestrian and cycle networks across the city.

3.5 In support of the draft allocation, FORE have been commissioned by TW Fields and Barratt/David Wilson Homes to provide advice in relation to the transport and access issues of the site, and this is set out in their report entitled Outline Transport Strategy September 2016.

3.6 The Fore report notes that there will be two points of access comprising:-

- “The A1237 Outer Ring Road / Clifton Moor Gate roundabout. A fourth arm would provide to access the development to the north. Changes to this junction will need to be carefully considered to take account of CoYC’s long-term aspirations to upgrade the A1237 Outer Ring Road, potentially incorporating grade separation of pedestrian and cycle connections. Impacts on the junctions with Hurricane Way and Stirling Road will also need to be considered in detail, given the close proximity. The feasibility of providing a new grade-separated pedestrian and cycle access will also be investigated at this location. Given land ownership constraints to the south, it is likely that the Clifton Moor Gate junction and the Outer Ring Road approaches will

need to be realigned to the north to ensure a comprehensive junction upgrade, including access for non- motorised users, can be delivered.

- The B1363 Wigginton Road. A new priority-controlled junction will be provided approximately 800m north of the junction with the A1237 Outer Ring Road. The scale and form of the access road and junction will need to be considered in detail given the interactions with A1237 Outer Ring Road junction and the existing Clifton Gate Business Park access junctions. However, at this stage it is considered that a new access road and associated junction could potentially be safely and efficiently accommodated approximately 800m north of the existing A1237 Outer Ring Road / B1363 Wigginton Road roundabout junction.”

3.7 The Fore report also notes that based on the estimated development traffic flows, strategic impacts are likely to occur at the following key junctions on the local highway network:

- “A1237 Outer Ring Road / Wigginton Road junction. The junction will form part of the principal access routes to the site from the A1237 Outer Ring Road to the east, as well as Wigginton Road to the south. Potential changes would need to take account of CoYC’s aspirations to upgrade the A1237 Outer Ring Road, as well as retaining access to the existing Clifton Gate Business Park (located east of Wigginton Road).
- A1237 Outer Ring Road / A19 Shipton Road junction. Similarly, this junction will form a part of the principal strategic access route to the allocation site from the A1237 Outer Ring Road to the west, as well as from the city centre via the A19 corridor. Capacity upgrade works at the junction were completed in 2012, and based on discussion with CoYC to date it is understood that further works to increase capacity at the junction are likely to require land outside the current highway boundary.
- Traffic associated with the full allocation is likely to result in impacts on most junctions on the A1237 Outer Ring Road, including Great North Way,

the A59 Poppleton Road and the B1224 Wetherby Road to the west of the site, plus Haxby Road, Strensall Road and Monks Cross Link to the east. These impacts are associated with trips to and from locations away from the city centre, typically of a longer distance nature. These trips are usually not readily served by public transport, with a journey distance that would make travelling on foot or by cycle impractical and, as such, the scope to significantly reduce these impacts is limited.”

3.8 The Fore report concludes that:

“The precise impacts, scale, form and phasing of necessary transport measures and highway works will need to be confirmed following collection of traffic data and detailed capacity assessment work that will be undertaken at the planning application stage. However, overall, it is considered that there is no reason in terms of transport and access that precludes the ST14 site from being allocated for residential use.”

Allocation no. ST15 - Land west of Elvington Lane

3.9 The Preferred Sites Consultation document notes that the allocation to the west of Elvington Lane will provide a balanced mix of high quality housing as well as an associated local centre, community facilities and an excellent network of green infrastructure, which connects into existing areas of environmental value. Part of the site was included in the Publication Draft Local Plan as site ST15 (Whinthorpe). The site area has been reduced from 392ha to 159ha and the total number of dwellings has been reduced from 4,680 to 3,340. The revised site boundary will deliver 1610 homes over the plan period, and approximately 3,340 dwellings in total. Development is anticipated to commence from 2020 although it is not anticipated that the site will be fully built out until after 2040. The site will be delivered in a phased approach within a comprehensive framework.

3.10 The Document sets out the Planning Principles of the allocation which include:-

- High quality design and masterplan to reflect the existing settlement form of villages around the main urban area of York in- keeping with the existing urban form creating a new ‘garden’ village
- To meet the needs of future residents provide an appropriate range of

shops, services and facilities including social infrastructure such as health, social, leisure, cultural and community uses. This should be principally focused around a new local centre

- Ensure provision of necessary transport infrastructure to access the site with primary access via the A64 and a potential secondary access via Elvington Lane
- Retention of Common Lane/Long Lane/Langwith Stray as cycle/pedestrian routes only to ensure protection of the character of Heslington Village
- Deliver high quality, frequent and accessible public transport services through the whole site which provide links to new community facilities, as well as to York City Centre and other appropriate service hubs, including University of York. A public transport hub at the local centre should provide appropriate local interchange and waiting facilities for new residents. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport.
- Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the City and surrounding area creating well-connected internal streets and walkable neighbourhoods, to encourage the maximum take-up of these more 'active' forms of transport (walking and cycling).

Allocation no. ST1 - British Sugar

3.11 The Preferred Sites Consultation document notes that the site was included in the Publication Draft Local Plan as Strategic housing allocation (ST1) for 1140 dwellings. The boundary and total estimated site yield remain unchanged although there has been some re-assessment of the yield within the plan period (2012- 2032) based on the likely time before construction will commence due to remediation works required. This means that it is estimated that 805 dwellings will be provided within the plan period to 2032 based on a year 5 start date.

3.12 The Document sets out the Planning Principles of the allocation which include:-

- Create a sustainable balanced community with an appropriate mix of housing informed by the Council's Strategic Housing Market Assessment (SHMA)
- Optimise integration. Connectivity and access through the provision of new pedestrian, cycle, public transport and vehicular routes to ensure sustainable movement into, out of and through the site

Allocation no. ST2 – Civil Service Sports Ground

- 3.13 The Preferred Sites Consultation document notes that the site was previously included in the Publication Draft Local Plan as a strategic site (ST2). The currently boundary remains as previously consulted on with an allocation for residential use for 292 dwellings. Access to this site could be from the A59 or Millfield Lane, subject to detailed transport analysis. Integrated accessibility with the British Sugar Site (ST1) should be assessed. There are two bus routes (3 services) including the Service 10 with 30 mins frequency. The Poppleton Bar Park and Ride may also provide the opportunity for the site to be connected to an additional higher frequency service dependent on the location of the Park and Ride inbound stops.
- 3.14 Currently the site is within 5 minutes cycle of the railway station. The longer term potential for the British Sugar site to have rail links to the York rail station is being investigated and this could also increase the accessibility of this site in the longer term. The site would need to provide new cycle facilities along Poppleton Road and through to Millfield Lane or improve links to existing pedestrian and cycle networks.

4.0 CONSIDERATION OF HOUSING ALLOCATIONS

Allocation no. ST14 - Land west of Wigginton Road

- 4.1 The draft allocation site now comprises some 55ha land located circa 5km north of York City Centre. It lies some 800m west of B1363 Wigginton Road and some 1.1km to the north of A1237 York Outer Ring Road.
- 4.2 The number of proposed dwellings on the site has been reduced from 2800 to 1348 with only 850 to be delivered in the plan period. In addition, a local centre incorporating appropriate shops, services and community facilities are also proposed. It is also suggested that the site should be served by high quality, frequent and accessible public transport services which will enable upwards of 15% of trips to be undertaken using public transport.
- 4.3 The size of the supporting facilities and when they are to be built is unclear but given the reduced number of houses now proposed, the viability of the proposed on-site shopping facilities is questionable with the result most shopping trips will likely be private car to the Clifton Moor retail park, to the south of the Outer Ring Road.
- 4.4 In respect of employment trips, no on-site provision is proposed. The nearest existing employment centres are at Clifton Moor, with poor existing public transport links connecting them to the proposed site. Given the diverse locations of the existing employment areas, it is difficult to see how even an upgraded bus service will achieve the suggested 15% of trips by public transport. The current mode split in Wigginton and Haxby is some 9% which is a more realistic target.
- 4.5 As noted in the Fore report, access to the site is proposed from A1237 Outer Ring Road/Clifton Moor Gate roundabout where a fourth arm would be constructed and by way of a priority controlled junction onto B1363 Wigginton Road. However, it should also be noted that the site does not have direct frontage onto either A1237 Outer Ring Road or B1363 Wigginton Road and therefore the two access routes will cross land outside the boundary of the draft allocation.
- 4.6 As noted in the Local Transport Plan, the section of Outer Ring Road from

Wetherby Road to Clifton Moor is the most congested and therefore the LTP includes a programme of measures to tackle the issues including capacity enhancements to the most congested ORR junctions and the dualling of the ORR. The estimated cost of the junction improvements is some £120m with a further £100m for the dualling works although funding for the works is uncertain.

- 4.7 The Fore report notes that the traffic associated with the allocation will impact on most junctions on the A1237 Outer Ring Road, including Great North Way, the A59 Poppleton Road and the B1224 Wetherby Road to the west of the site, plus Haxby Road, Strensall Road and Monks Cross Link to the east. It goes on to conclude that the precise impacts, scale, form and phasing of necessary transport measures and highway works will need to be confirmed following collection of traffic data and detailed capacity assessment work that will be undertaken at the planning application stage.
- 4.8 It is considered that this approach is incorrect because it is vague and assumes that all necessary off-site mitigation measures can be achieved. However, given the uncertainty of land availability for any mitigation measures and the recognised current difficulties on the northern section of Outer Ring Road, it is considered that such an assessment should be undertaken prior to the site being allocated and in conjunction with the Outer Ring Road study. To do otherwise could result in the site being allocated but not deliverable.
- 4.9 To prove the need for a detailed assessment of both the transport impact of developing the site and the need for upgrading the Outer Ring Road, a preliminary assessment of peak hour conditions on the Northern section of the Outer Ring Road has been undertaken. This comprised carrying out traffic surveys at the Wigginton Road and Clifton Moor Road junctions with the A1237 Outer Ring Road, and at the Wigginton Road/ Mill Lane junction and the survey results are at **Appendix 1**. In addition, queue length surveys were also undertaken at the A59, Shipton Road, Clifton Moor Road, Wigginton Road, Haxby Road and Strensall Road junctions with A1237, and these results are at **Appendix 2**.
- 4.10 The survey results confirm that the all Ring Road junctions are currently

operating beyond capacity at peak times with significant queuing on all approaches with queues often tailing back through the previous junctions. The results also show that there is significant peak hour spreading resulting in congestion for long periods of the day.

- 4.11 The maximum traffic demand occurred between 7:30 – 8:30 and between 16:30 – 17:30, and diagrams showing these traffic flows at the Wigginton Road and Clifton Moor Road junctions with the A1237 Outer Ring Road, and at the Wigginton Road/ Mill Lane junction are at **Appendix 3**.
- 4.1 It is understood that if allocated, some 850 houses will be constructed on the site within the plan period up to 2033 with a further 498 houses built in the following five years. Based upon predicted traffic growth factors for the middle super output area York 003, peak hour traffic is predicted to grow by some 19.6% on this section of the Outer Ring Road by 2033, and by some 23.8% by 2038. Diagrams showing these base peak hour flows are at **Appendix 4**.
- 4.13 Using typical peak hour traffic generation rates from the TRICS database, the diagrams at **Appendix 5** show the additional volume of traffic that the site would generate if it was developed for 850 and 1348 houses. The distribution of traffic is based upon local journey to work data from the 2011 census which shows that some 75% of trips will be to/from York, 16% to/from the west and 9% to/from the east. The census also shows that some 66% of trips will likely be by private car with only some 9% by public transport. This latter %age is significantly lower than the 15% aspiration set out in the Preferred Sites Consultation document.
- 4.14 The diagrams at **Appendix 6** show predicted peak hour traffic flows on the local highway network at 2033 and 2038 and include the traffic that the site would likely generate.
- 4.15 The table at **Appendix 7** provides a summary of existing, base and predicted peak hour traffic flows on the network at both 2033 and 2038. The table clearly shows that, without ST14, traffic demand will grow on the network by 20% at the end of the plan period, and by 24% 5 years afterwards. With ST14, the increases will be even greater, particularly on Clifton Moor Gate (over 30%) and

Wiggington Road (over 40%). Such additional traffic flow will extend queues on Wiggington Road beyond the proposed site access in the morning peak period and will significantly affect the operation of the proposed site access junction.

- 4.16 This preliminary assessment confirms that the northern section of the Outer Ring Road currently suffers extreme congestion and that conditions will significantly deteriorate even without ST14. It can be concluded therefore that the LTP programme of measures including junction capacity enhancements and the dualling of the Outer Ring Road from Wetherby Road to Clifton Moor should be progressed.
- 4.17 In respect of ST14, the Fore report recognises the likely requirement for significant off-site highways mitigation measures and these are likely to require third party land. This could be acquired as part of the Outer Ring Road proposals, however without a firm commitment to the implementation of the LTP proposals, there is no guarantee that the land will be available. It is therefore considered that SP14 should not be allocated since there is no certainty that any necessary mitigation measures can be implemented.

Allocation no. ST15 - Land west of Elvington Lane

- 4.18 The site is located adjacent to the Airfield Business Park, Elvington which includes about 30 no. of businesses. Information from the 2011 census shows that the majority of the employees do not live locally resulting in significant peak hour in-commuting by car.
- 4.19 The revised site boundary will deliver 1610 homes over the plan period, and approximately 3,340 dwellings in total. In addition, a range of shops, services and facilities including social infrastructure such as health, social, leisure, cultural and community uses are also proposed together with a high quality public transport hub that will provide links to York City Centre and other appropriate service hubs, including University of York. Again, it is envisaged that upwards of 15% of trips will be undertaken using public transport.
- 4.20 Primary access is suggested by way of A64 with a secondary access via Elvington Lane. It is unlikely that direct access could be gained from A64 which

is a trunk road, however, with appropriate infrastructure improvements, access could be achieved by way of Elvington Lane and the A64/A1079 Hull Road/A166 Stamford Bridge Road.

- 4.21 Given the site's close proximity to an existing employment area which in itself could be expanded, the development of allocation ST16, with its proposed high quality public transport hub, will likely reduce the current level of long distant car commuting, consistent with the local and national transport policy.

Allocation no. ST1 - British Sugar and Allocation no. ST2 – Civil Service Sports Ground

- 4.22 The sites are located to the north of A59 Boroughbridge Road and to the east of ORR, i.e. within the ORR. As with ST14, the majority of trips will be to/from the City Centre, but such trips will not make use of or cross the ORR. Allocation of ST1 is therefore not reliant on the LTP programme of improvement to the outer Ring Road.
- 4.23 In total, the two adjacent sites could deliver some 1097 homes over the plan period, and approximately 1,432 dwellings in total. The sites already have the benefit of frequent local bus services, and as noted in the Consultation document, these could be improved by incorporating stops serving the Poppleton Bar Park and Ride.
- 4.24 Access to the sites is proposed from A59 and Millfield Lane with little or no need for significant off-site infrastructure improvements.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 These representations are submitted on behalf of Mr J Harrison, Woodbine Cottage, Wigginton Road and concern the transport issues of proposed housing allocation no. ST14, Land West of Wigginton Road, which are included in the City of York Local Plan “Preferred Sites Consultation” July 2016 document.
- 5.2 These representations have considered the transport policies of allocation ST14 together with other significantly sized proposed allocations.
- 5.3 It is considered that allocation no. ST14 is poorly located to achieve the objectives of sustainable travel set out in both local and national transport policies. The site is unrelated to existing development and it is unlikely that a significant number of trips will be by way of sustainable modes of travel.
- 5.4 ST14 is located to the north of the ORR which is subject to severe delays and congestion. It has been demonstrated that conditions will significantly deteriorate even without ST14 from which it is concluded that the LTP programme of measures including junction capacity enhancements and the dualling of the ORR from Wetherby Road to Clifton Moor should be progressed. However, as set out in the LTP, funding for the scheme, which will require third party land, is uncertain.
- 5.5 Developing ST14 for some 850 houses within the plan period and a further 498 houses in the five years afterwards, will significantly worsen delays and congestion. It is therefore considered that without a firm commitment to the implementation of the LTP proposals, SP14 should not be allocated since there is no certainty that any necessary mitigation measures can be implemented. To do otherwise could result in the site being allocated but not deliverable.
- 5.6 In contrast, allocation no. ST15 is adjacent to an existing employment area where the majority of employees do not live locally and this results in significant peak hour in-commuting by car. Currently, some 1610 homes are proposed on the site within the plan period but this could be increased to 3,340 dwellings in total.

- 5.7 Development of ST15, which will include a high quality public transport hub that will provide links to York City Centre and other appropriate service hubs, will likely reduce the current level car commuting, and encourage shorter trips by more sustainable transport modes, consistent with the local and national transport policy.
- 5.8 Allocations ST1 and ST2 could deliver some 1097 homes over the plan period, and approximately 1,432 dwellings in total. Access to the sites is proposed from A59 and Millfield Lane with little or no need for significant off-site infrastructure improvements and trips to/from the City Centre will not impact on the ORR. The sites already have the benefit of frequent local bus services, and these could be improved by incorporating stops serving the Poppleton Bar Park and Ride.
- 5.9 It has been demonstrated that allocation no. ST14 is poorly located to achieve the objectives of sustainable travel set out in both local and national transport policies, and that its development is dependent upon the LTP programme of measures including junction capacity enhancements and the dualling of the ORR. However, as set out in the LTP, funding for the scheme, which will require third party land, is uncertain. In contrast, allocations ST1, ST2 and ST15 are more likely to result in sustainable travel modes, have sufficient capacity to accommodate the number of dwellings displaced from ST14 and are not dependent on publicly funded highway improvement schemes.
- 5.10 In conclusion, ST14 does not satisfactorily accord with current transport policy and, contrary to the conclusions of the Fore report, there is no certainty that the necessary off mitigation measure can be delivered. ST14 should therefore be deleted and the proposed number of houses should be allocated elsewhere.

Appendix 1

York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

Junction: (3) A1237 / Hurricane Way

Approach: A1237 (East)

TIME	Left to Hurricane Way								W/B to A1237 (West)							
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	0	13	1	0	0	0	14	0	1	120	21	8	2	0	152
0715 - 0730	0	0	13	4	1	0	0	18	0	1	159	30	10	4	1	205
0730 - 0745	0	0	23	4	0	0	1	28	0	2	172	16	4	1	0	195
0745 - 0800	0	0	14	9	1	1	1	26	0	1	152	21	7	4	0	185
Hourly Total	0	0	63	18	2	1	2	86	0	5	603	88	29	11	1	737
0800 - 0815	0	0	17	3	0	0	0	20	0	2	119	13	5	4	0	143
0815 - 0830	0	1	20	3	1	0	0	25	0	0	94	14	9	3	1	121
0830 - 0845	0	0	24	5	0	0	0	29	0	1	109	8	4	5	2	129
0845 - 0900	0	1	20	3	2	0	0	26	0	0	121	14	8	4	1	148
Hourly Total	0	2	81	14	3	0	0	100	0	3	443	49	26	16	4	541
0900 - 0915	0	0	25	3	1	1	0	30	0	0	88	15	7	10	0	120
0915 - 0930	0	1	29	3	0	1	0	34	1	0	110	19	8	5	1	144
Hourly Total	0	1	54	6	1	2	0	64	1	0	198	34	15	15	1	264

Session Total	0	3	198	38	6	3	2	250	1	8	1244	171	70	42	6	1542
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1600 - 1615	0	0	22	4	0	0	0	26	0	1	126	26	3	7	1	164
1615 - 1630	0	0	34	4	2	0	0	40	0	1	124	17	4	9	0	155
1630 - 1645	0	0	18	1	4	0	0	23	0	3	132	19	5	2	0	161
1645 - 1700	0	0	22	1	1	0	0	24	0	2	117	17	6	6	0	148
Hourly Total	0	0	96	10	7	0	0	113	0	7	499	79	18	24	1	628
1700 - 1715	0	1	16	3	1	0	0	21	0	2	127	7	0	3	0	139
1715 - 1730	0	1	19	3	0	0	0	23	0	0	123	8	0	5	4	140
1730 - 1745	0	0	22	0	0	0	0	22	1	0	100	10	0	1	0	112
1745 - 1800	0	0	22	2	0	1	0	25	0	2	108	10	2	3	0	125
Hourly Total	0	2	79	8	1	1	0	91	1	4	458	35	2	12	4	516
1800 - 1815	0	0	42	4	1	0	0	47	0	1	124	8	2	5	2	142
1815 - 1830	0	1	43	2	0	0	0	46	0	3	115	14	0	1	0	133
Hourly Total	0	1	85	6	1	0	0	93	0	4	239	22	2	6	2	275

Session Total	0	3	260	24	9	1	0	297	1	15	1196	136	22	42	7	1419
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York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

Junction: (3) A1237 / Hurricane Way

Approach: Hurricane Way

TIME	Left to A1237 (West)								Right to A1237 (East)								U-Turn							
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	0	66	13	2	2	0	83	0	0	6	2	0	0	0	8	0	0	2	1	0	0	0	3
0715 - 0730	0	0	77	22	3	4	0	106	0	0	16	2	1	1	0	20	0	0	2	0	0	0	0	2
0730 - 0745	0	3	77	18	3	0	0	101	0	0	16	7	0	0	0	23	0	0	3	0	0	0	0	3
0745 - 0800	0	0	69	16	3	0	0	88	0	1	10	2	0	0	0	13	0	0	2	1	0	1	0	4
Hourly Total	0	3	289	69	11	6	0	378	0	1	48	13	1	1	0	64	0	0	9	2	0	1	0	12
0800 - 0815	0	0	65	15	7	2	0	89	0	0	5	5	0	0	0	10	0	0	3	1	0	0	0	4
0815 - 0830	0	0	72	11	6	2	0	91	0	0	8	6	1	0	0	15	0	0	4	2	0	0	0	6
0830 - 0845	0	0	59	18	7	2	0	86	0	0	8	4	1	0	0	13	0	0	6	4	0	0	0	10
0845 - 0900	0	0	62	30	3	1	1	97	0	2	9	1	0	2	0	14	0	0	2	0	1	0	0	3
Hourly Total	0	0	258	74	23	7	1	363	0	2	30	16	2	2	0	52	0	0	15	7	1	0	0	23
0900 - 0915	0	0	67	28	7	2	0	104	0	0	6	3	0	0	0	9	0	1	14	1	0	0	0	16
0915 - 0930	0	0	64	13	5	2	0	84	0	0	7	2	1	1	0	11	0	0	11	5	0	0	0	16
Hourly Total	0	0	131	41	12	4	0	188	0	0	13	5	1	1	0	20	0	1	25	6	0	0	0	32
Session Total	0	3	678	184	46	17	1	929	0	3	91	34	4	4	0	136	0	1	49	15	1	1	0	67
1600 - 1615	0	3	129	18	4	0	0	154	0	1	32	1	0	0	0	34	0	0	15	1	0	0	0	16
1615 - 1630	0	2	97	19	1	0	0	119	0	0	10	1	1	0	0	12	0	0	17	2	0	0	0	19
1630 - 1645	0	0	139	18	2	2	1	162	0	0	8	3	1	0	0	12	0	0	15	1	0	0	0	16
1645 - 1700	0	2	130	19	5	0	0	156	0	0	21	0	1	0	0	22	0	0	5	2	0	0	0	7
Hourly Total	0	7	495	74	12	2	1	591	0	1	71	5	3	0	0	80	0	0	52	6	0	0	0	58
1700 - 1715	0	0	122	15	4	1	0	142	0	0	18	2	0	0	0	20	0	1	7	0	0	0	0	8
1715 - 1730	0	0	116	8	0	2	0	126	0	0	8	1	0	0	0	9	0	0	15	4	0	0	0	19
1730 - 1745	0	1	129	10	2	3	1	146	0	0	16	1	0	0	0	17	0	1	12	0	0	0	0	13
1745 - 1800	0	1	146	11	1	2	0	161	0	0	21	1	0	0	0	22	0	0	9	1	0	0	0	10
Hourly Total	0	2	513	44	7	8	1	575	0	0	63	5	0	0	0	68	0	2	43	5	0	0	0	50
1800 - 1815	0	1	144	9	2	1	0	157	0	0	17	3	0	0	0	20	0	0	7	3	0	0	0	10
1815 - 1830	0	0	127	9	2	1	0	139	0	0	9	0	1	0	0	10	0	0	17	0	0	0	0	17
Hourly Total	0	1	271	18	4	2	0	296	0	0	26	3	1	0	0	30	0	0	24	3	0	0	0	27
Session Total	0	10	1279	136	23	12	2	1462	0	1	160	13	4	0	0	178	0	2	119	14	0	0	0	135

York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

Junction: (3) A1237 / Hurricane Way

Approach: A1237 (West)

TIME	E/B to A1237 (East)								Right to Hurricane Way							
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	3	149	29	6	7	0	194	0	2	61	26	4	1	0	94
0715 - 0730	0	0	130	18	13	8	2	171	0	0	89	29	6	0	0	124
0730 - 0745	1	0	163	31	9	9	0	213	0	0	88	32	6	4	0	130
0745 - 0800	1	3	174	22	8	3	0	211	0	1	126	24	4	0	0	155
Hourly Total	2	6	616	100	36	27	2	789	0	3	364	111	20	5	0	503
0800 - 0815	0	1	131	27	5	8	0	172	0	0	130	40	4	3	0	177
0815 - 0830	0	0	119	20	3	7	0	149	0	2	141	24	4	2	0	173
0830 - 0845	1	1	108	17	7	7	0	141	0	3	154	18	7	1	0	183
0845 - 0900	0	2	120	19	8	5	2	156	0	2	157	28	7	0	0	194
Hourly Total	1	4	478	83	23	27	2	618	0	7	582	110	22	6	0	727
0900 - 0915	0	0	147	22	10	5	1	185	0	0	160	26	6	4	0	196
0915 - 0930	0	0	152	18	11	11	1	193	0	2	136	27	3	1	0	169
Hourly Total	0	0	299	40	21	16	2	378	0	2	296	53	9	5	0	365

Session Total	3	10	1393	223	80	70	6	1785	0	12	1242	274	51	16	0	1595
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1600 - 1615	0	4	116	6	3	4	0	133	0	3	148	15	5	3	0	174
1615 - 1630	0	1	104	20	3	4	0	132	0	3	120	22	6	1	0	152
1630 - 1645	0	1	140	14	0	4	0	159	0	0	116	24	3	0	0	143
1645 - 1700	0	2	94	19	5	1	0	121	0	0	140	14	2	1	0	157
Hourly Total	0	8	454	59	11	13	0	545	0	6	524	75	16	5	0	626
1700 - 1715	0	2	90	5	6	3	0	106	0	0	148	15	4	2	0	169
1715 - 1730	0	1	84	12	4	3	0	104	0	0	176	10	1	0	0	187
1730 - 1745	0	3	78	6	1	4	0	92	0	0	125	13	2	2	0	142
1745 - 1800	0	2	110	10	2	4	0	128	0	0	157	16	1	0	0	174
Hourly Total	0	8	362	33	13	14	0	430	0	0	606	54	8	4	0	672
1800 - 1815	0	1	99	7	2	1	0	110	0	0	147	13	6	1	0	167
1815 - 1830	0	0	115	11	3	3	1	133	0	0	136	9	3	1	0	149
Hourly Total	0	1	214	18	5	4	1	243	0	0	283	22	9	2	0	316

Session Total	0	17	1030	110	29	31	1	1218	0	6	1413	151	33	11	0	1614
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York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

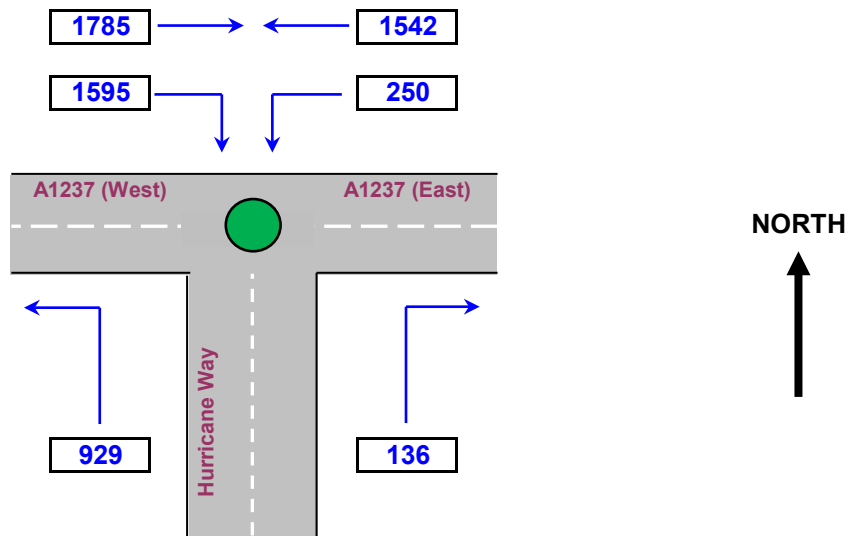
Junction: (3) A1237 / Hurricane Way

Vehicle Class:

Start Time:

End Time:

Peak Hour



Note: The above diagram represents the Junction surveyed, although may not be the exact layout of the actual location.

Important This spreadsheet & Interactive Vehicle Flow Diagram was produced based on specific
Note: parameters. Consequently, alteration to the spreadsheet format or it's properties
may result in malfunction.

York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

Junction: (4) B1363 / A1237 / Stirling Road

Approach: B1363 (North)

TIME	Left to A1237 (East)							S/B to B1363 (South)							Right to Stirling Road							Last Right to A1237 (West)										
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	0	12	4	2	3	0	21	0	0	27	3	0	0	1	31	0	0	5	3	1	0	0	9	0	0	20	3	2	0	0	25
0715 - 0730	0	0	12	2	0	0	0	14	0	1	45	1	0	0	0	47	0	0	13	1	0	0	0	14	0	0	37	4	0	0	1	42
0730 - 0745	0	1	21	2	0	0	0	24	0	1	80	4	2	0	0	87	0	1	15	5	2	0	0	23	0	2	36	5	2	0	1	46
0745 - 0800	0	0	29	2	1	0	0	32	0	1	68	8	1	0	0	78	0	0	20	2	1	0	0	23	0	0	34	7	1	0	0	42
Hourly Total	0	1	74	10	3	3	0	91	0	3	220	16	3	0	1	243	0	1	53	11	4	0	0	69	0	2	127	19	5	0	2	155
0800 - 0815	0	0	30	4	3	0	0	37	0	1	64	5	0	0	0	70	1	0	24	5	0	0	0	30	0	0	29	7	0	0	0	36
0815 - 0830	0	0	21	2	2	0	0	25	0	2	78	5	0	2	0	85	0	1	25	4	0	0	0	30	0	0	21	5	0	0	0	26
0830 - 0845	0	0	18	8	1	0	0	27	0	1	59	6	3	0	1	70	0	0	28	6	0	0	0	34	0	0	36	6	0	0	1	43
0845 - 0900	0	1	15	0	1	0	0	17	0	0	30	3	0	0	0	33	0	0	30	3	0	0	0	33	0	0	28	3	3	0	0	34
Hourly Total	0	1	84	14	7	0	0	106	0	4	229	19	3	2	1	258	1	1	107	18	0	0	0	127	0	0	114	21	3	0	1	139
0900 - 0915	0	0	19	8	1	3	0	31	0	0	33	5	0	0	0	38	0	0	23	8	0	0	0	31	0	0	26	3	0	0	0	29
0915 - 0930	0	0	13	2	1	0	0	16	0	0	30	4	0	0	0	34	0	0	23	4	0	0	0	27	0	0	28	3	0	0	0	31
Hourly Total	0	0	32	10	2	3	0	47	0	0	63	9	0	0	0	72	0	0	46	12	0	0	0	58	0	0	54	6	0	0	0	60
Session Total	0	2	190	34	12	6	0	244	0	7	512	44	6	2	2	573	1	2	206	41	4	0	0	254	0	2	295	46	8	0	3	354
1600 - 1615	0	0	5	3	0	0	0	8	1	0	22	2	0	0	0	25	0	0	12	3	0	0	0	15	0	0	17	4	0	0	0	21
1615 - 1630	0	0	6	2	0	1	0	9	0	0	14	3	0	0	0	17	0	0	14	5	0	0	1	20	0	0	16	6	0	0	0	22
1630 - 1645	0	0	1	1	1	0	0	3	0	0	16	6	0	1	1	24	0	2	15	3	1	0	0	21	0	2	20	3	3	0	0	28
1645 - 1700	0	0	5	2	0	1	0	8	0	0	13	5	1	0	0	19	0	1	15	1	0	0	0	17	0	1	22	1	2	0	0	26
Hourly Total	0	0	17	8	1	2	0	28	1	0	65	16	1	1	1	85	0	3	56	12	1	0	1	73	0	3	75	14	5	0	0	97
1700 - 1715	0	1	12	0	0	0	0	13	0	0	36	0	0	0	0	36	0	0	12	2	0	0	0	14	0	0	13	2	0	0	0	15
1715 - 1730	0	0	6	4	0	0	0	10	0	0	29	3	3	0	0	35	0	0	21	2	1	0	0	24	0	0	15	2	0	0	1	18
1730 - 1745	0	0	10	0	0	0	0	10	0	0	33	3	0	0	1	37	0	0	17	3	0	0	0	20	0	0	17	3	0	0	0	20
1745 - 1800	0	1	11	4	0	0	0	16	0	0	21	0	0	0	1	22	0	0	23	3	0	0	0	26	0	0	22	3	0	0	0	25
Hourly Total	0	2	39	8	0	0	0	49	0	0	119	6	3	0	2	130	0	0	73	10	1	0	0	84	0	0	67	10	0	0	1	78
1800 - 1815	0	0	6	2	1	0	0	9	0	0	18	6	0	0	0	24	0	0	24	1	0	0	0	25	0	0	21	5	0	0	0	26
1815 - 1830	0	0	18	3	0	0	0	21	0	0	33	7	0	0	0	40	0	0	15	1	0	0	1	17	0	0	18	1	0	0	0	19
Hourly Total	0	0	24	5	1	0	0	30	0	0	51	13	0	0	0	64	0	0	39	2	0	0	1	42	0	0	39	6	0	0	0	45
Session Total	0	2	80	21	2	2	0	107	1	0	235	35	4	1	3	279	0	3	168	24	2	0	2	199	0	3	181	30	5	0	1	220

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Produced by Road Data Services Ltd

Junction: (4) B1363 / A1237 / Stirling Road

Approach: A1237 (East)

TIME	First Left to B1363 (South)								Second Left to Stirling Road								W/B to A1237 (West)								Right to B1363 (North)							
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	0	40	11	0	1	0	52	0	0	25	13	1	0	0	39	0	0	94	17	6	2	0	119	0	0	22	3	2	2	0	29
0715 - 0730	0	2	55	4	2	0	0	63	0	0	37	10	3	0	0	50	0	2	109	29	9	0	0	149	0	0	19	2	2	0	0	23
0730 - 0745	0	1	73	7	3	0	0	84	0	0	55	11	1	0	0	67	0	0	121	12	2	1	0	136	0	0	29	10	2	0	0	41
0745 - 0800	0	2	74	5	0	0	0	81	0	0	56	5	2	0	0	63	0	1	95	20	5	2	0	123	0	2	31	5	1	0	0	39
Hourly Total	0	5	242	27	5	1	0	280	0	0	173	39	7	0	0	219	0	3	419	78	22	5	0	527	0	2	101	20	7	2	0	132
0800 - 0815	0	1	56	7	1	1	0	66	0	0	53	10	0	0	0	63	0	2	78	7	3	5	0	95	0	1	34	8	1	0	0	44
0815 - 0830	0	0	74	0	2	1	0	86	0	2	77	6	3	0	0	88	0	1	80	10	8	0	1	100	0	0	26	7	1	0	3	37
0830 - 0845	0	2	57	10	6	0	0	75	0	0	53	7	3	0	0	63	0	0	74	6	1	3	1	85	0	0	31	11	0	0	0	42
0845 - 0900	0	0	60	6	2	1	0	69	0	0	92	13	0	0	0	105	0	2	87	11	7	3	1	111	0	2	24	9	2	0	0	37
Hourly Total	0	3	247	32	11	3	0	296	0	2	275	36	6	0	0	319	0	5	299	34	19	11	3	371	0	3	115	35	4	0	3	160
0900 - 0915	0	0	50	10	5	0	0	65	0	0	65	9	4	0	0	78	0	0	65	10	5	5	0	85	0	0	31	8	1	0	0	40
0915 - 0930	0	0	40	6	2	0	0	48	0	0	67	15	2	0	0	84	0	1	89	14	5	6	1	116	0	0	28	10	2	0	0	40
Hourly Total	0	0	90	16	7	0	0	113	0	0	132	24	6	0	0	162	0	1	154	24	10	11	1	201	0	0	59	18	3	0	0	80
Session Total	0	8	579	75	23	4	0	689	0	2	580	99	19	0	0	700	0	9	872	136	51	27	4	1099	0	5	275	73	14	2	3	372
1600 - 1615	0	0	36	7	2	0	0	45	0	0	70	8	0	0	0	78	0	2	85	18	2	6	1	114	0	0	50	8	2	0	0	60
1615 - 1630	0	0	43	10	2	0	0	55	0	0	58	6	0	0	0	64	0	0	71	7	3	6	0	87	0	1	45	7	1	1	0	55
1630 - 1645	0	1	43	6	0	1	0	51	1	0	58	11	1	0	0	71	0	1	74	12	3	2	0	92	0	0	61	11	0	1	0	73
1645 - 1700	0	0	43	14	0	0	0	57	0	0	49	5	0	0	0	54	0	0	71	10	4	6	0	91	0	1	76	6	2	1	0	86
Hourly Total	0	1	165	37	4	1	0	208	1	0	235	30	1	0	0	267	0	3	301	47	12	20	1	384	0	2	232	32	5	3	0	274
1700 - 1715	0	1	46	6	2	0	0	55	0	0	67	3	0	0	0	70	0	3	66	3	0	1	0	73	0	0	60	4	0	0	0	64
1715 - 1730	0	0	64	5	0	0	0	69	0	0	56	3	0	0	0	59	0	0	63	5	0	2	1	71	0	0	73	4	0	0	0	77
1730 - 1745	0	1	49	5	0	1	0	56	0	0	76	6	0	0	0	82	1	0	55	3	0	0	0	59	0	1	55	3	0	0	0	59
1745 - 1800	0	1	46	8	0	0	0	55	0	2	72	5	1	0	0	80	0	2	58	6	1	2	0	69	0	0	64	7	1	0	0	72
Hourly Total	0	3	205	24	2	1	0	235	0	2	271	17	1	0	0	291	1	5	242	17	1	5	1	272	0	1	252	18	1	0	0	272
1800 - 1815	0	0	61	4	0	0	0	65	0	0	54	1	1	1	0	57	0	0	87	6	2	2	1	98	0	0	63	7	0	0	0	70
1815 - 1830	0	0	42	7	0	0	0	49	0	1	72	6	0	0	0	79	0	3	93	12	0	0	0	108	0	1	38	1	0	0	0	40
Hourly Total	0	0	103	11	0	0	0	114	0	1	126	7	1	1	0	136	0	3	180	18	2	2	1	206	0	1	101	8	0	0	0	110
Session Total	0	4	473	72	6	2	0	557	1	3	632	54	3	1	0	694	1	11	723	82	15	27	3	862	0	4	585	58	6	3	0	656

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Produced by Road Data Services Ltd

Junction: (4) B1363 / A1237 / Stirling Road

Approach: B1363 (South)

TIME	First Left to Stirling Road							Second Left to A1237 (West)							N/B to B1363 (North)							Right to A1237 (East)										
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	0	2	0	0	0	0	2	0	0	18	2	0	1	0	21	0	1	4	1	0	1	0	7	0	1	16	4	0	1	0	22
0715 - 0730	0	0	1	0	0	0	0	1	0	0	25	0	2	4	0	31	0	0	5	0	1	0	0	6	0	0	34	2	2	2	0	40
0730 - 0745	0	0	1	0	0	0	0	1	0	0	35	3	0	0	0	38	0	0	10	3	0	0	0	13	0	0	56	12	2	0	0	70
0745 - 0800	0	0	2	0	0	0	0	2	0	0	36	5	2	2	1	46	0	0	11	2	1	1	2	17	0	0	42	11	4	2	0	59
Hourly Total	0	0	6	0	0	0	0	6	0	0	114	10	4	7	1	136	0	1	30	6	2	2	2	43	0	1	148	29	8	5	0	191
0800 - 0815	0	0	3	0	0	0	0	3	0	0	27	2	2	0	0	31	0	0	12	2	1	0	0	15	0	0	83	9	7	0	0	99
0815 - 0830	0	0	5	0	0	0	0	5	0	0	33	3	2	2	0	40	0	2	18	3	0	0	0	23	0	2	41	12	1	0	0	56
0830 - 0845	0	0	7	1	0	0	0	8	0	0	23	1	1	2	0	27	0	0	15	3	0	0	0	18	0	2	35	11	5	2	0	55
0845 - 0900	0	0	5	1	0	0	0	6	0	0	26	2	2	1	0	31	0	0	9	4	0	0	0	13	0	0	43	9	2	0	0	54
Hourly Total	0	0	20	2	0	0	0	22	0	0	109	8	7	5	0	129	0	2	54	12	1	0	0	69	0	4	202	41	15	2	0	264
0900 - 0915	0	0	3	0	0	0	0	3	0	0	22	5	3	6	0	36	0	0	10	4	1	0	1	16	0	0	43	17	7	2	0	69
0915 - 0930	0	0	8	0	0	0	0	8	0	0	21	4	3	0	0	28	0	0	6	2	2	0	0	10	0	0	18	5	2	0	0	25
Hourly Total	0	0	11	0	0	0	0	11	0	0	43	9	6	6	0	64	0	0	16	6	3	0	1	26	0	0	61	22	9	2	0	94
Session Total	0	0	37	2	0	0	0	39	0	0	266	27	17	18	1	329	0	3	100	24	6	2	3	138	0	5	411	92	32	9	0	549
1600 - 1615	0	0	5	0	0	0	0	5	0	0	44	8	1	1	0	54	1	0	29	3	0	0	0	33	0	0	44	7	2	0	0	53
1615 - 1630	0	0	5	0	0	0	0	5	0	1	67	8	3	3	0	82	0	1	41	7	1	1	1	52	0	1	54	12	1	2	0	70
1630 - 1645	0	0	6	0	0	0	0	6	0	0	52	5	2	0	0	59	0	0	47	3	0	0	1	51	0	0	48	11	0	0	0	59
1645 - 1700	0	0	7	2	0	0	0	9	0	1	43	6	0	0	0	50	0	2	49	5	0	0	0	56	0	1	52	6	0	0	0	59
Hourly Total	0	0	23	2	0	0	0	25	0	2	206	27	6	4	0	245	1	3	166	18	1	1	2	192	0	2	198	36	3	2	0	241
1700 - 1715	0	0	3	0	0	0	0	3	0	0	61	4	1	3	0	69	2	0	55	6	1	0	0	64	0	3	56	6	2	0	0	67
1715 - 1730	0	0	12	0	0	0	0	12	0	1	60	4	0	2	2	69	0	1	61	4	0	0	1	67	0	2	61	7	1	0	0	71
1730 - 1745	0	0	15	0	0	0	0	15	0	0	47	3	0	0	0	50	0	1	55	3	0	0	1	60	0	1	44	6	0	1	0	52
1745 - 1800	0	0	11	0	0	0	0	11	0	0	47	3	1	3	0	54	0	0	51	4	1	0	0	56	1	0	35	8	0	0	0	44
Hourly Total	0	0	41	0	0	0	0	41	0	1	215	14	2	8	2	242	2	2	222	17	2	0	2	247	1	6	196	27	3	1	0	234
1800 - 1815	0	0	12	0	0	0	0	12	0	1	55	2	1	2	1	62	0	2	28	2	0	0	1	33	0	2	53	5	0	0	0	60
1815 - 1830	0	0	11	0	0	0	0	11	0	1	43	2	0	1	0	47	0	0	16	1	0	0	0	17	0	0	41	4	0	1	0	46
Hourly Total	0	0	23	0	0	0	0	23	0	2	98	4	1	3	1	109	0	2	44	3	0	0	1	50	0	2	94	9	0	1	0	106
Session Total	0	0	87	2	0	0	0	89	0	5	519	45	9	15	3	596	3	7	432	38	3	1	5	489	1	10	488	72	6	4	0	581

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Produced by Road Data Services Ltd

Junction: (4) B1363 / A1237 / Stirling Road

Approach: Stirling Road

TIME	First Left to A1237 (West)							Second Left to B1363 (North)							Right to A1237 (East)							Last Right to B1363 (South)										
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	0	1	0	0	0	0	1	0	0	4	0	0	0	0	4	0	0	18	4	0	0	0	22	0	0	6	2	0	0	0	8
0715 - 0730	0	0	3	0	0	0	0	3	0	0	3	0	1	0	0	4	0	0	17	7	2	0	0	26	0	0	4	1	0	0	0	5
0730 - 0745	0	0	3	0	0	0	0	3	0	0	4	3	2	0	0	9	0	0	25	11	2	0	0	38	0	0	11	1	1	0	0	13
0745 - 0800	0	0	1	0	0	0	0	1	0	0	6	3	0	0	0	9	0	0	27	13	1	0	0	41	0	0	6	2	0	0	0	8
Hourly Total	0	0	8	0	0	0	0	8	0	0	17	6	3	0	0	26	0	0	87	35	5	0	0	127	0	0	27	6	1	0	0	34
0800 - 0815	0	0	3	0	0	0	0	3	0	0	4	1	1	0	1	7	0	0	29	6	1	0	0	36	0	0	6	1	1	0	0	8
0815 - 0830	0	0	1	0	0	0	0	1	0	0	13	3	0	0	0	16	0	0	31	13	4	0	0	48	0	0	9	1	0	0	0	10
0830 - 0845	0	0	1	0	0	0	0	1	0	0	16	3	0	0	0	19	0	0	37	11	2	0	0	50	0	0	4	1	0	0	0	5
0845 - 0900	0	0	1	0	0	0	0	1	0	0	3	3	0	0	0	6	0	0	20	6	2	0	0	28	0	0	8	3	0	0	0	11
Hourly Total	0	0	6	0	0	0	0	6	0	0	36	10	1	0	1	48	0	0	117	36	9	0	0	162	0	0	27	6	1	0	0	34
0900 - 0915	0	0	0	1	0	0	0	1	0	0	4	2	0	0	1	7	0	0	18	5	2	0	0	25	0	0	3	1	0	0	0	4
0915 - 0930	0	0	0	0	0	0	0	0	0	0	5	4	0	0	0	9	0	0	18	8	1	0	0	27	0	0	7	2	0	0	0	9
Hourly Total	0	0	0	1	0	0	0	1	0	0	9	6	0	0	1	16	0	0	36	13	3	0	0	52	0	0	10	3	0	0	0	13
Session Total	0	0	14	1	0	0	0	15	0	0	62	22	4	0	2	90	0	0	240	84	17	0	0	341	0	0	64	15	2	0	0	81
1600 - 1615	0	0	3	0	0	0	0	3	0	0	32	4	0	0	0	36	0	0	56	9	2	0	0	67	0	0	7	1	1	0	0	9
1615 - 1630	0	0	4	0	0	0	0	4	0	1	48	5	0	0	0	54	0	1	61	8	0	0	0	70	0	0	4	1	0	0	0	5
1630 - 1645	0	0	4	0	0	0	0	4	0	1	55	2	3	0	0	61	0	0	55	6	0	0	0	61	0	1	9	1	0	0	0	11
1645 - 1700	0	0	3	0	0	0	0	3	0	0	44	5	0	0	0	49	0	0	50	8	0	0	0	58	0	0	8	1	0	0	0	9
Hourly Total	0	0	14	0	0	0	0	14	0	2	179	16	3	0	0	200	0	1	222	31	2	0	0	256	0	1	28	4	1	0	0	34
1700 - 1715	0	0	2	0	0	0	0	2	0	0	51	3	0	0	0	54	0	1	51	4	1	0	0	57	0	0	9	0	0	0	0	9
1715 - 1730	0	0	4	0	0	1	0	5	0	1	57	2	0	0	0	60	0	1	55	3	0	0	0	59	0	0	8	2	0	0	0	10
1730 - 1745	0	0	2	1	0	0	0	3	0	1	61	4	0	0	0	66	0	1	49	8	0	0	0	58	0	0	7	2	0	0	0	9
1745 - 1800	0	0	2	0	0	0	0	2	0	0	65	2	0	0	0	67	0	2	48	5	0	0	0	55	0	2	11	0	0	0	0	13
Hourly Total	0	0	10	1	0	1	0	12	0	2	234	11	0	0	0	247	0	5	203	20	1	0	0	229	0	2	35	4	0	0	0	41
1800 - 1815	0	0	2	0	0	0	0	2	0	0	43	2	3	0	0	48	0	0	81	4	0	0	0	85	0	0	6	2	0	0	0	9
1815 - 1830	0	0	4	1	0	0	0	5	0	0	24	1	0	0	0	25	0	2	66	3	0	0	0	71	0	0	13	2	0	0	0	15
Hourly Total	0	0	6	1	0	0	0	7	0	0	67	3	3	0	0	73	0	2	147	7	0	0	0	156	0	0	19	4	0	1	0	24
Session Total	0	0	30	2	0	1	0	33	0	4	480	30	6	0	0	520	0	8	572	58	3	0	0	641	0	3	82	12	1	1	0	99

York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

Junction: (4) B1363 / A1237 / Stirling Road

Approach: A1237 (West)

TIME	Left to B1363 (North)								E/B to A1237 (East)								Right to B1363 (South)								Last Right to Stirling Road							
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	0	12	6	0	0	0	18	0	2	106	21	5	7	0	141	0	0	29	2	0	0	0	31	0	1	8	2	0	0	11	
0715 - 0730	0	0	17	4	1	0	0	22	0	0	97	12	11	8	2	130	0	0	25	3	2	1	0	31	0	0	8	1	0	0	9	
0730 - 0745	0	0	12	7	1	0	0	20	1	0	133	26	6	7	0	173	0	0	23	2	1	2	0	28	0	0	10	3	0	0	13	
0745 - 0800	0	0	19	4	3	0	0	26	1	2	133	16	4	3	0	159	0	2	21	2	2	0	0	27	0	1	11	2	0	0	14	
Hourly Total	0	0	60	21	5	0	0	86	2	4	469	75	25	25	2	603	0	2	98	9	5	3	0	117	0	2	37	8	0	0	47	
0800 - 0815	0	0	10	12	1	0	0	23	0	0	101	18	2	5	0	126	0	0	17	2	2	3	0	24	0	0	8	1	0	0	9	
0815 - 0830	0	0	19	3	0	1	0	23	0	0	82	18	4	3	0	107	0	0	18	3	0	3	0	24	0	0	8	2	0	0	10	
0830 - 0845	0	0	21	3	1	1	0	26	1	1	71	16	5	3	0	97	0	0	18	1	2	3	0	24	0	0	6	1	0	0	7	
0845 - 0900	0	1	18	1	2	0	0	22	0	2	80	12	6	6	2	108	0	1	24	4	0	1	0	30	0	0	7	1	0	0	8	
Hourly Total	0	1	68	19	4	2	0	94	1	3	334	64	17	2	438	0	1	77	10	4	10	0	102	0	0	29	5	0	0	34		
0900 - 0915	0	0	23	7	0	0	1	31	0	0	106	15	7	4	0	132	0	0	15	2	3	1	0	21	0	0	7	1	0	0	8	
0915 - 0930	0	0	14	1	0	0	0	15	0	0	111	15	11	6	1	144	0	0	26	2	1	6	0	35	0	0	8	1	0	0	9	
Hourly Total	0	0	37	8	0	0	1	46	0	0	217	30	18	10	1	276	0	0	41	4	4	7	0	56	0	0	15	2	0	0	17	
Session Total	0	1	165	48	9	2	1	226	3	7	1020	169	61	52	5	1317	0	3	216	23	13	20	0	275	0	2	81	15	0	0	98	
1600 - 1615	0	0	23	2	2	0	0	27	0	5	110	4	1	1	0	121	0	0	11	0	0	3	0	14	0	0	4	1	0	0	5	
1615 - 1630	0	0	31	6	0	0	0	37	0	0	76	14	4	2	0	96	0	0	4	1	0	2	0	7	0	0	3	0	0	0	3	
1630 - 1645	0	0	26	4	0	0	0	30	0	2	98	12	1	2	0	115	0	0	14	1	0	2	0	17	0	0	7	0	0	0	7	
1645 - 1700	0	0	31	5	0	0	0	36	0	0	70	13	5	1	0	89	0	0	9	1	1	0	0	11	0	2	6	0	0	0	8	
Hourly Total	0	0	111	17	2	0	0	130	0	7	354	43	11	6	0	421	0	0	38	3	1	7	0	49	0	2	20	1	0	0	23	
1700 - 1715	0	1	28	2	1	1	0	33	0	1	65	3	3	1	0	73	0	0	11	0	2	1	0	14	0	0	4	2	0	0	6	
1715 - 1730	0	0	17	5	1	0	0	23	0	1	61	5	1	1	0	69	0	0	8	2	1	2	0	13	0	0	6	1	1	0	8	
1730 - 1745	0	0	20	2	1	0	0	23	0	1	62	3	0	3	0	69	0	0	8	1	0	1	0	10	0	2	4	1	0	0	7	
1745 - 1800	0	1	32	5	0	0	0	38	0	0	78	6	0	1	0	85	0	0	13	0	0	2	0	15	0	0	7	0	2	1	10	
Hourly Total	0	2	97	14	3	1	0	117	0	3	266	17	4	6	0	296	0	0	40	3	3	6	0	52	0	2	21	4	3	1	31	
1800 - 1815	0	0	34	3	0	0	0	37	0	0	66	5	2	0	0	73	0	0	11	2	0	1	0	14	0	0	7	0	0	0	7	
1815 - 1830	0	0	31	5	2	0	1	39	0	0	73	4	1	2	0	80	0	0	13	2	1	1	0	17	0	0	7	0	0	0	7	
Hourly Total	0	0	65	8	2	0	1	76	0	0	139	9	3	2	0	153	0	0	24	4	1	2	0	31	0	0	14	0	0	0	14	
Session Total	0	2	273	39	7	1	1	323	0	10	769	69	18	14	0	870	0	0	102	10	5	15	0	132	0	4	55	5	3	1	0	68

York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

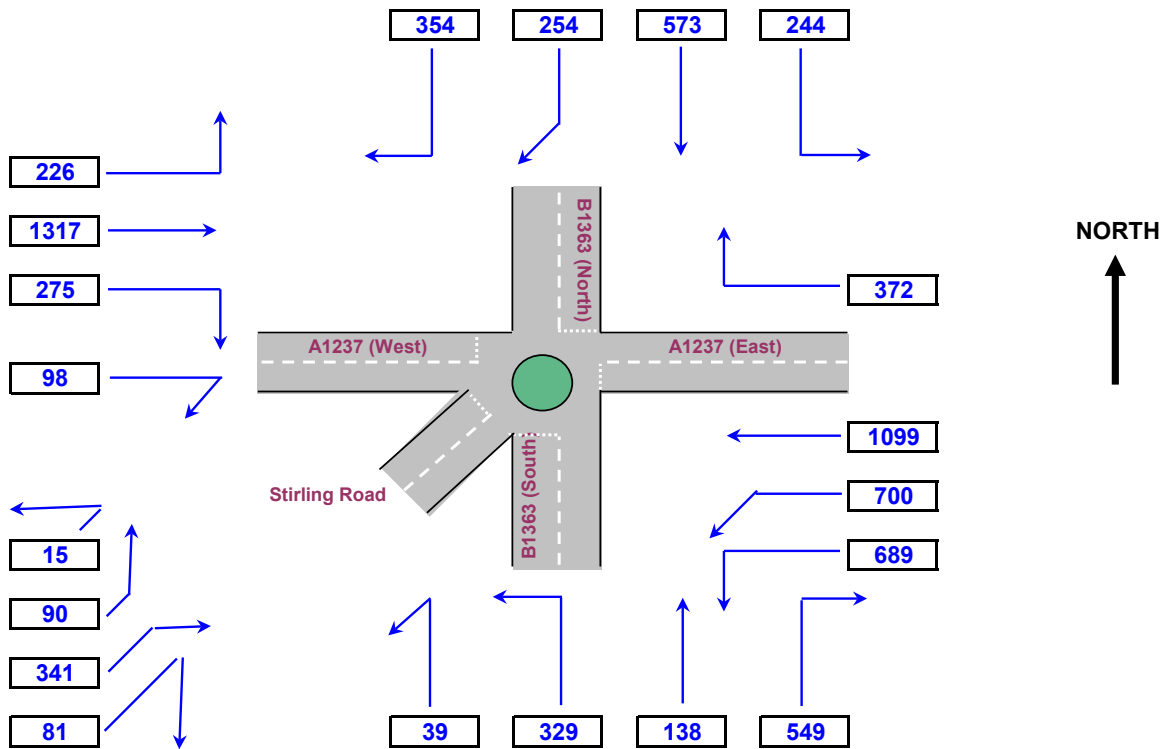
Junction: (4) B1363 / A1237 / Stirling Road

Vehicle Class:

Start Time:

End Time:

Peak Hour



Note: The above diagram represents the Junction surveyed, although may not be the exact layout of the actual location.

Important This spreadsheet & Interactive Vehicle Flow Diagram was produced based on specific Note: parameters. Consequently, alteration to the spreadsheet format or it's properties may result in malfunction.

York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

Junction: (7) Sutton Road / Mill Lane / Wigginton Road

Approach: Sutton Road

TIME	Left to Mill Lane								S/B to Wigginton Road							
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	0	6	1	1	0	0	8	0	0	28	5	2	3	1	39
0715 - 0730	0	0	12	2	0	0	0	14	0	1	57	5	1	0	1	65
0730 - 0745	0	0	11	4	1	0	0	16	0	3	78	6	3	0	1	91
0745 - 0800	1	0	17	5	1	2	0	26	0	0	73	8	4	0	1	86
Hourly Total	1	0	46	12	3	2	0	64	0	4	236	24	10	3	4	281
0800 - 0815	0	0	19	5	3	0	0	27	0	0	61	8	4	1	0	74
0815 - 0830	0	0	24	6	3	0	0	33	0	2	65	12	2	1	0	82
0830 - 0845	1	0	31	6	2	0	0	40	0	1	61	10	3	0	1	76
0845 - 0900	0	0	36	6	1	1	0	44	0	1	76	5	1	1	0	84
Hourly Total	1	0	110	23	9	1	0	144	0	4	263	35	10	3	1	316
0900 - 0915	0	0	22	3	2	0	0	27	0	0	47	11	3	0	0	61
0915 - 0930	1	0	21	6	4	0	0	32	0	0	54	7	2	0	0	63
Hourly Total	1	0	43	9	6	0	0	59	0	0	101	18	5	0	0	124

Session Total	3	0	199	44	18	3	0	267	0	8	600	77	25	6	5	721
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1600 - 1615	0	0	38	9	1	0	0	48	1	0	18	6	0	0	0	25
1615 - 1630	0	0	33	5	2	0	0	40	0	0	19	8	0	1	0	28
1630 - 1645	0	0	46	11	1	0	0	58	1	4	22	8	4	1	1	41
1645 - 1700	0	1	57	8	0	0	0	66	0	1	29	6	2	1	0	39
Hourly Total	0	1	174	33	4	0	0	212	2	5	88	28	6	3	1	133
1700 - 1715	0	0	45	12	0	0	0	57	0	0	38	3	2	0	0	43
1715 - 1730	0	0	53	13	0	0	0	66	0	0	28	9	2	0	0	39
1730 - 1745	0	1	67	7	0	0	0	75	1	0	36	5	0	0	1	43
1745 - 1800	1	0	60	5	0	0	0	66	1	1	31	5	2	0	0	40
Hourly Total	1	1	225	37	0	0	0	264	2	1	133	22	6	0	1	165
1800 - 1815	0	0	62	10	0	0	0	72	0	0	31	8	0	1	0	40
1815 - 1830	0	1	58	8	1	0	0	68	0	0	40	8	0	0	0	48
Hourly Total	0	1	120	18	1	0	0	140	0	0	71	16	0	1	0	88

Session Total	1	3	519	88	5	0	0	616	4	6	292	66	12	4	2	386
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York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

Junction: (7) Sutton Road / Mill Lane / Wigginton Road

Approach: Mill Lane

TIME	Left to Wigginton Road								Right to Sutton Road							
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	1	45	6	1	0	0	53	0	0	15	4	1	0	0	20
0715 - 0730	0	0	63	4	0	0	0	67	0	0	25	4	0	0	0	29
0730 - 0745	0	0	69	9	2	0	0	80	1	0	44	9	2	0	0	56
0745 - 0800	0	1	83	14	2	0	0	100	0	0	38	6	2	0	0	46
Hourly Total	0	2	260	33	5	0	0	300	1	0	122	23	5	0	0	151
0800 - 0815	0	1	85	10	0	0	0	96	0	1	37	7	3	0	0	48
0815 - 0830	0	2	68	6	0	0	0	76	0	1	44	9	3	1	0	58
0830 - 0845	0	0	56	9	1	0	1	67	0	0	35	8	3	0	0	46
0845 - 0900	0	0	58	3	3	0	0	64	1	0	34	8	2	1	0	46
Hourly Total	0	3	267	28	4	0	1	303	1	2	150	32	11	2	0	198
0900 - 0915	0	1	52	10	1	1	0	65	0	0	27	3	1	0	0	31
0915 - 0930	1	0	54	7	0	0	0	62	0	0	20	5	0	1	0	26
Hourly Total	1	1	106	17	1	1	0	127	0	0	47	8	1	1	0	57

Session Total	1	6	633	78	10	1	1	730	2	2	319	63	17	3	0	406
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1600 - 1615	0	0	28	3	1	0	0	32	0	0	18	5	3	0	0	26
1615 - 1630	0	0	26	5	1	1	1	34	0	0	25	2	0	0	0	27
1630 - 1645	0	0	31	4	0	0	0	35	0	0	23	3	3	0	0	29
1645 - 1700	0	0	33	3	1	0	0	37	1	0	31	6	3	0	0	41
Hourly Total	0	0	118	15	3	1	1	138	1	0	97	16	9	0	0	123
1700 - 1715	0	0	30	4	1	0	0	35	1	0	31	7	1	0	0	40
1715 - 1730	0	0	27	3	0	0	1	31	1	1	24	2	0	0	0	28
1730 - 1745	0	0	30	3	0	0	0	33	0	0	40	3	1	0	0	44
1745 - 1800	0	0	33	2	0	0	1	36	1	0	39	4	0	0	0	44
Hourly Total	0	0	120	12	1	0	2	135	3	1	134	16	2	0	0	156
1800 - 1815	0	0	41	3	1	0	0	45	0	0	30	1	1	0	0	32
1815 - 1830	0	0	27	4	1	0	2	34	0	1	27	4	0	0	0	32
Hourly Total	0	0	68	7	2	0	2	79	0	1	57	5	1	0	0	64

Session Total	0	0	306	34	6	1	5	352	4	2	288	37	12	0	0	343
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York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

Junction: (7) Sutton Road / Mill Lane / Wigginton Road

Approach: Wigginton Road

TIME	N/B to Sutton Road								Right to Mill Lane							
	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	P/CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL
0700 - 0715	0	0	19	5	2	1	0	27	0	1	17	4	0	0	0	22
0715 - 0730	0	0	28	2	3	0	0	33	0	0	8	3	2	0	0	13
0730 - 0745	1	0	28	14	1	1	0	45	0	0	16	9	2	0	0	27
0745 - 0800	0	1	40	6	2	1	1	51	0	0	17	5	1	0	1	24
Hourly Total	1	1	115	27	8	3	1	156	0	1	58	21	5	0	1	86
0800 - 0815	0	1	30	7	3	0	0	41	0	0	22	13	2	1	1	39
0815 - 0830	0	0	37	8	0	2	3	50	0	1	39	6	2	0	0	48
0830 - 0845	0	0	47	11	1	1	0	60	0	0	23	4	0	2	0	29
0845 - 0900	0	1	27	9	1	0	0	38	0	1	24	6	2	0	0	33
Hourly Total	0	2	141	35	5	3	3	189	0	2	108	29	6	3	1	149
0900 - 0915	1	0	26	9	2	0	1	39	0	0	29	5	1	0	0	35
0915 - 0930	0	0	30	11	1	1	2	45	0	0	22	4	1	0	1	28
Hourly Total	1	0	56	20	3	1	3	84	0	0	51	9	2	0	1	63

Session Total	2	3	312	82	16	7	7	429	0	3	217	59	13	3	3	298
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1600 - 1615	1	0	68	4	2	1	0	76	0	0	62	8	1	0	0	71
1615 - 1630	0	2	69	11	3	2	1	88	0	1	77	6	0	0	0	84
1630 - 1645	0	1	87	8	2	1	1	100	0	1	101	9	0	0	0	111
1645 - 1700	1	2	95	5	1	1	0	105	0	0	97	15	1	0	1	114
Hourly Total	2	5	319	28	8	5	2	369	0	2	337	38	2	0	1	380
1700 - 1715	2	0	87	5	0	1	0	95	2	2	111	11	3	0	0	129
1715 - 1730	1	1	83	7	0	0	1	93	0	1	118	6	0	0	0	125
1730 - 1745	0	2	92	5	0	0	1	100	0	0	112	7	0	0	0	119
1745 - 1800	0	1	61	6	2	0	0	70	0	1	123	11	1	0	0	136
Hourly Total	3	4	323	23	2	1	2	358	2	4	464	35	4	0	0	509
1800 - 1815	0	0	70	6	1	0	0	77	0	2	101	9	0	0	0	112
1815 - 1830	0	0	54	6	2	0	2	64	1	0	67	2	0	0	0	70
Hourly Total	0	0	124	12	3	0	2	141	1	2	168	11	0	0	0	182

Session Total	5	9	766	63	13	6	6	868	3	8	969	84	6	0	1	1071
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York - Manual Traffic Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd

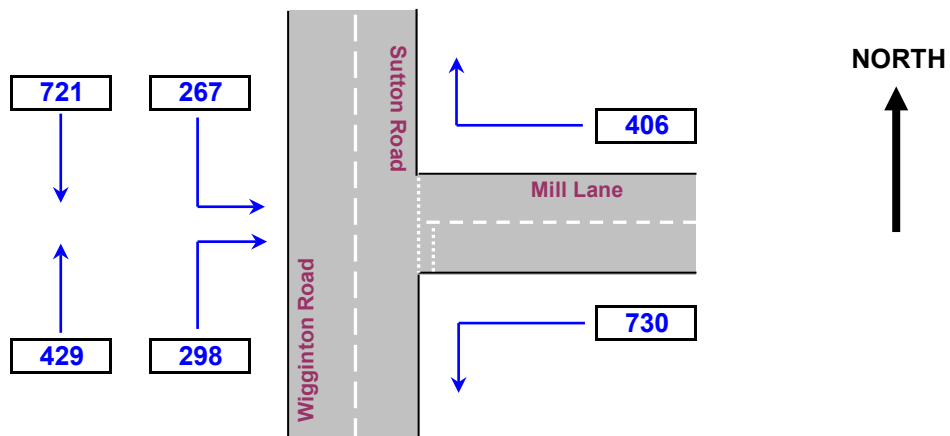
Junction: (7) Sutton Road / Mill Lane / Wigginton Road

Vehicle Class:

Start Time:

End Time:

Peak Hour



Note: The above diagram represents the Junction surveyed, although may not be the exact layout of the actual location.

Important This spreadsheet & Interactive Vehicle Flow Diagram was produced based on specific
Note: parameters. Consequently, alteration to the spreadsheet format or it's properties
may result in malfunction.

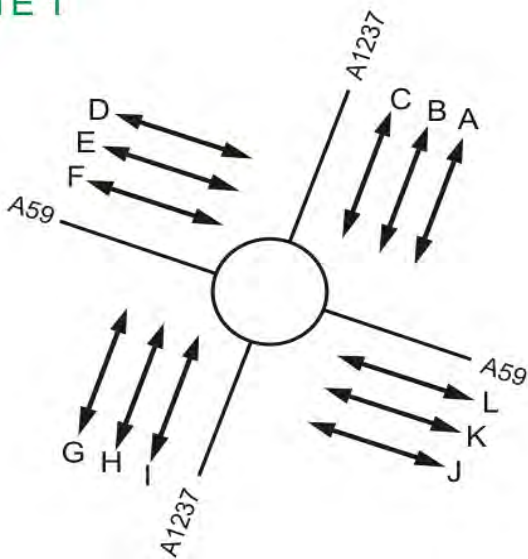
Appendix 2

York Queue Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd.

SITE 1																											
TIME	A	B	C	D	E	F	G	H	I	J	K	L	TIME	TIME	A	B	C	D	E	F	G	H	I	J	K	L	TIME
07:00	1	2	10	4	5	3	3	5	1	2	4	3	07:00	16:00	1	4	2	7	5	2	3	10	3	2	8	3	16:00
07:05	1	7	4	6	2	4	3	6	3	2	7	5	07:05	16:05	1	9	7	8	3	7	2	7	3	2	10	5	16:05
07:10	1	4	3	9	5	2	4	5	4	3	10	10	07:10	16:10	1	5	4	9	2	4	5	8	2	1	12	4	16:10
07:15	1	8	5	6	4	6	7	10	8	4	5	7	07:15	16:15	2	6	5	8	10	5	3	6	3	2	10	2	16:15
07:20	1	7	6	9	4	6	2	12	8	3	10	12	07:20	16:20	1	9	5	4	4	6	3	6	3	4	10	9	16:20
07:25	1	6	3	3	4	3	6	10	5	2	10	7	07:25	16:25	3	3	4	12	2	7	3	7	3	5	10	5	16:25
07:30	1	6	5	8	2	3	5	15	6	2	14	8	07:30	16:30	3	7	5	6	6	3	5	7	2	3	12	10	16:30
07:35	3	3	4	8	3	0	5	19	6	2	14	12	07:35	16:35	3	6	6	8	8	9	3	6	3	4	12	6	16:35
07:40	2	8	5	7	3	4	6	13	4	2	12	15	07:40	16:40	2	7	7	7	7	6	3	10	7	5	12	7	16:40
07:45	1	3	6	9	4	4	5	10	8	0	14	18	07:45	16:45	2	8	5	5	11	3	6	10	7	2	10	4	16:45
07:50	2	5	4	12	9	6	4	21	12	3	15	18	07:50	16:50	0	7	4	11	12	3	1	8	3	2	5	8	16:50
07:55	3	5	5	10	6	3	3	22	12	3	16	17	07:55	16:55	2	6	3	9	6	8	1	6	4	2	4	6	16:55
08:00	1	5	3	14	4	2	1	24	11	4	7	7	08:00	17:00	7	13	12	8	7	4	2	5	4	1	5	6	17:00
08:05	1	5	2	10	5	4	3	21	9	2	14	10	08:05	17:05	3	6	11	6	15	7	1	4	2	2	12	15	17:05
08:10	3	5	3	9	6	3	1	27	10	2	9	12	08:10	17:10	2	6	4	7	10	5	3	12	5	3	14	15	17:10
08:15	1	10	4	15	6	6	3	29	10	1	11	15	08:15	17:15	2	4	4	20	12	11	3	12	10	2	9	18	17:15
08:20	2	4	6	13	6	2	2	34	12	2	3	16	08:20	17:20	3	6	3	8	13	14	2	16	12	2	8	9	17:20
08:25	2	3	6	12	7	7	4	36	13	1	12	18	08:25	17:25	2	7	6	25	12	9	1	15	10	1	12	10	17:25
08:30	1	5	3	15	3	8	6	42	9	2	15	18	08:30	17:30	3	7	5	28	8	5	1	15	12	2	6	12	17:30
08:35	2	5	5	15	8	6	2	40	11	1	12	15	08:35	17:35	3	7	6	30	9	8	3	12	2	3	8	10	17:35
08:40	1	6	5	6	11	7	3	41	13	3	12	18	08:40	17:40	3	6	4	35	7	8	3	9	3	2	10	9	17:40
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09:00	2	4	2	4	7	3	3	20	7	2	7	10	09:00	18:00	2	6	3	10	7	2	1	7	3	2	12	7	18:00
09:05	1	5	4	8	8	2	1	15	4	2	8	12	09:05	18:05	4	4	4	13	10	3	5	13	10	1	9	12	18:05
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09:20	3	3	3	10	4	4	3	13	3	1	3	4	09:20	18:20	3	5	4	9	5	2	1	8	5	1	4	8	18:20
09:25	2	2	3	9	3	6	2	10	3	2	8	7	09:25	18:25	4	3	2	5	5	3	4	9	2	2	2	4	18:25
AVE	1.70	5.03	4.27	10.13	5.47	4.33	3.47	20.63	7.60	2.17	9.53	11.63	AVE	2.57	6.50	4.93	12.17	8.67	5.97	2.73	9.10	4.93	2.23	8.70	8.07	AVE	

SITE 1

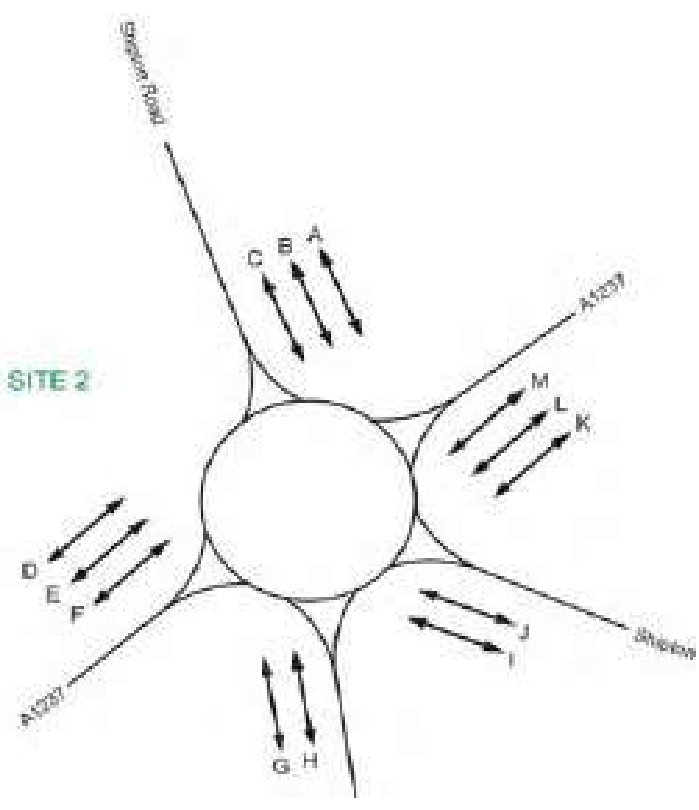


York Queue Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd.

SITE 2														
TIME	A	B	C	D	E	F	G	H	I	J	K	L	M	TIME
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07:10	4	2	5	2	5	2	0	1	3	3	1	5	4	07:10
07:15	4	3	7	4	5	1	1	0	4	9	1	7	4	07:15
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07:25	6	8	6	2	4	3	3	1	5	4	2	9	3	07:25
07:30	6	6	5	2	6	2	0	0	6	4	1	8	5	07:30
07:35	8	12	8	2	5	2	1	1	15	5	1	10	3	07:35
07:40	7	12	12	1	6	1	0	0	12	9	2	8	5	07:40
07:45	5	10	8	2	3	3	1	0	5	15	2	11	6	07:45
07:50	8	5	17	2	6	3	4	1	15	8	4	11	9	07:50
07:55	10	15	12	2	3	2	2	1	28	12	3	15	11	07:55
08:00	8	20	11	2	8	2	1	1	12	6	3	11	4	08:00
08:05	2	20	20	1	6	3	5	1	18	4	2	13	10	08:05
08:10	8	9	25	2	6	3	8	2	18	10	1	16	13	08:10
08:15	2	2	28	2	3	4	2	1	18	12	1	16	15	08:15
08:20	11	3	27	2	3	2	4	1	18	8	2	22	16	08:20
08:25	9	6	28	3	5	2	12	1	18	10	2	22	15	08:25
08:30	5	6	30	3	8	3	2	2	18	12	3	16	9	08:30
08:35	6	5	32	2	7	3	5	1	12	15	4	14	7	08:35
08:40	4	5	27	2	5	5	3	1	12	9	3	13	6	08:40
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08:55	8	14	24	1	7	3	2	1	3	12	3	9	5	08:55
09:00	5	4	6	1	5	2	0	0	3	3	2	6	2	09:00
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09:10	12	14	22	1	5	4	1	0	1	3	1	4	2	09:10
09:15	10	7	5	1	8	1	0	0	2	3	0	8	6	09:15
09:20	2	15	5	1	11	2	1	0	2	2	1	7	6	09:20
09:25	12	3	5	1	9	4	0	0	2	6	2	6	2	09:25
AVE	6.83	8.27	14.73	1.87	5.60	2.57	2.10	0.67	9.47	7.40	2.03	11.03	7.10	AVE

SITE 2														
TIME	A	B	C	D	E	F	G	H	I	J	K	L	M	TIME
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16:05	2	2	4	4	11	9	2	1	8	15	1	8	7	16:05
16:10	9	2	24	4	7	3	2	1	4	15	1	19	12	16:10
16:15	2	1	2	3	4	4	3	2	6	5	2	25	15	16:15
16:20	2	1	4	2	3	3	6	2	3	8	2	25	25	16:20
16:25	4	7	5	9	6	6	1	0	3	9	2	25	25	16:25
16:30	6	1	22	3	5	3	2	1	10	33	2	25	25	16:30
16:35	2	1	8	2	3	4	1	0	9	36	2	25	25	16:35
16:40	3	1	12	3	7	3	8	2	3	31	2	25	25	16:40
16:45	2	3	3	6	7	6	3	1	9	38	2	25	25	16:45
16:50	1	3	2	7	5	2	2	1	8	40	3	25	25	16:50
16:55	2	3	2	5	6	2	1	0	6	38	2	25	25	16:55
17:00	1	3	2	5	13	5	4	2	4	40	2	25	25	17:00
17:05	2	1	3	4	10	3	6	2	3	39	2	25	25	17:05
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17:15	3	2	3	4	7	7	1	0	4	40	3	12	7	17:15
17:20	3	3	8	2	2	5	2	1	6	39	1	21	16	17:20
17:25	4	4	10	2	5	2	7	2	8	37	2	21	17	17:25
17:30	8	4	9	2	4	5	4	1	3	40	2	22	15	17:30
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17:55	4	1	2	4	8	6	3	1	2	22	1	9	7	17:55
18:00	2	3	7	3	7	7	1	0	4	6	2	8	3	18:00
18:05	1	3	5	6	5	5	4	2	7	18	4	6	5	18:05
18:10	2	2	4	3	10	4	1	0	1	18	1	5	3	18:10
18:15	2	3	3	3	6	3	1	0	4	5	1	9	4	18:15
18:20	6	1	1	2	5	3	1	0	2	6	1	6	1	18:20
18:25	4	1	4	4	8	4	2	0	2	7	1	4	4	18:25
AVE	3.40	2.37	6.90	3.87	6.57	4.23	2.87	0.93	5.10	24.20	1.90	16.53	13.70	AVE

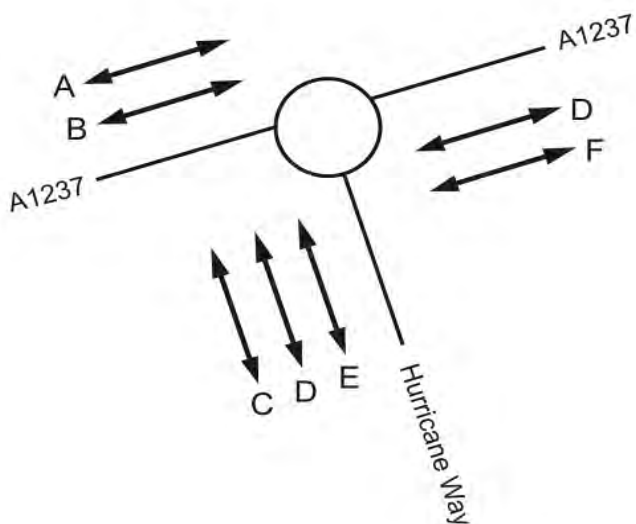


York Queue Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd.

SITE 3																	
TIME	A	B	C	D	E	F	G	TIME	TIME	A	B	C	D	E	F	G	TIME
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07:05	6	3	3	1	1	0	4	07:05	16:05	5	6	8	2	1	1	10	16:05
07:10	4	2	6	2	1	1	3	07:10	16:10	4	6	6	2	1	1	10	16:10
07:15	7	1	5	5	1	0	5	07:15	16:15	6	4	20	2	0	1	4	16:15
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07:25	7	3	6	1	0	1	4	07:25	16:25	2	4	25	3	2	2	6	16:25
07:30	10	3	4	3	1	0	8	07:30	16:30	4	6	8	1	2	1	12	16:30
07:35	5	2	5	1	0	1	6	07:35	16:35	6	4	4	2	1	1	6	16:35
07:40	9	7	5	3	1	2	2	07:40	16:40	3	5	6	1	1	0	8	16:40
07:45	2	0	6	1	1	3	5	07:45	16:45	3	4	26	1	2	1	8	16:45
07:50	4	3	5	1	1	2	8	07:50	16:50	1	4	22	1	1	1	3	16:50
07:55	4	2	5	2	0	1	3	07:55	16:55	3	5	10	1	2	0	7	16:55
08:00	0	0	1	1	0	1	10	08:00	17:00	3	6	23	1	1	1	18	17:00
08:05	7	4	7	1	0	2	6	08:05	17:05	1	7	25	1	1	1	16	17:05
08:10	5	2	3	1	0	1	4	08:10	17:10	1	4	24	1	0	1	5	17:10
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08:20	5	3	7	1	0	1	5	08:20	17:20	2	4	4	1	2	1	7	17:20
08:25	1	2	4	1	1	2	6	08:25	17:25	1	8	3	1	2	1	5	17:25
08:30	2	4	5	1	1	2	4	08:30	17:30	2	3	5	0	2	1	2	17:30
08:35	3	4	5	2	0	0	4	08:35	17:35	8	6	2	0	0	1	3	17:35
08:40	3	3	4	1	1	2	12	08:40	17:40	1	5	6	2	0	1	4	17:40
08:45	1	3	7	1	0	1	12	08:45	17:45	4	5	7	1	0	0	9	17:45
08:50	4	3	4	1	1	3	9	08:50	17:50	4	3	10	1	0	2	5	17:50
08:55	4	7	8	3	1	2	8	08:55	17:55	5	8	7	0	1	1	5	17:55
09:00	3	6	4	2	1	3	10	09:00	18:00	3	7	4	1	0	1	6	18:00
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09:10	7	5	6	1	2	2	14	09:10	18:10	4	5	3	1	0	2	2	18:10
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09:20	8	4	6	1	2	1	14	09:20	18:20	7	5	12	2	1	1	5	18:20
09:25	5	4	4	1	0	1	8	09:25	18:25	4	5	5	1	0	3	6	18:25
AVE	4.50	3.53	5.17	1.53	0.77	1.37	6.87	AVE	AVE	3.47	5.03	11.33	1.27	1.10	1.17	6.97	AVE

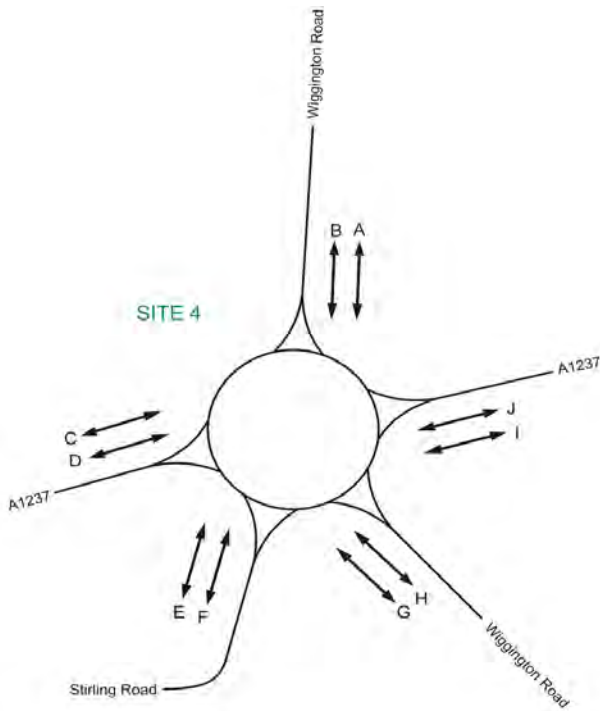
SITE 3



York Queue Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd.

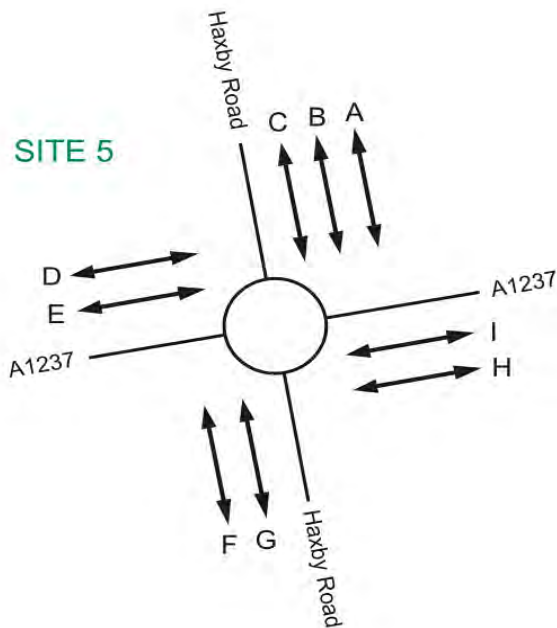
SITE 4																							
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07:05	8	3	5	1	1	1	2	2	2	8	07:05	16:05	3	2	11	1	3	8	7	4	3	6	16:05
07:10	5	3	7	2	1	2	1	4	3	8	07:10	16:10	3	4	22	2	2	9	8	7	3	6	16:10
07:15	6	3	10	3	0	2	4	4	2	11	07:15	16:15	2	2	18	2	3	5	9	10	2	3	16:15
07:20	5	5	4	1	1	2	3	3	2	8	07:20	16:20	3	3	8	5	9	12	10	8	2	5	16:20
07:25	7	6	8	1	1	5	6	9	3	9	07:25	16:25	2	2	18	0	4	4	8	6	3	3	16:25
07:30	7	4	11	2	1	1	4	6	6	20	07:30	16:30	2	2	24	5	7	6	7	4	3	7	16:30
07:35	10	7	13	6	1	12	4	8	5	18	07:35	16:35	4	2	21	4	6	12	9	9	6	5	16:35
07:40	8	5	9	4	2	6	6	6	8	23	07:40	16:40	3	2	26	2	9	14	6	10	6	5	16:40
07:45	9	10	10	3	1	4	3	6	5	20	07:45	16:45	2	4	8	3	4	4	7	7	5	6	16:45
07:50	7	8	21	3	1	3	7	6	5	8	07:50	16:50	2	6	21	1	5	3	6	5	2	7	16:50
07:55	7	3	19	1	1	3	6	3	6	7	07:55	16:55	2	4	7	1	3	9	10	6	4	6	16:55
08:00	16	2	8	2	2	3	4	4	4	10	08:00	17:00	3	1	8	0	3	8	6	3	3	3	17:00
08:05	17	4	4	4	2	2	1	9	5	7	08:05	17:05	4	5	10	5	9	15	7	3	2	3	17:05
08:10	6	3	4	3	1	2	3	4	7	4	08:10	17:10	2	1	29	7	7	13	6	8	2	4	17:10
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08:25	4	4	5	1	1	3	2	8	7	5	08:25	17:25	2	3	16	1	11	2	7	6	2	3	17:25
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08:40	5	5	9	5	2	7	5	5	8	12	08:40	17:40	3	2	25	6	13	3	7	11	4	4	17:40
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09:00	4	4	16	2	0	4	8	6	5	5	09:00	18:00	2	5	16	1	5	8	8	3	3	4	18:00
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09:10	5	5	12	3	3	2	6	7	3	13	09:10	18:10	2	2	7	1	3	2	7	3	3	5	18:10
09:15	4	3	7	5	1	2	3	4	10	13	09:15	18:15	2	2	5	1	2	3	4	2	3	4	18:15
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09:25	7	4	8	5	1	2	4	3	6	7	09:25	18:25	3	2	6	1	6	10	6	6	3	6	18:25
AVE	6.50	4.60	8.70	2.33	1.30	3.30	4.17	5.03	5.40	9.53	AVE	AVE	2.73	3.03	15.60	2.53	5.53	7.50	7.30	5.77	3.30	4.87	AVE



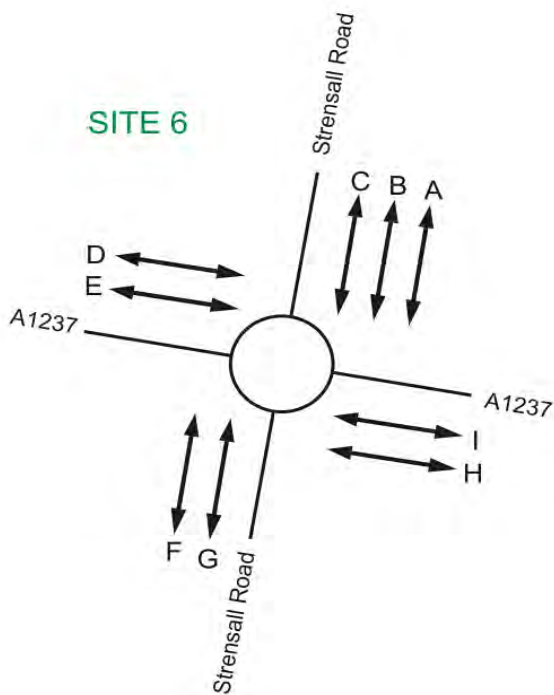
York Queue Survey, Tuesday 26th September 2017

Produced by Road Data Services Ltd.

SITE 5																						
TIME	A	B	C	D	E	F	G	H	I	TIME	TIME	A	B	C	D	E	F	G	H	I	TIME	
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07:05	5	3	3	0	5	5	1	8	1	07:05		16:05	2	3	1	1	19	15	2	6	2	16:05
07:10	7	2	5	0	6	3	1	3	1	07:10		16:10	2	5	1	2	20	22	2	12	3	16:10
07:15	5	10	1	0	4	7	1	5	3	07:15		16:15	4	4	3	1	60	22	1	8	1	16:15
07:20	2	3	3	0	7	6	1	22	0	07:20		16:20	1	2	1	1	60	12	1	6	2	16:20
07:25	5	6	4	0	7	7	1	15	0	07:25		16:25	2	3	2	2	60	9	1	11	3	16:25
07:30	6	5	13	1	10	6	1	14	1	07:30		16:30	3	4	3	1	60	7	2	6	1	16:30
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07:40	3	3	5	2	17	11	2	15	2	07:40		16:40	4	2	1	0	60	19	4	5	2	16:40
07:45	7	15	5	1	8	9	1	27	1	07:45		16:45	3	5	2	1	60	29	2	5	2	16:45
07:50	7	27	1	0	9	6	1	22	1	07:50		16:50	4	4	2	2	60	26	2	7	2	16:50
07:55	7	33	5	1	10	8	1	25	1	07:55		16:55	2	1	2	1	60	30	1	12	2	16:55
08:00	7	26	4	1	15	7	1	16	1	08:00		17:00	2	2	2	1	60	21	1	3	2	17:00
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08:15	3	31	1	0	18	8	1	60	2	08:15		17:15	3	8	2	1	60	17	1	7	1	17:15
08:20	6	36	3	1	25	17	1	60	1	08:20		17:20	2	2	2	1	60	21	1	15	3	17:20
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08:35	4	23	4	0	28	14	2	60	2	08:35		17:35	2	1	1	0	60	41	1	9	4	17:35
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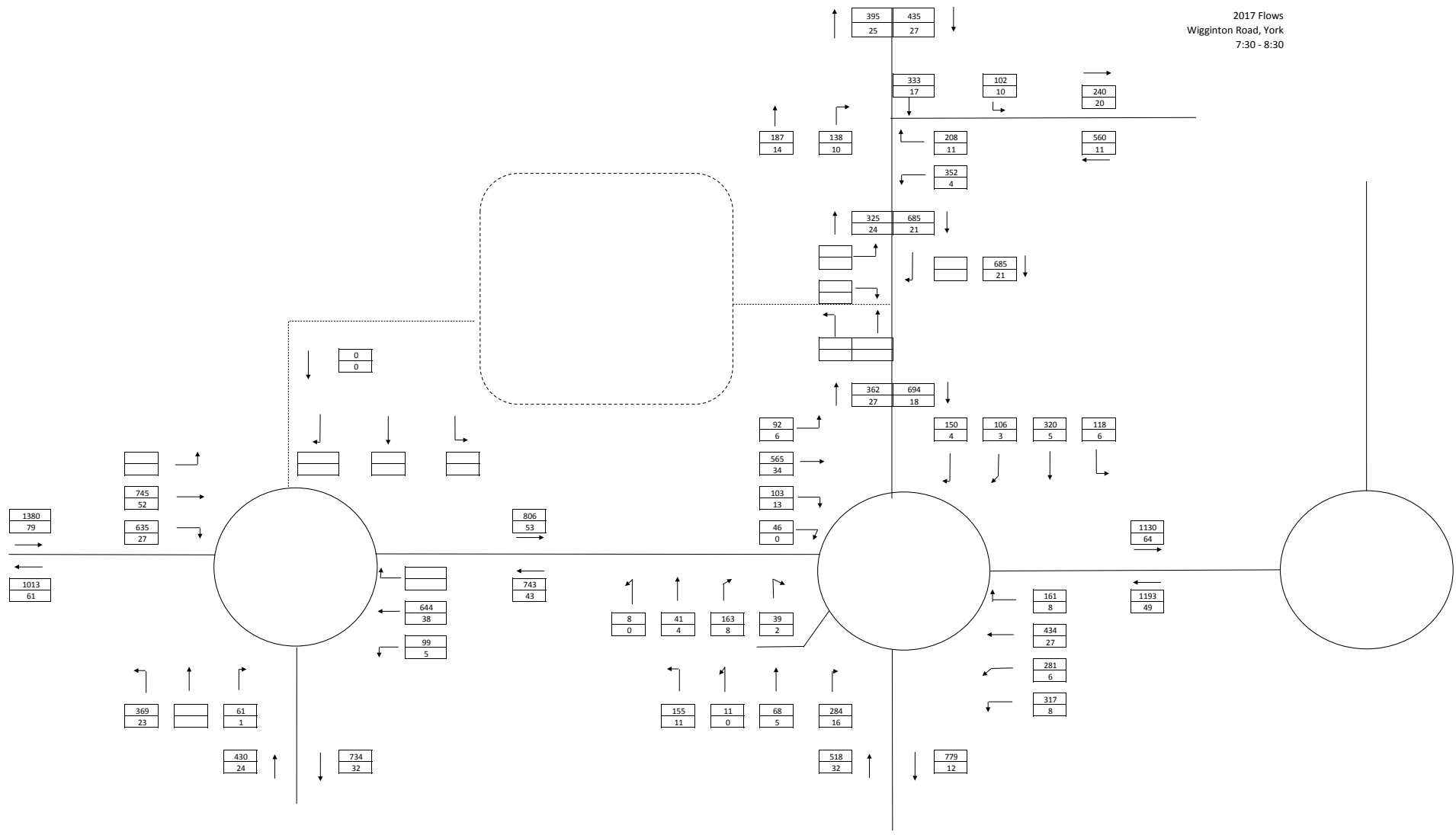


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AVE	13.57	3.97	2.93	10.77	0.80	2.67	3.50	13.30	1.83	AVE	AVE	2.83	2.70	2.53	10.23	1.70	4.93	7.00	11.60	3.43	AVE

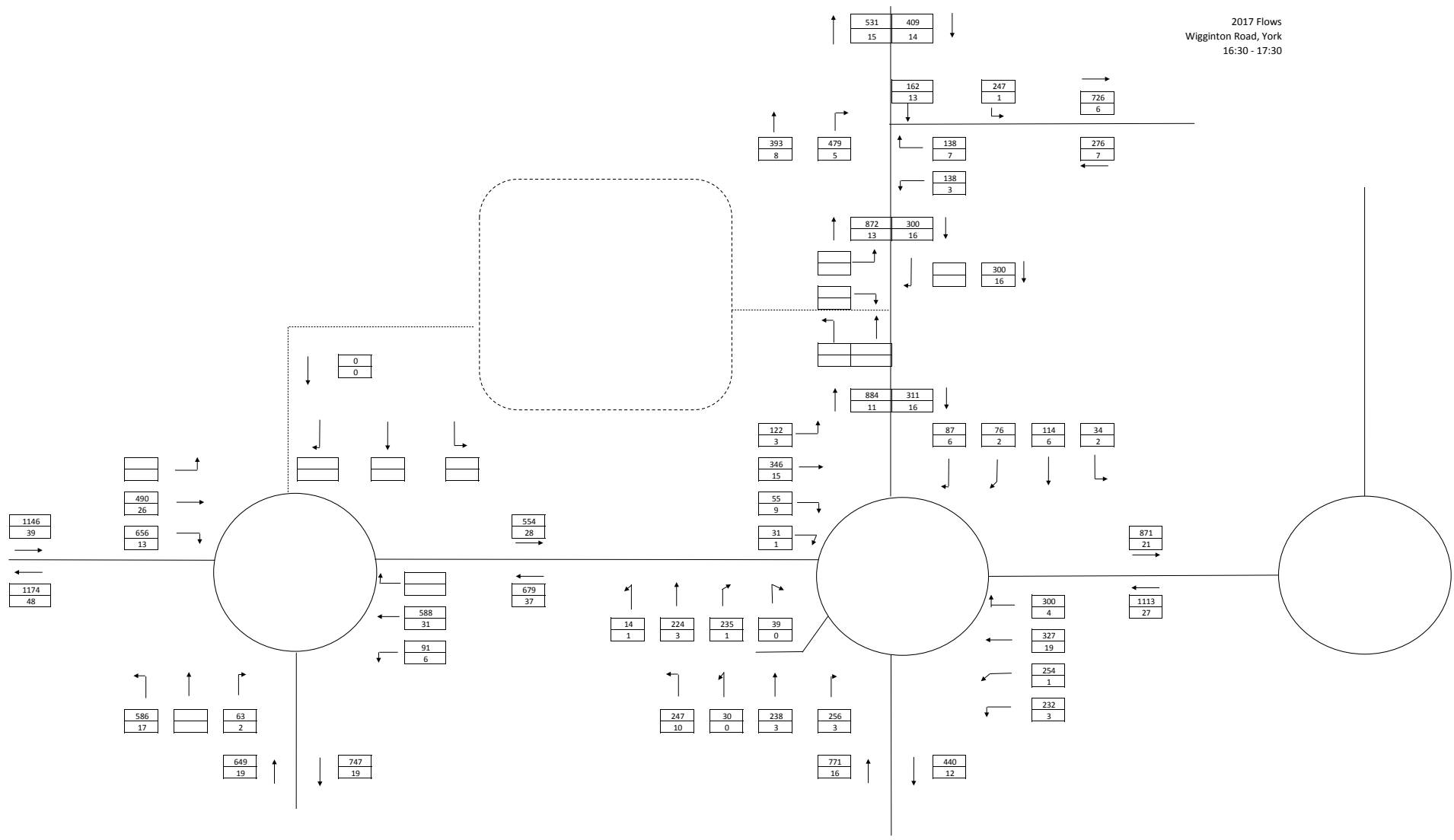


Appendix 3

2017 Flows
Wigginton Road, York
7:30 - 8:30

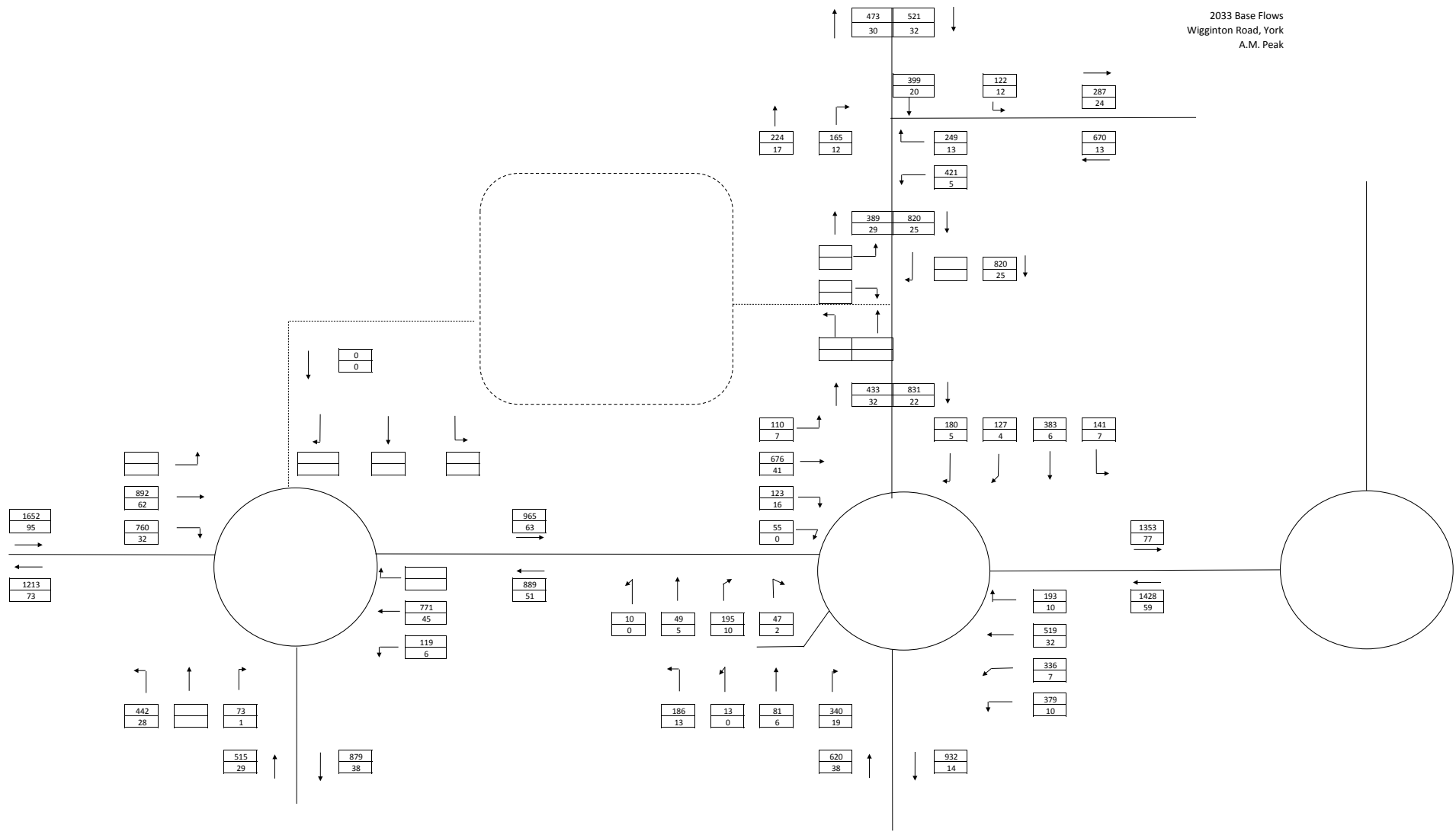


2017 Flows
Wigginton Road, York
16:30 - 17:30

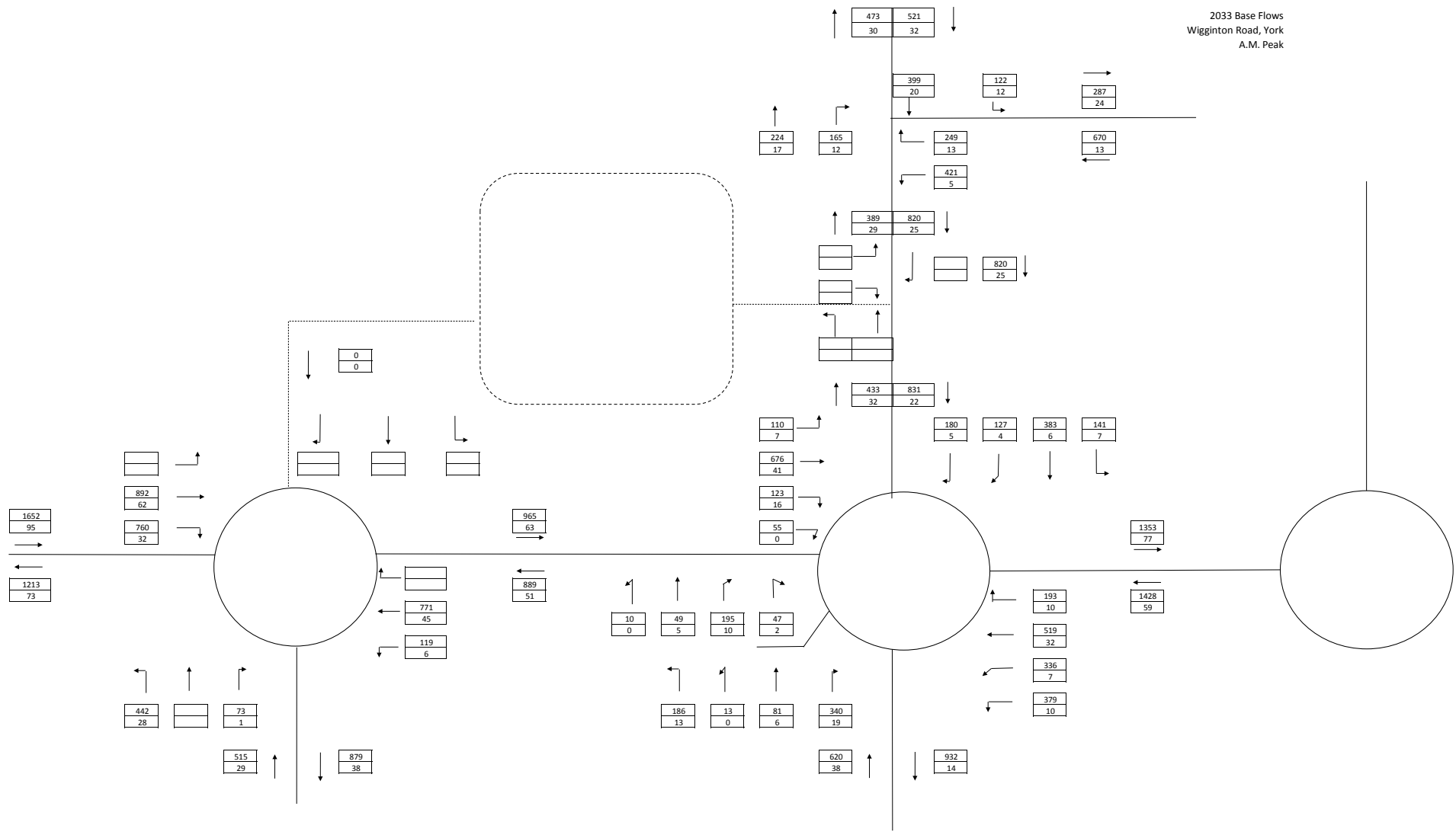


Appendix 4

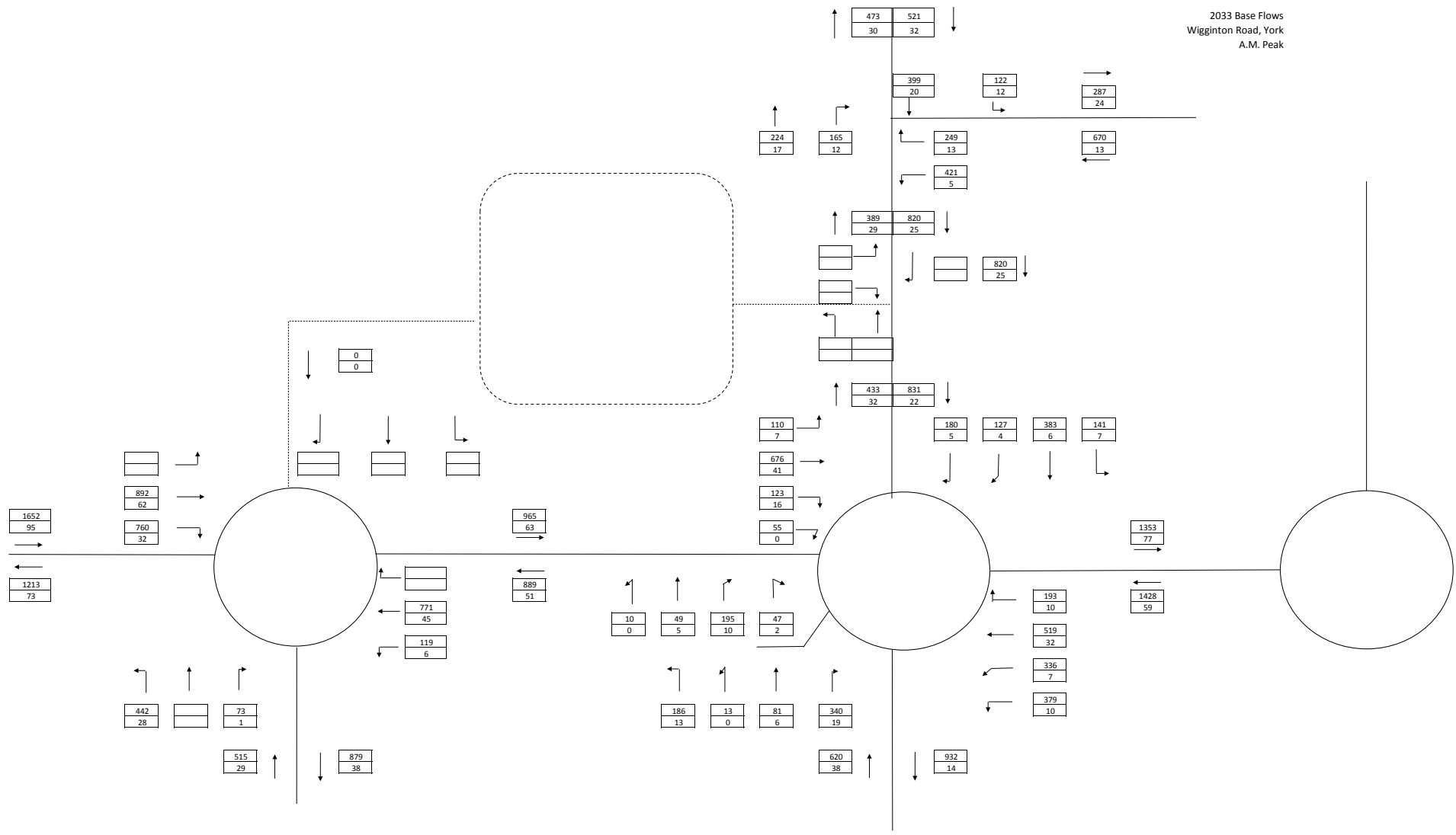
2033 Base Flows
 Wigginton Road, York
 A.M. Peak



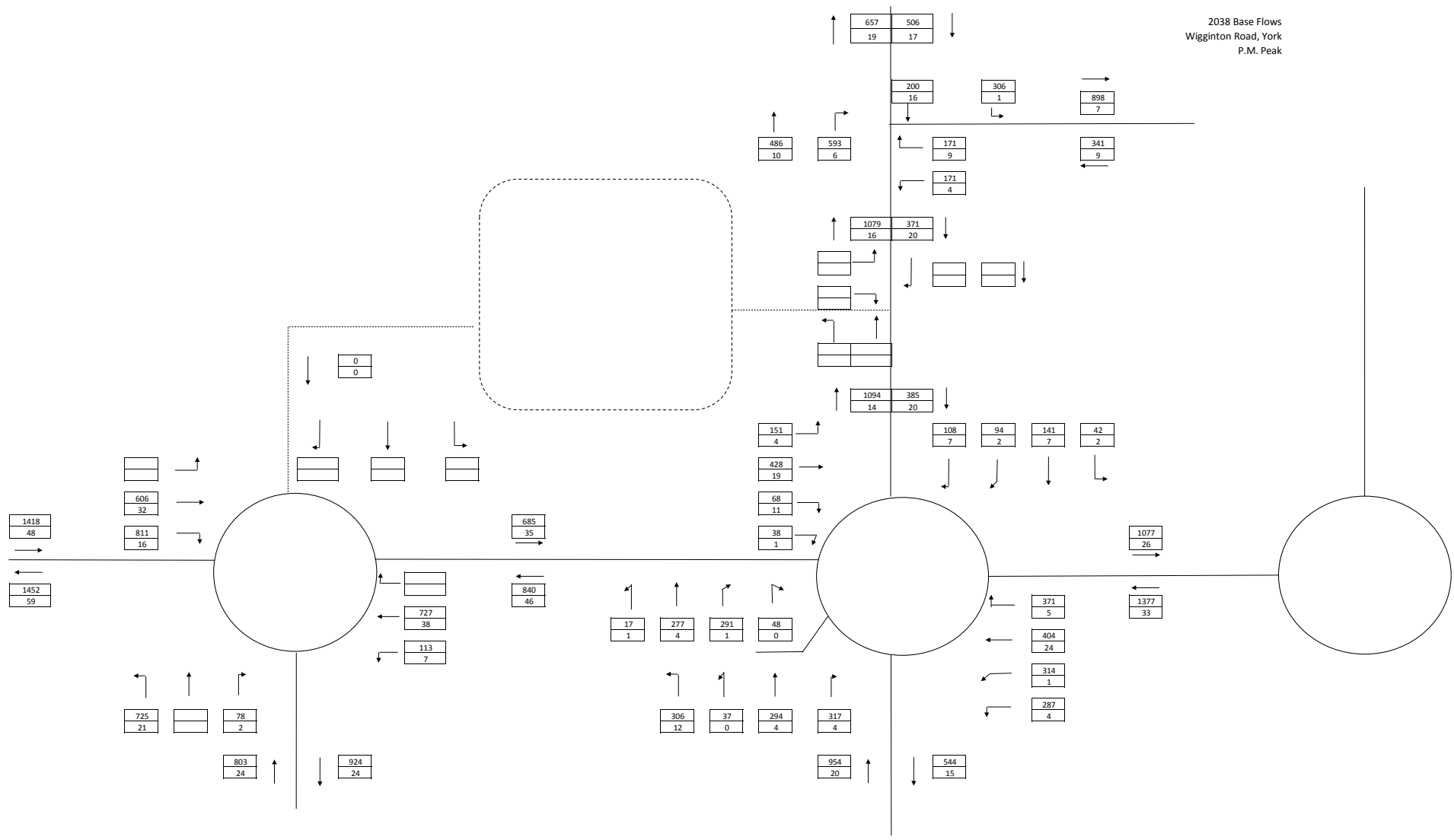
2033 Base Flows
 Wigginton Road, York
 A.M. Peak



2033 Base Flows
 Wigginton Road, York
 A.M. Peak

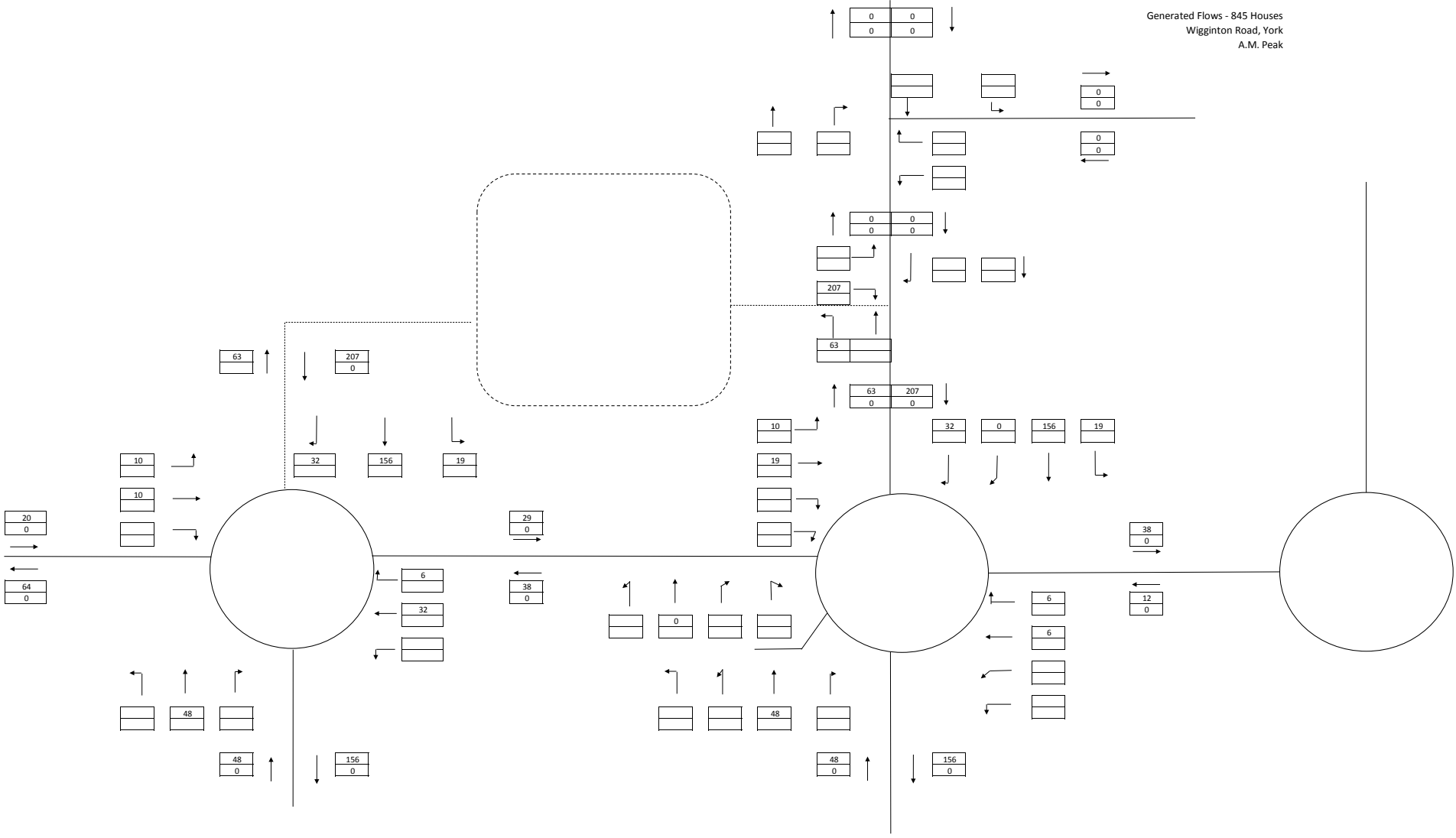


2038 Base Flows
 Wigginton Road, York
 P.M. Peak

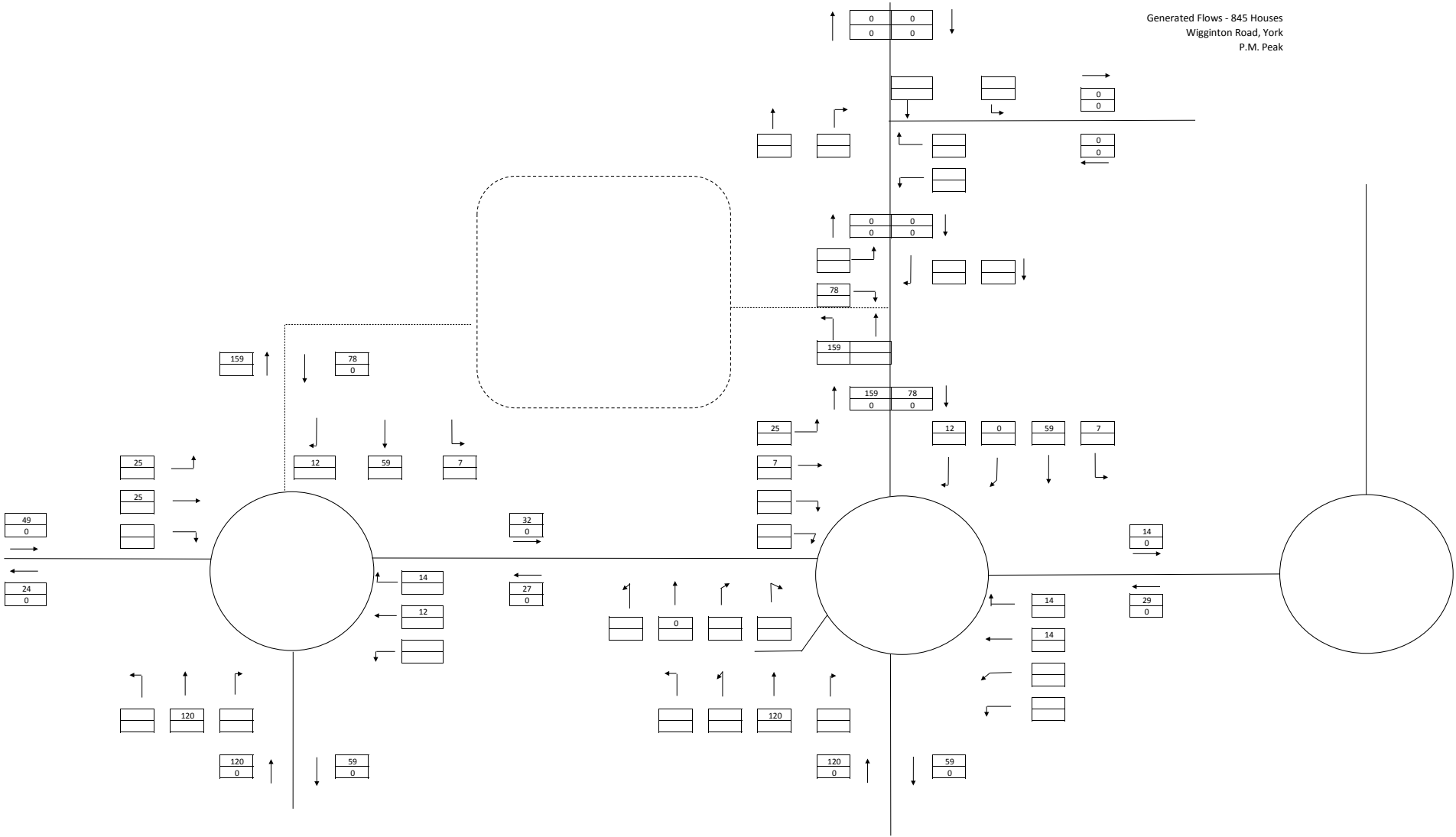


Appendix 5

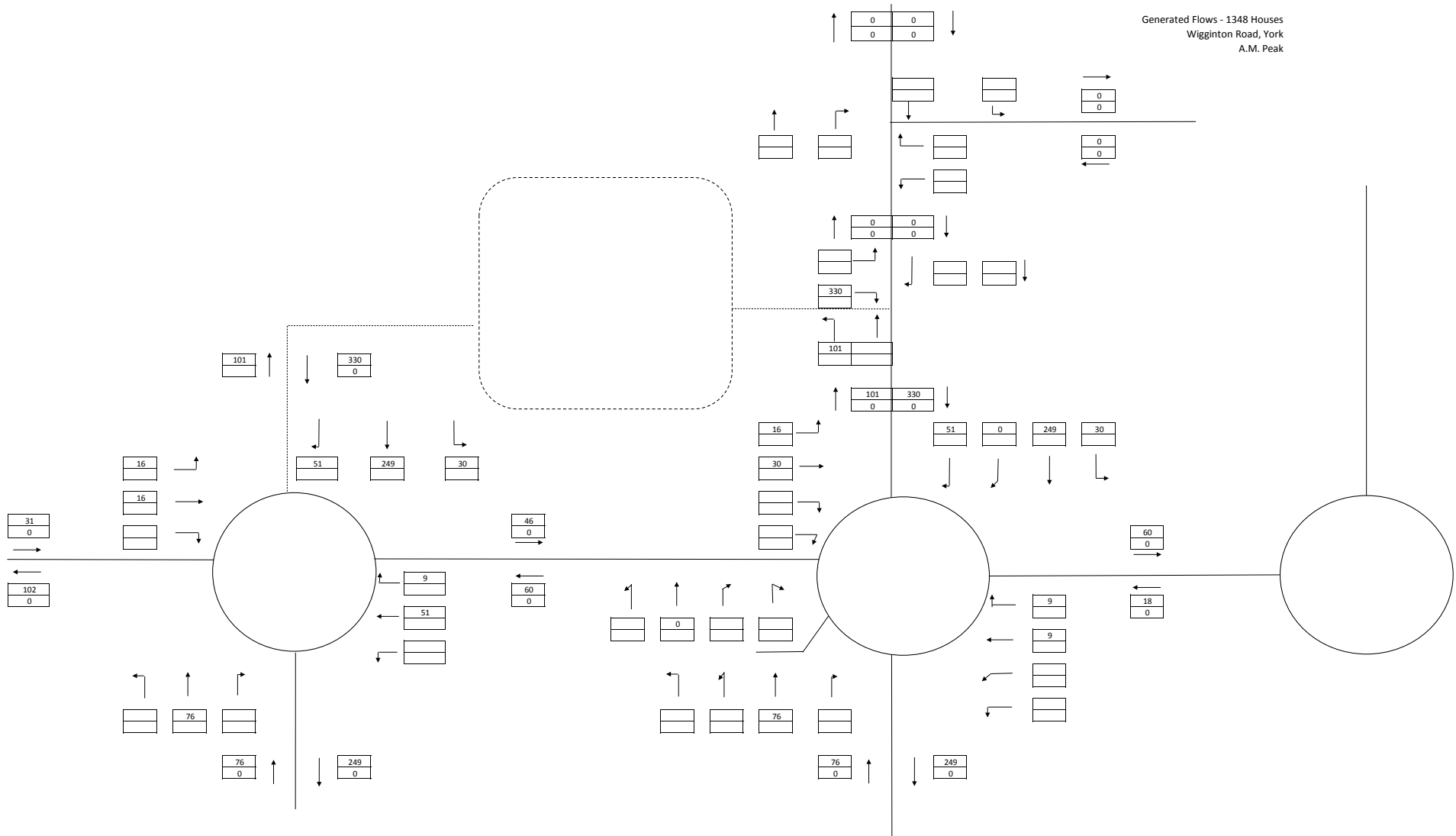
Generated Flows - 845 Houses
Wigginton Road, York
A.M. Peak



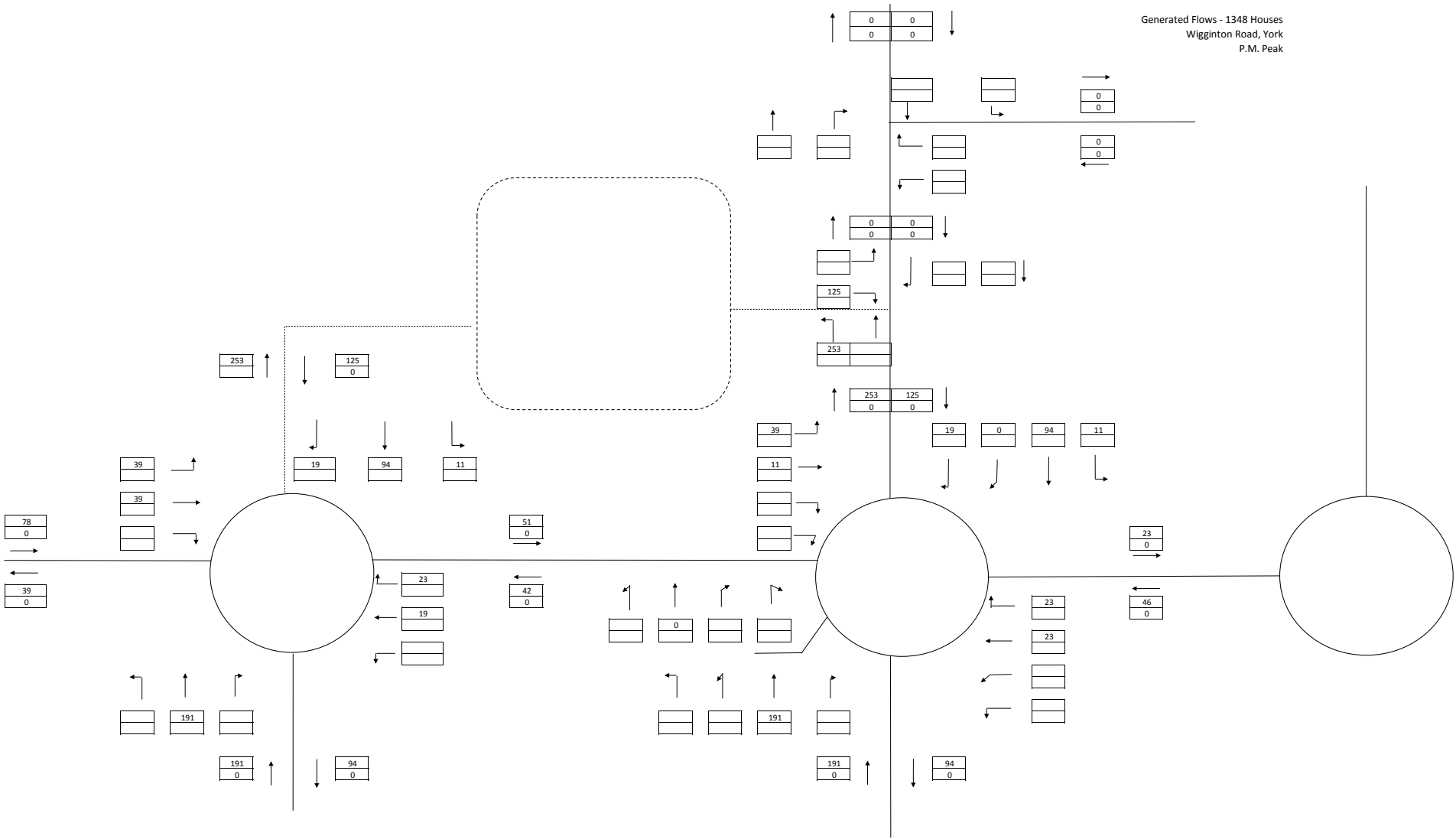
Generated Flows - 845 Houses
Wigginton Road, York
P.M. Peak



Generated Flows - 1348 Houses
Wigginton Road, York
A.M. Peak

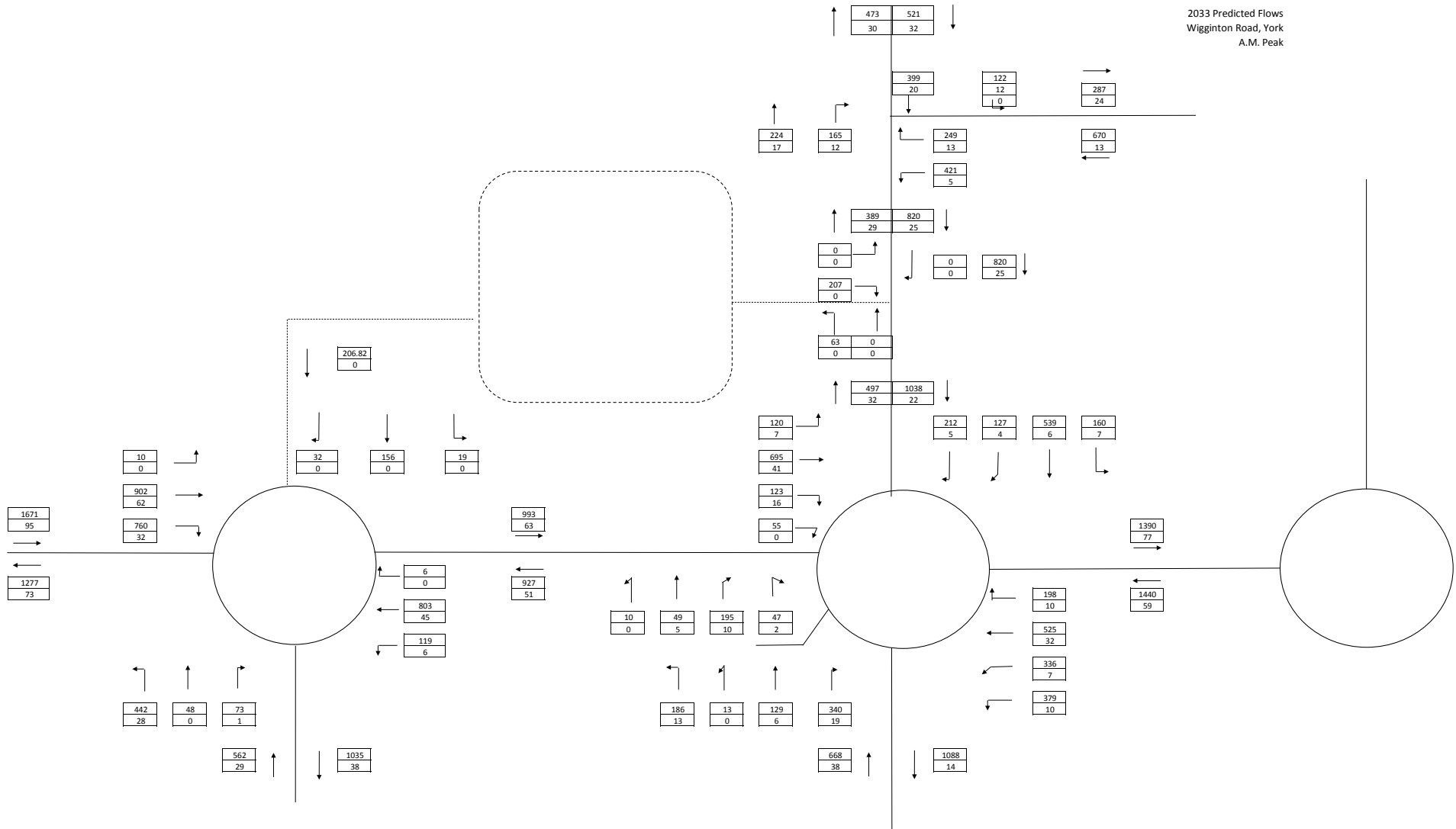


Generated Flows - 1348 Houses
Wigginton Road, York
P.M. Peak

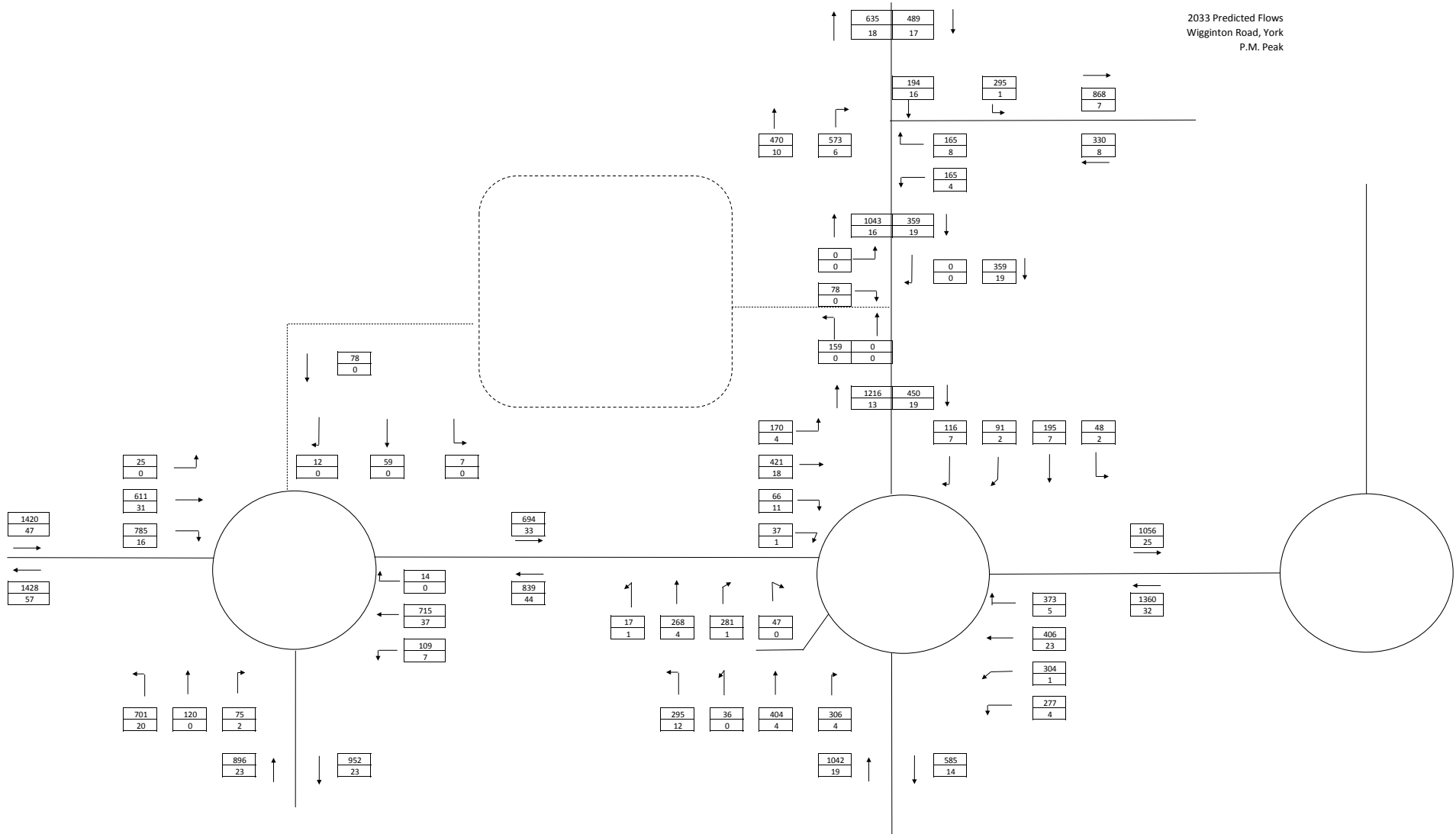


Appendix 6

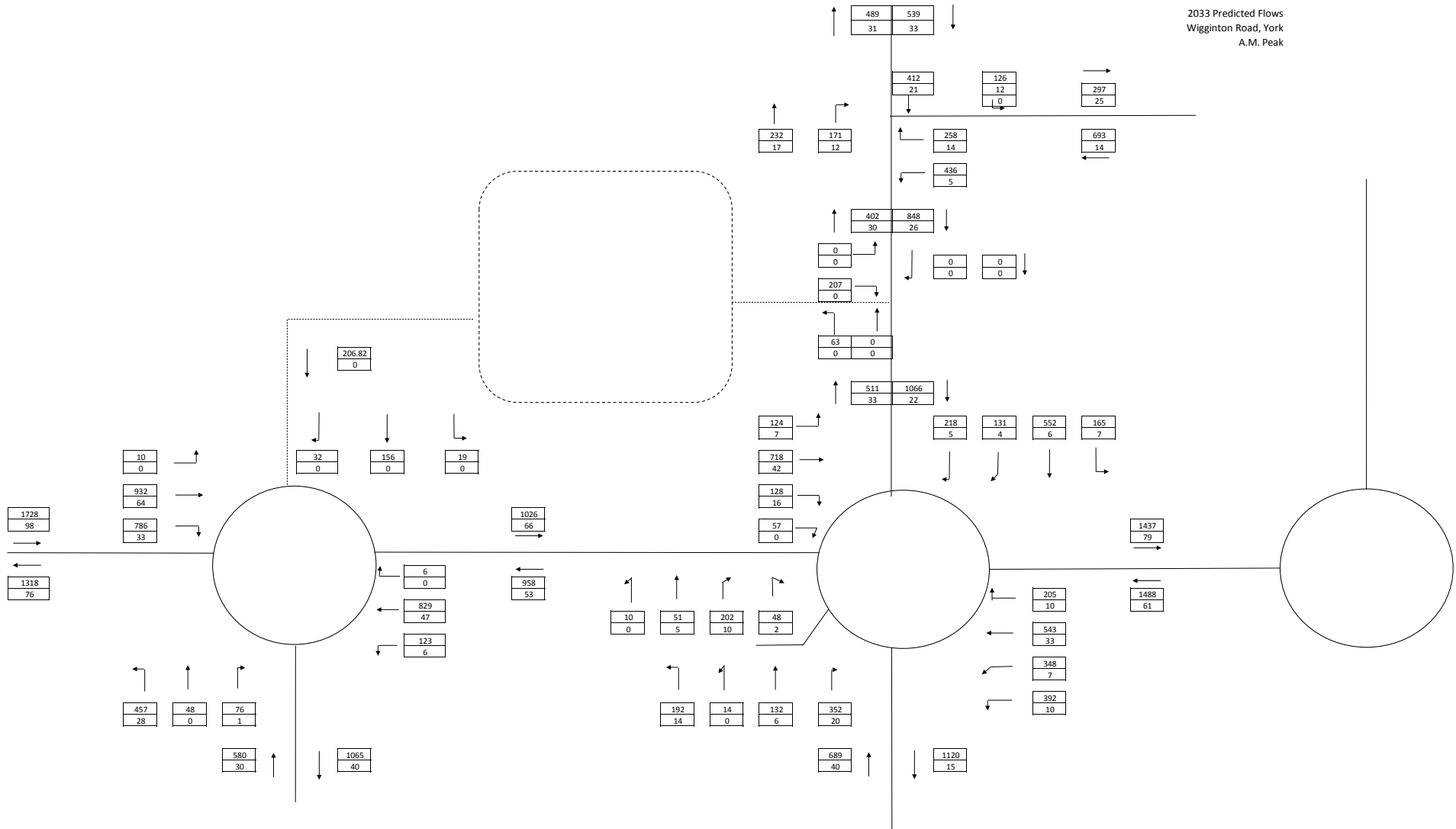
2033 Predicted Flows
Wigginton Road, York
A.M. Peak



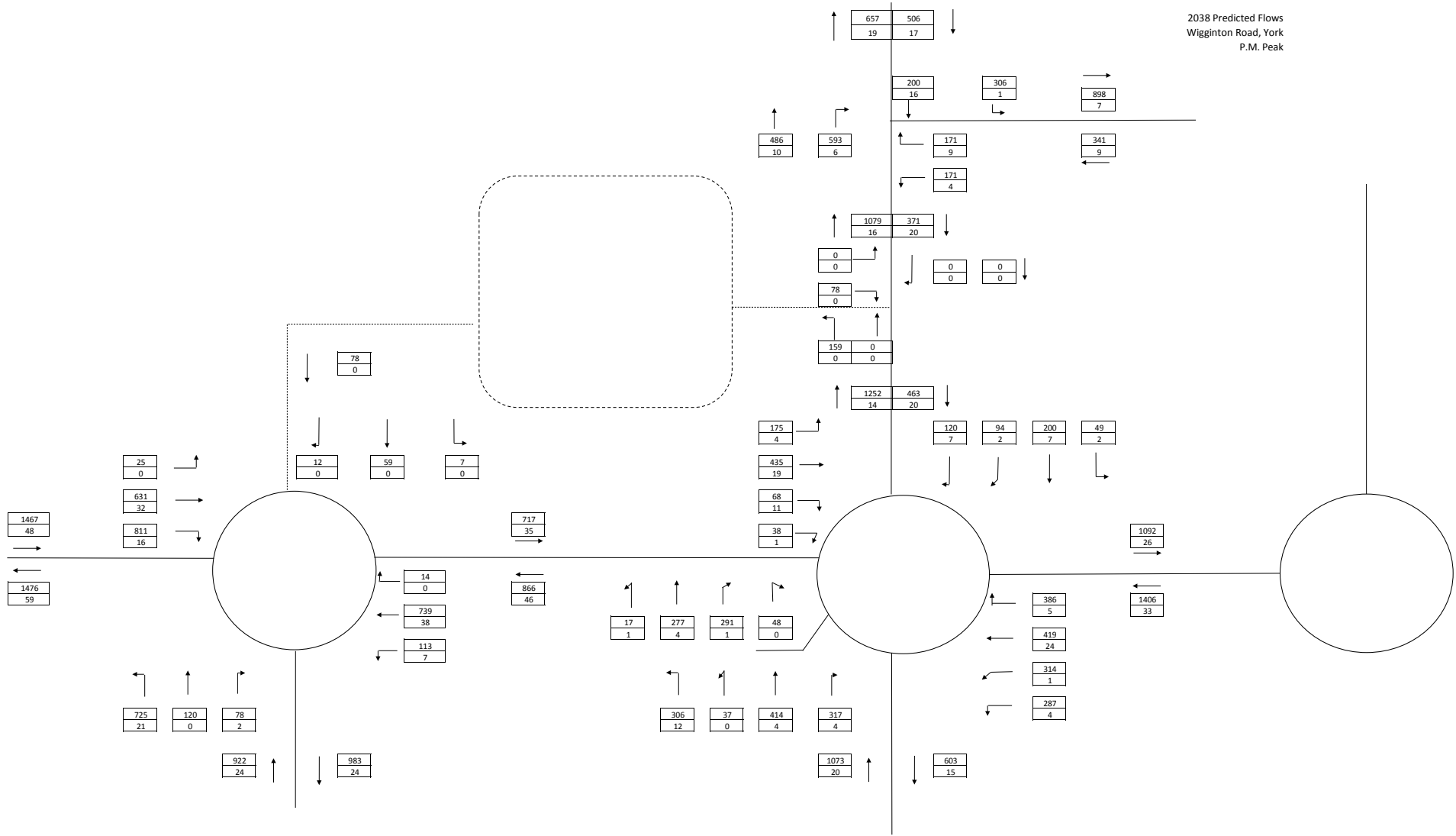
2033 Predicted Flows
 Wigginton Road, York
 P.M. Peak



2033 Predicted Flows
Wigginton Road, York
A.M. Peak

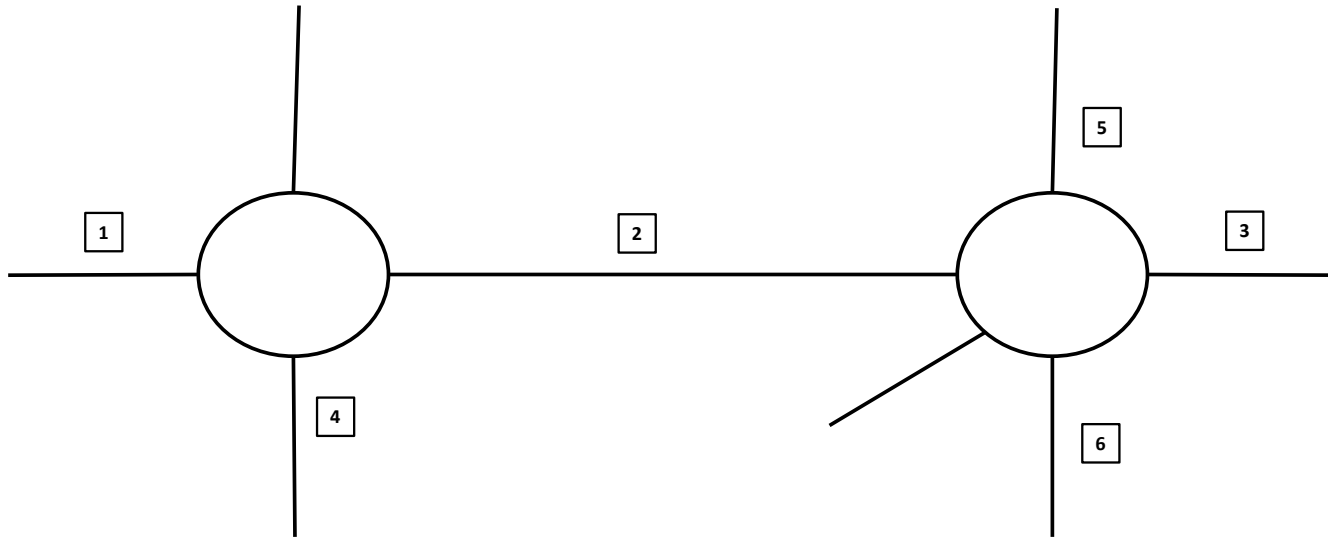


2038 Predicted Flows
Wigginton Road, York
P.M. Peak



Appendix 7

Link Diagram



Flows

2033			Existing		Base				Predicted			
			2 Way Flow		2 Way Flow		%age Increase		2 Way Flow		%age Increase	
Link No.	Link		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
1	A1237 - Shipton Road to Cliton Moor Gate		2393	2320	2864	2775	19.7%	19.6%	2948	2848	23.2%	22.8%
2	A1237 - Cliton Moor Gate to B1363 Wiggington Road		1549	1233	1854	1475	19.7%	19.6%	1921	1533	24.0%	24.3%
3	A1237 - B1363 Wiggington Road to Haxby Road		2323	1984	2781	2373	19.7%	19.6%	2830	2416	21.8%	21.8%
4	Clifton Moor Gate		1164	1396	1393	1670	19.7%	19.6%	1597	1848	37.2%	32.4%
5	B1363 Wiggington Road (N)		1056	1195	1264	1429	19.7%	19.6%	1534	1666	45.3%	39.4%
6	B1363 Wiggington Road (S)		1297	1211	1553	1448	19.7%	19.6%	1756	1627	35.4%	34.3%

2038			Existing		Base				Predicted			
			2 Way Flow		2 Way Flow		%age Increase		2 Way Flow		%age Increase	
Link No.	Link		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
1	A1237 - Shipton Road to Cliton Moor Gate		2393	2320	2963	2870	23.8%	23.7%	3046	2943	27.3%	26.9%
2	A1237 - Cliton Moor Gate to B1363 Wiggington Road		1549	1233	1918	1525	23.8%	23.7%	1984	1583	28.1%	28.4%
3	A1237 - B1363 Wiggington Road to Haxby Road		2323	1984	2876	2454	23.8%	23.7%	2925	2497	25.9%	25.9%
4	Clifton Moor Gate		1164	1396	1441	1727	23.8%	23.7%	1645	1905	41.3%	36.5%
5	B1363 Wiggington Road (N)		1056	1195	1307	1478	23.8%	23.7%	1577	1715	49.4%	43.5%
6	B1363 Wiggington Road (S)		1297	1211	1606	1498	23.8%	23.7%	1809	1676	39.5%	38.4%

From: Laura Fern [laura@airedon.co.uk]
Sent: 03 April 2018 13:44
To: localplan@york.gov.uk
Subject: Publication Local Plan Representations on behalf of Mr J Harrison
Attachments: Main Representations Appendix 4 (April 2018) Mr J Harrison.pdf

Email 2 of 3

Dear Sir/Madam

Please find attached copies of representations prepared on behalf of Mr J Harrison in relation to the Publication Local Plan consultation.

The representations have been split over three emails to account for the size of two of the documents.

It would be greatly appreciated if you could confirm receipt of the representations at your earliest convenience.

Kind regards

Laura

LAURA FERN
Director



mobile: 07919 188778
office: 0113 2814981

website: www.airedon.co.uk

APPENDIX 4



SMEEDEN
FOREMAN

SF2633 Land West of Wigginton Lane
Landscape and Visual Impact Appraisal | Rev A | October 2017



Document Check Sheet

Job Name: Land West of Wigginton Lane		Job Number: SF2633	
Document Title: Landscape and Visual Impact Appraisal			
File: H:\J2600-2699\2633 Land West of Wigginton Lane\LVIA			
Revision:	Date:	Prepared by:	Checked by:
Draft	30.03.17	EC	MS
Revision:	Date:	Rev Note:	
A	25.10.17	Updated masterplan	
		Prepared by:	Checked by:
		DG	MS
Revision:	Date:	Rev Note:	
		Prepared by:	Checked by:
Revision:	Date:	Rev Note:	
		Prepared by:	Checked by:
Revision:	Date:	Rev Note:	
		Prepared by:	Checked by:

Name:	Initial:	Status:
David Gooch	DG	MA (Hons), CMLI
Elly Cadman	EC	BSc (Hons) MLA
Mark Smeeden	MS	BA DipHort DipLA MIHort CMLI

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- 1.2 Proposed Allocation Site

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Introduction

Smeeden Foreman Ltd. was commissioned to undertake a preliminary Landscape and Visual Appraisal (LVIA) of a proposed strategic housing allocation site (ST14) within the unitary authority of the City of York.

The LVIA identifies landscape and visual effects that are likely to result from changes arising from proposed development as a consequence of the site being proposed for allocation for housing within the emerging Local Plan [1]. The LVIA assesses the overall level of effects in the context of receptor (landscape and visual) sensitivity.

The proposed allocation site is set within land where development control is currently informed by Green Belt policies within the local plan [2] and proposed to be removed from the Green Belt within the emerging local plan. The report assesses the sites contribution to Green Belt functions described in the National Planning Policy Framework (NPPF) and the implications of removing the land from it.

This LVIA was undertaken during February 2017 and updated in October 2017.

I.1 THE SITE

The site is situated on 55 hectares of grade 3 agricultural land, located to the north of the city of York and falls within the City of York Council in North Yorkshire. *Image 1.1 Site Location Plan* and *Image 1.2 Google Earth* show the location of the proposed allocation site relative to York and its wider landscape setting.

The site is disconnected from nearby settlements and is located almost equidistant between the urban edges of Skelton to the west, Clifton Moor to the south, and Haxby to the east. It is situated approximately 400m to the north of the A1237 York Outer Ring Road.

The site comprises approximately 15 medium to large scale arable and grazing fields which are broadly regular in shape and are bound by hedgerows and trees. The indicative access connections to the B1363 Wigginton Lane to the east and the A1237 to the south also partly cross a further four fields, woodland and a local nature site. To the east, the site is bordered by a mixed plantation of woodland, Nova Scotia Plantation that contains areas used for commercial tree planting. There are two further plantations, the first, Moor Plantation, is located adjacent to the south eastern corner of the site and the other, Skelton Plantation, is located within the site on its western boundary. There are no Public Rights of Way within the site and the site cannot be accessed via any roads.

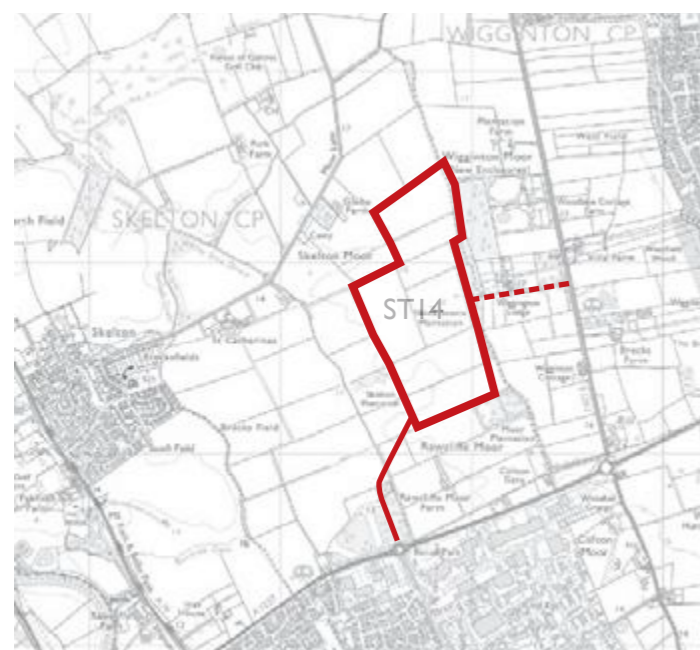


Image 1.1 Site Location Plan



Image 1.2. Google Earth

I.2 PROPOSED ALLOCATION SITE

The proposed allocation site is identified as *ST14 Land West of Wigginton Road* within the emerging Local Plan.

The function of the Local Plan;

- “...sets out the spatial vision for the city for the next 15 years and the green belt boundaries beyond this time period. This process requires us to understand what the key drivers of change for the city are and how we would like to see York in the future. Its main function is to help direct and manage different development across the city whilst simultaneously supporting economic prosperity, promoting a sustainable environment and creating an inclusive place to live.
- is to support the emerging Local Plan “to assess the existing and future supply of land available for economic development, and its sufficiency and suitability to meet identified needs.” [1]

Planning Principals

ST14 is a 55ha proposed housing allocation site with a capacity to yield 1348 new dwellings which will include new shops, community buildings, nursery and primary school. The site is not accessible via any existing roads and therefore a network of new roads and associated buildings and infrastructure including a cycle/footbridge is required as part of the proposals.

Policy SS12: Land West of Wigginton Road in the emerging Local Plan [1] identifies the following key principles which govern the way the site should be delivered:

- Create a new ‘garden’ village that reflects the existing urban form of York of the main York urban area as a compact city surrounded by villages
- Deliver a sustainable housing mix in accordance with the Council’s most up to date Strategic Housing Market Assessment and affordable housing policy
- Create a new local centre incorporating appropriate shops, services and community facilities to meet the needs of future residents.
- Deliver on site, accessible combined nursery and primary education facilities, which are well connected to housing by dedicated pedestrian/ cycleways
- Secure developer contributions for secondary school places as necessary to meet the need for new places.
- Ensure provision of new all purpose access roads to the east/south from A1237 Outer Ring Road/Wigginton Road roundabout and off the Wigginton Road/B1363 (as shown on the proposals map). The internal layout of any future development on the site could be such that it creates discrete sectors, each with a specific access
- Demonstrate that all transport issues have been addressed, in consultation with the Council as necessary, to ensure sustainable transport provision at the site is achievable. The impacts of the site individually and cumulatively with site’s ST7, ST8, ST9, ST15 and ST35 should be addressed
- Deliver local capacity upgrades to the outer ring road in the vicinity of the site, to include associated infrastructure to protect public transport journey times on junction approaches. Opportunities to provide grade separated, dedicated public transport routes across the A1237 should be explored in feasibility, viability and cost-benefit terms.
- Deliver high quality, frequent and accessible public transport services throughout the development site, which provide links to other local rural communities where feasible, as well as to main employment centres. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport.
- To encourage the maximum take-up of more active forms of transport (walking and cycling), ensure the provision of high quality, safe, direct and accessible pedestrian and cycle links which create well-connected internal streets and walkable neighbourhoods including to:
 - the community, retail and employment facilities immediately to the south, (likely to take the form of an overbridge);
 - the surrounding green infrastructure network (with particular regard to public rights of way immediately west of the site and improvements to A1237 crossing facilities); and
 - existing pedestrian and cycle networks across the city.

- xi. Maintain landscape buffers around the site to prevent coalescence with adjacent settlements and maintain the setting of the city and the village of Skelton.
- xii. Protect and enhance local green assets, trees and hedge-lines and enhance existing landscape character.
- xiii. Provide open space to the west of the site to minimise the visual proximity of the development areas to Skelton.



Figure I.3 Extract from City of York Local Plan - Preferred Sites Consultation



Methodology

The process has been guided by the third edition of the document ‘Guidelines for Landscape and Visual Impact Assessment’, published by Landscape Institute with the Institute of Environmental Management and Assessment [3].

‘Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.’ Para 1.1 P4

The two distinct components of LVIA are:

1. Assessment of landscape effects: assess effects on the landscape as a resource in its own right;
2. Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.’ Para 2.21 P21 [3]

This report separates these elements into two distinct sections so that the differences can be clearly appreciated. In order to satisfy the objective of this study, each section has been set out as follows:

Baseline Analysis - This is an analysis of the existing situation within and surrounding the site. It draws upon information gathered during a desk study and field survey work. In relation to the visual amenity section, the area of study (extent of visibility) is also identified and visual receptors are selected and visited. Planning designations intended to protect landscape and visual amenity are also recorded.

Assessment of Landscape and Visual Effects - This part of the study describes the likely nature and scale of changes to landscape character and visual amenity. The proposed development is studied and then compared against the baseline information to ascertain potential effects upon the landscape and visual amenity.

To accompany the description of baseline and assessment information, a series of classifications have been applied to the landscape character of the site and each visual receptor. These act as a summary and place a defined value on; the sensitivity of the character area/visual receptor, the magnitude of change and the subsequent *significance of the effect* of the development.

2.1 SENSITIVITY OF EXISTING LANDSCAPE / VISUAL RECEPTORS

The sensitivity of the landscape to change is the degree to which a particular landscape can accommodate changes, or new features without significant detrimental effects to its essential characteristics.

The sensitivity of a given receptor is determined by making judgements about:

- the *susceptibility* of the receptor to the type of change arising from the specific proposal, and
- the *value* attached to the receptor.

The sensitivity of landscape character or a visual receptor is defined as being High/Medium/Low, where High is the most sensitive. Where viewpoint locations have more than one receptor, the impacts for those of greatest anticipated sensitivity will be used to determine the anticipated overall impact magnitude; thus ensuring the worst case scenario is reported.

General criteria for making judgements about the value, susceptibility and ultimate sensitivity of visual receptors and landscape character are set out in the following table.

Sensitivity	Visual Receptors	Landscape Character
High	<ol style="list-style-type: none"> 1. Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from principal living rooms and from windows of rooms in use during the day. 2. Users of Public Rights of Way/Public Open Space with predominantly open views and of recreational use. 3. Non-motorised users of minor or unclassified roads in the countryside 4. Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience. 5. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside – e.g. Country Parks, National Trust sites etc.... 	<p>Strong landscape structure.</p> <p>Strong positive character.</p> <p>Good condition.</p> <p>Strong sense of place.</p> <p>Visually distinctive.</p> <p>Aesthetically pleasing/occasional detracting features.</p> <p>Distinct features worthy of conservation.</p> <p>Designated landscapes such as National Parks, Registered Parks and Gardens or designated buildings/structures where landscape character contributes to its designation.</p>
Medium	<ol style="list-style-type: none"> 1. Residential properties with views from windows, garden or curtilage. Views from ground floor windows will be oblique or partially obscured by garden and/or other intervening vegetation. 2. Users of Public Rights of Way/Public Open Space with restricted views, in less sensitive areas or where there are significant existing intrusive features. 3. Schools and other institutional buildings, and their outdoor areas. 4. Motorised users of minor or unclassified roads in the countryside. Where attention is focussed upon often narrow and winding routes. 	<p>Recognisable landscape structure.</p> <p>Positive character.</p> <p>Moderate condition.</p> <p>Reasonable sense of place.</p> <p>Visually notable.</p> <p>Aesthetically satisfactory or uninspiring/some detracting features.</p> <p>Some features worthy of conservation.</p>
Low	<ol style="list-style-type: none"> 1. People in their place of work. 2. Users of main roads or passengers on public transport on main routes. 3. Users of outdoor recreational facilities with restricted views or where the activity is focussed within the area. 4. Occupants of industrial premises. 	<p>Weak or degraded landscape structure.</p> <p>Weak or negative character.</p> <p>Poor condition.</p> <p>Poor sense of place.</p> <p>Visually poor.</p> <p>Aesthetically unsatisfactory or unpleasant.</p> <p>Many detracting features, which are likely to be dominant.</p> <p>Few or no features worthy of conservation.</p> <p>Scope for positive enhancement.</p>

2.2 MAGNITUDE OF CHANGE

The magnitude of change is the ‘combination of the scale, extent and duration’ [4] of the development and its impact on landscape receptors and visual receptors.

In the case of landscape effects this relates to:

- The size, extent or degree of change to landscape character or individual landscape features;
- Whether there is a direct impact resulting in the loss of landscape features or a change beyond the land take of the scheme having an impact on the character of the area; and,
- Whether the impact is permanent or temporary.

For visual effects this relates to:

- Degree of change to existing views;
- Distance of the receptor from the application site; and,
- Whether the impact is permanent or temporary.

Magnitude of Change	Visual Amenity	Landscape Character
High	Where the proposals become the only dominant feature in the scene or would form a significant and immediately apparent element which would affect the overall impression of the view.	High degree of loss or major alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements considered to be uncharacteristic when set within the attributes of the receiving landscape.
Medium	Where proposals would form a visible and recognisable new feature in the scene but may not be immediately apparent, or become the dominant feature in the view.	Partial loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
Low	The proposals constitute only a minor component of the wider view and may not be immediately apparent to the casual observer. Awareness of the proposals would not have a marked effect on the overall quality of the scene.	Minor loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements may not be uncharacteristic when set within the attributes of the receiving landscape.

The magnitude of change may also be Negligible or No Change and in this instance the resulting Effect Significance would also be Negligible or No Change as the application development would hardly be seen or not seen at all or the loss to landscape features and the character of the area would experience very little or no change.

Magnitude of Change	Visual Amenity	Landscape Character
Negligible	The proposal is largely indiscernible and/or they are at such a distance that they are scarcely appreciated. Consequently they have little effect on the scene.	Very minor loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements are not uncharacteristic with the surrounding landscape.
No Change	No change to the view is experienced.	No change to the landscape character is experienced.

2.3 ASSESSING THE EFFECT

The two principal criteria determining the level of effect are the **magnitude of change** and the **sensitivity** of the location or receptor. ‘A higher level of significance is generally attached to large-scale effects and effects on sensitive or high-value receptors; thus small effects on highly sensitive sites can be more important than large effects on less sensitive sites. It is therefore important that a balanced and well-reasoned judgement of these two criteria is achieved’ [4]. The matrix shown below encourages transparency in the process of identifying the level of effect but the experience and judgement of the landscape architect is also used.

		Magnitude of Change				
		High	Medium	Low	Negligible	No Change
Sensitivity	High	Major	Moderate/ Major	Moderate	Minor	No change
	Medium	Moderate/ Major	Moderate	Minor/ Moderate	Minor/Neutral	No change
	Low	Moderate	Minor/ Moderate	Minor	Neutral	No change

2.4 NATURE OF IMPACT

Determination of the nature of an impact is a result of judging whether the introduction of a proposed development would be of benefit or detriment to the existing landscape character or view. Therefore, the effect of a proposed development can be adverse or beneficial.

The following system of categorisation is used to describe the nature of the impact:

Nature of Impact	
Adverse	The key characteristics of the existing landscape or view would be weakened by the introduction of the proposed development.
Neutral	The key characteristics would neither be weakened nor strengthened by the proposed development.
Beneficial	The key characteristics of the existing landscape or view would be strengthened by the introduction of the proposed development.

Effects will be categorised using the terms Neutral, Minor, Moderate and Major effects.

Overall Effect	Visual Amenity	Landscape Character
Major adverse	The proposals would result in a large and obvious change to a view from a highly sensitive receptor and would constitute a discordant, dominant element in the view.	The proposed scheme would result in effects that are at complete variance with the landform, scale and pattern of the landscape. It would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting. A high quality landscape would be permanently changed and its quality diminished.
Moderate adverse	The proposals would cause some damage to a view from a more sensitive receptor or would be an obvious element in the view of less sensitive receptors.	The proposed scheme would be either: Out of scale with the landscape and/or at odds with the local pattern and landform and/or it would leave an adverse impact on valued landscape features.
Minor adverse	The proposals would cause limited damage to a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater damage to a view from a receptor of low sensitivity.	The proposed scheme would not entirely fit into the landform and scale of the landscape and it would affect an area of valued landscape features.
Neutral	No obvious change in the view.	The proposed scheme would compliment the scale, landform and pattern of the landscape and would maintain existing landscape quality.

Minor beneficial	The proposed development would result in visual effects that constitute a perceptible improvement in the existing view.	The proposed scheme has the potential to improve landscape character. It would fit in with the scale, landform and pattern of the landscape and enable the incorporation of valued characteristic features.
Moderate beneficial	The proposed development would result in visual effects that constitute a conspicuous improvement in the existing view.	The proposed scheme would have the potential to accord with landscape character and improve the quality of the landscape through removal of damage caused by existing land uses.
Major beneficial	The proposed development would result in a substantial improvement to the existing view and positively influence the quality of the view.	The proposed scheme would have the potential to accord seamlessly with the landscape character and significantly improve the quality of the landscape through restoration and the removal of damage caused by existing land uses.

2.6 ILLUSTRATIVE MATERIAL

2.6.1 General Photographs

Photographs illustrating views from the selected series of viewpoints were taken using a Canon EOS 450D digital SLR camera. The camera lens used is a 35mm f/2 Canon lens, a digital equivalent of a 50mm lens on a 35mm format camera and which is generally considered to best represent the field of view experienced by the human eye.

Photographs within the body of this report should be used as a reference and are provided to assist the reader in conveying the location and nature of views from which each assessment was made. Photography should not be relied upon and should not be a substitute for visiting the location in the field.

2.6.2 Maps and Plans

Plans have been produced using a 1:25,000 scale Ordnance Survey map as a base, to show the Cultural Heritage and Landscape Designations (Figure 1), Viewpoint Locations and Public Rights of Way (Figure 2), and Site Analysis (Figure 3).



Planning Context

Sewage Works

Forest of Galtres Golf Club

WIGGINTON CP

North Field

SKELTON CP

Wigginton Moor (New Enclosures)

West Field

Skelton Moor

Woodbine Cottage Farm

Hurns Bridge

Glebe Farm

Villa Farm

Westfield Wood

Park Field

New Farm

Hall Skelton

St Catherines

Nova Scotia Plantation

Wigginton Lodge

Wigginton

Brecksfields

Brecks Farm

The Brecks

Brecks Field

Rawcliffe Moor

Wigginton Cottage

Folly Bridge

Fairfield Farm

Hotel

Burtree Dam

Rawcliffe Moor Farm

Clifton Gate

West Huntington

NEW EARSWICK

River Ouse

Skelton Bridge

Rawcliffe Farm

Ings House

Retail Park

Ind Est

New

Nether Poppleton

Sewage Works Rawcliffe

Rawcliffe

RAWCLIFFE CP

CLIFTON WITHOUT CP

Bootham Stray

ROMAN CAMPS (sites of)

Bootham Stray

Allot

This section introduces the landscape planning context for the project, listing relevant landscape-related policies and designations, applicable to the site and surrounding landscape.

3.1 NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF)[5] was published in March 2012 replacing Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The overarching emphasis of the NPPF is on sustainable development, which has economic, social, and environmental components. In contributing to achieving sustainable development the Planning System performs a number of roles, including:

“Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.” Para 7 p2

The statements detailed below are important in relation to the site and are copied directly from the National Planning Policy Framework.

9. Protecting Green Belt land

“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Green Belt serves five purposes:

1. to check the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.” Para 79 - 81 p19

12. Conserving and enhancing the historic environment

“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - opportunities to draw on the contribution made by the historic environment to the character of a place.”
- Para 126 p29

3.1.2 GREEN BELT

The site is located on land identified as Green Belt land within the City of York Local Plan [2]. The policy has been used to inform planning decisions since its adoption in 2005, however the emerging Local Plan proposes to remove a section of land (see red line boundary in Image 3.1) and designate a housing allocation site. The following sections of this report will discuss the function of this site and adjacent parcels of land against the purposes of the Green Belt as set out within the NPPF.

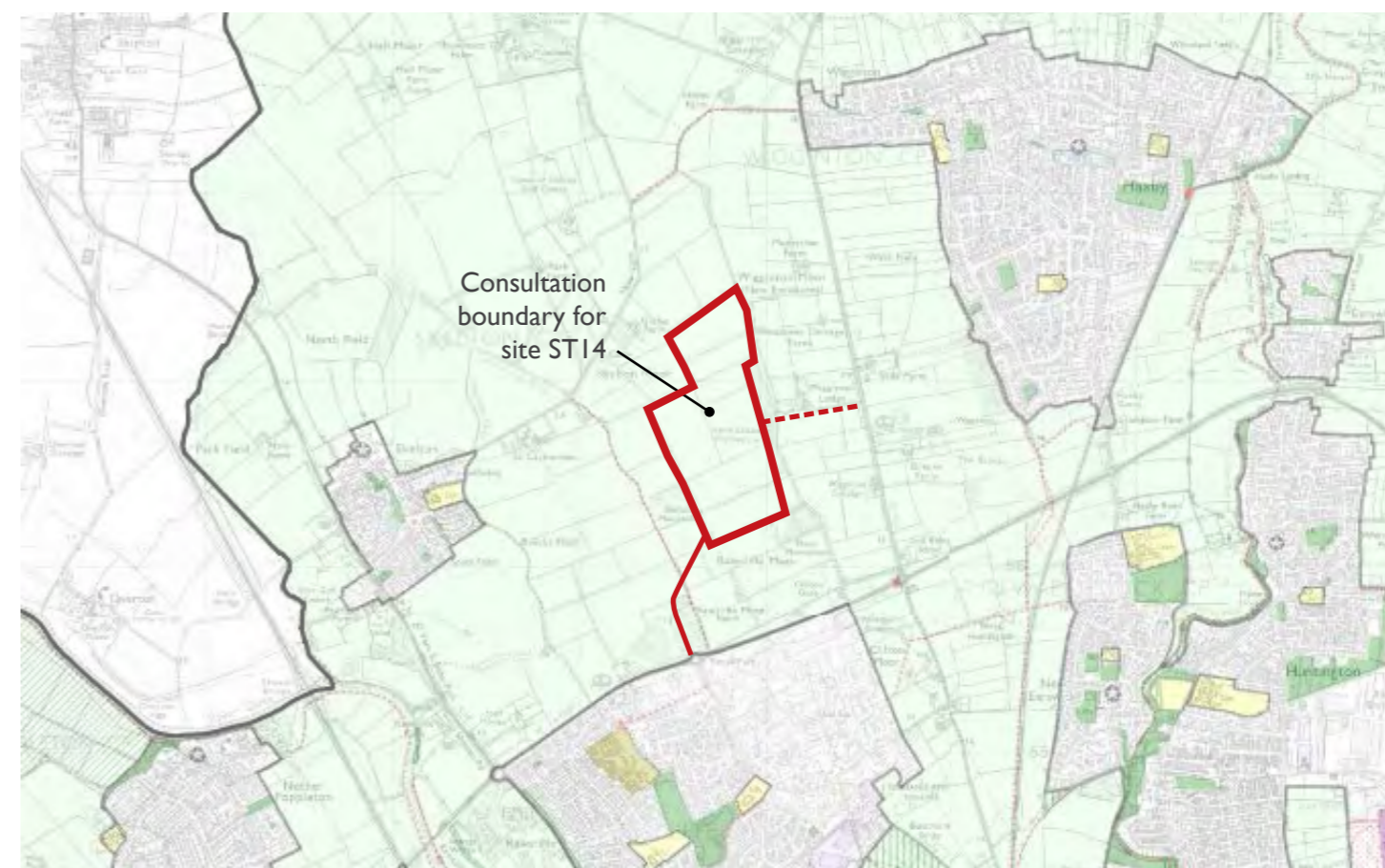


Image 3.1 Screen shot of approved Development Control Local Plan (2005) within the Draft Local Plan Incorporating the Fourth Set of Changes with and overlay showing the location of ST14

3.2 LOCAL PLANNING POLICY

The Local Authority are consulting on a new Local Plan and have recently undertaken a period of consultation which was held between July and September 2016. The following policies are taken from the Draft Local Plan which was approved in 2005 to inform development control. Policies are material considerations for development control decisions.

POLICY SP2:

“The primary purpose of the York Green Belt is to safeguard the setting and historic character of the City of York and is defined on the Proposals Map. Although the rural area of the City of York is integral to the open countryside (and therefore subject to certain controls over development generally), virtually all land outside the main settlements is designated as Green Belt in this Local Plan.”

Surrounding countryside

“The relationship between the band of open countryside, which links these green wedges around the City, and the urban area has changed since the completion of the Outer Ring Road (A1237 / A64). This has effectively opened up views of the historic skyline, the green wedges, the urban fringe and land adjacent to existing villages. The swathe of open countryside between the Outer Ring Road and the urban area varies considerably in depth - from physically adjacent in the north, to 750 metres in the east and south-east and 200 metres to the west of the built-up area - as does its prominence and visibility. Nevertheless it forms an important part of York’s character and setting. The work undertaken on the Green Belt review highlighted the importance of the views from the outer ring road and the need to protect them. The Green Belt review work also identified that any new greenfield allocations should not be built right up the ring road to protect the setting of the city from it.

Within the Green Belt, planning permission for development will only be granted where:

- a) the scale, location and design of such development would not detract from the open character of the Green Belt; and
- b) it would not conflict with the purposes of including land within the Green Belt; and
- c) it would not prejudice the setting and special character of the City of York;”

POLICY SP3: Safeguarding the Historic Character and Setting of York

The draft policy states that;

‘A high priority will be given to the protection of the historic character and setting of York. When considering planning applications the Council will apply the following principles:

- c. The protection of the environmental assets and landscape features which enhance the historic character and setting of the City. These comprise the river corridors and the green wedges, both existing and extended. They also include areas of open countryside, which provide an impression of a historic city, such as locations which allow good views of the Minster or an urban edge including a Conservation area, and views into the City from a number of main transport routes.’

The policy also states that:

- “the extension of the green wedges into the urban area offers a sense of openness when approaching the historic core along the main transport corridors.
- The landscape in the vicinity of the main radial routes leading to the built up areas of York (particularly the ‘A’ roads and railway lines) attract development due to their accessibility. However, this can have an adverse impact on the character, openness and greenness of the area, particularly when development takes place.” [5]

3.3 OTHER STATUTORY AND NON-STATUTORY LANDSCAPE APPLICABLE DESIGNATIONS AND CLASSIFICATIONS

The following information should be read in conjunction with Figure 1.

3.3.1 Landscape Character Areas

The application site and wider study area lie within:

- National Character Area 28: Vale of York [6]
- North Yorkshire Landscape Character Type 28: Vale Farmland with Plantation Woodland [7]

Detailed descriptions of these established character areas are provided in Chapter 3 of this document.

3.3.2 Listed Buildings

There are no listed buildings on the application site. There is one listed building located approximately 500m east of the application site:

- MILEPOST OPPOSITE VILLA FARM, Grade II, reference 1173446

There are many listed buildings within the wider study area, these are shown on Figure 1.

3.3.3 Conservation Areas

The application site is not located within a Conservation Area but there are four distinct conservation areas within the study area:

- NETHER POPPLETON, located approximately 2.2km to the south west
- SKELTON, located approximately 1.5km to the west
- NEW EARSWICK, located approximately 2km to the south east
- HAXBY, located approximately 2km to the north east

3.3.4 Local Nature Reserve (LNR)

There are no LNRs on the application site. The nearest designated LNR is located 1.8km to the north east and is: CLIFTON BACKIES

3.3.5 Public Rights of Way (PROW)

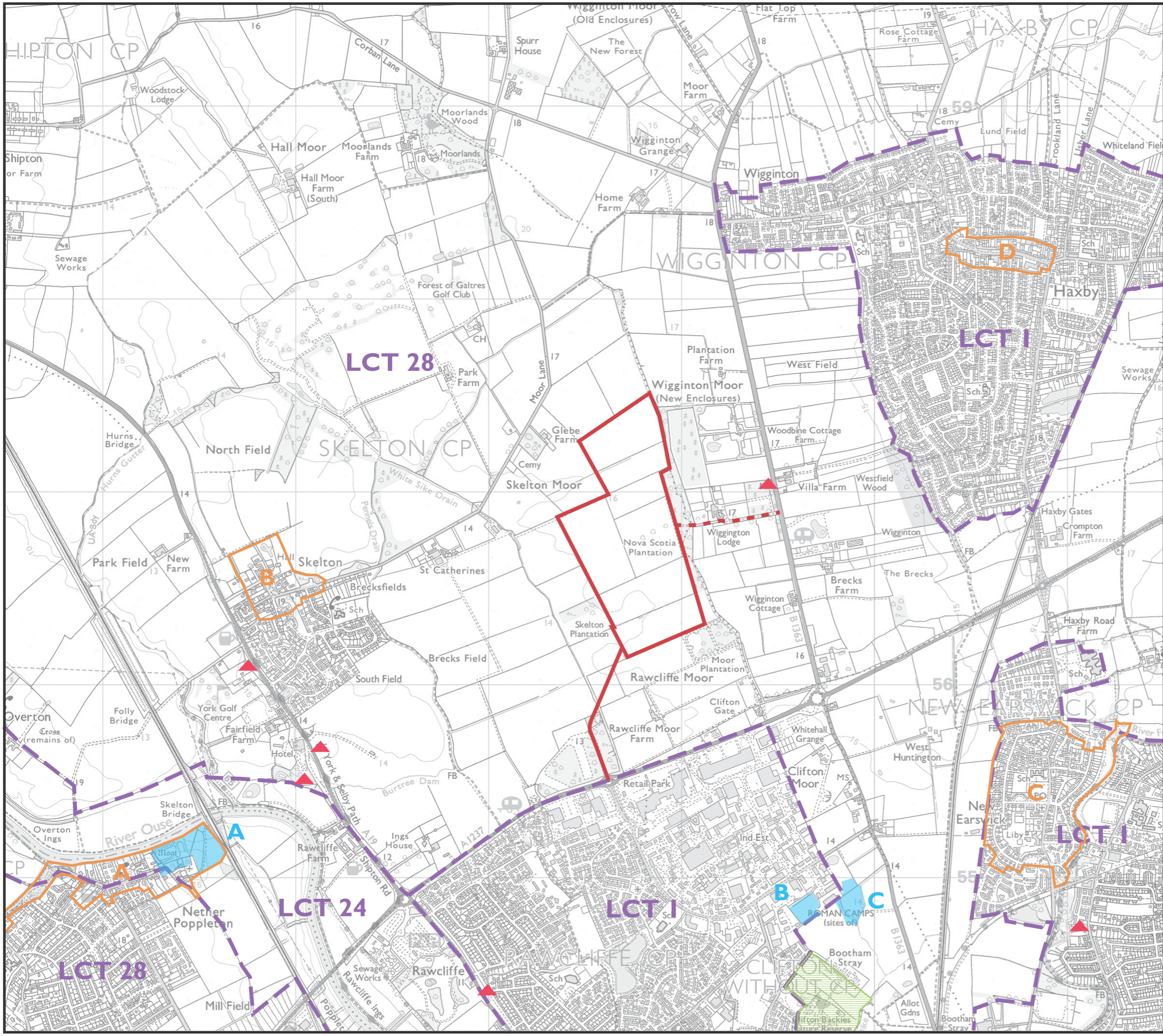
There are no Public Rights of Way located on the site, however there are two footpaths and one bridleway located within 1.5km of the site boundary. Viewpoints will be considered from the following PROW (refer to Figure 3) located within the study area;

- 11/2/10 and 11/10/10 (footpath)
- 12/6/30 and 12/6/20 (footpath)
- 11/4/10, 11/5/10 and 12/7/10 (bridleway)







3.3.6 Existing Trees

There are no Tree Preservation Orders (TPOs) relating to trees within site. The site does contain mature trees and hedgerow located within the site and on the site boundary and these could potentially be affected, either directly or indirectly, by the proposals.

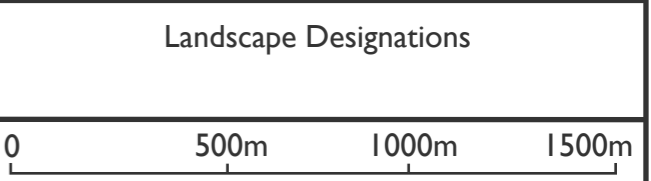
Note that trees may be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection, particularly nesting birds and bats. Likewise existing hedgerows on the site may be classed as Important Hedgerows under the Hedgerow Regulations 1997.



LAND WEST OF WIGGINTON LANE, YORK

- KEY**
-  Site Boundary
 -  Local Conservation Area (Ref: City of York Council)
 - A - Conservation Area 17: Nether Poppleton
 - B - Conservation Area 18: Skelton
 - C - Conservation Area 20: New Earswick
 - D - Conservation Area 22: Haxby
 -  Local Nature Reserve (LNR) - Clifton Backies
 -  Scheduled Ancient Monument
 - A - Mediaeval moated site; List Entry No. 1014621
 - B - Roman camp on Clifton Moor; List Entry No. 1019859
 - C - Roman camp on Bootham Stray; List Entry No. 1019342
 -  Listed Building (outside of Local Conservation Area)
 -  Landscape Character Types (Ref: North Yorkshire and York Landscape Characterisation Project, BCA, 2011)
 - I - Urban Landscapes
 - 24 - River Floodplain
 - 28 - Vale Farmland with Plantation Woodland and Heathland

National Character Area 28: Vale of York - covers whole map area



SF 2633
Figure 1





Landscape Appraisal

4.1 LANDSCAPE CHARACTER

Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity or tranquillity, combine together to create landscape character. It is important that this is considered so that a full understanding of the site and its surroundings can be achieved.

During the site visit, the landscape of the site and wider study area were appraised in relation to the established National and Local (District) Landscape Character Areas.

4.2 EFFECTS ON LANDSCAPE FABRIC

Landscape fabric is defined as the physical components/features, such as landform, vegetation cover, water courses, built elements etc. that make up the overall character of a landscape. Proposals may affect the landscape fabric either directly (i.e. through physical disturbance such as tree removal) or indirectly (i.e. separated from the source of change in time or space, e.g. alteration to a drainage regime could result in changes in vegetation cover down stream).

Development on this site would result in the permanent and irreversible loss of 15 medium to large scale agricultural fields, a further 4 fields which would be disturbed by the creation of new access routes into the site from the A1237 Outer Ring Road and the B1363 Wigginton Lane, the loss of part of Nova Scotia Plantation which would be disturbed by the creation of the new access route from Wigginton Lane that passes through it and landscape features within the site such as trees and hedgerows that would be lost or severed by the introduction buildings, roads, street lighting and other such urban elements within the allocation site.

4.3 EFFECTS ON LANDSCAPE CHARACTER

4.3.1 National Character

The site and surrounding study area is located within the National Character Area (NCA) 28: Vale of York [6]

Characteristics of NCA 28: Vale of York which are applicable to the site and wider study area, include:

- A largely open, flat and low-lying landscape between the higher land of the Southern Magnesian Limestone ridge to the west, the Howardian Hills to the north and the Yorkshire Wolds to the east.
- Predominantly agricultural land use, with medium- to large-scale arable fields defined by hedgerows (which are often low and intermittent with sparse hedgerow trees) and fences. Large dispersed farmsteads and small villages on higher land are set within a quiet rural landscape.
- The main urban centre, the City of York, with roads radiating from the city and York Minster forming a prominent landmark and focal point for the Vale

Statements of Environmental Opportunity (SEO) offer suggestions where action can be best targeted to conserve and improve the natural environment. For NCA 28 Vale of York some of the key SEO landscape opportunities are as follows:

- SEO 1 - Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows. This will help to create a network across the agricultural landscape which enhances sense of place and creates wildlife corridors
- SEO 1 - Strengthening historic field systems and patterns through hedgerow restoration and management, especially the older field patterns around villages
- SEO 4 - Ensuring that new development, redevelopment and land use changes do not detract from the rural feel of the National Character Area (NCA), through selection of appropriate materials and development design
- SEO 4 - Conserve the tranquillity of the Vale through sympathetic design and development plans, in particular minimising light

spill through careful lighting design to retain the 'undisturbed' feel of the NCA and to lessen the development impact on the more rural areas.

The sensitivity of the NCA to the proposed development is considered to be **high**. The medium to large scale fields are highly susceptible to the proposed development as these elements would be significantly changed by new buildings and infrastructure and although the site does not form part of a landscape designation at international, national or local authority level it is likely to be valued for its contribution to maintaining the characteristic settlement pattern of open countryside with scattered settlements that exists beyond the Outer Ring Road.

The magnitude of change brought about by the proposed development, on the National Character Area is considered to be **high**. It would result in change over a large area within the NCA and in a major alteration to a number of key characteristic features that include the flat medium to large scale fields and the hedgerows that bound the fields. These changes would also be permanent and irreversible.

Drawing together the sensitivity and the magnitude of change results in an overall **major** level of effect on the NCA. The nature of the change is considered to be adverse because the proposals would introduce urban elements such as the cycle/footbridge, street lighting and signage that would conflict with the key characteristics of the National Character Area as they would detract from the open, rural and undisturbed feel of this agricultural landscape.

The overall level of effect on NCA 28 Vale of York is therefore considered to be **major adverse**.

4.3.2 Local Landscape Character

The site is located within the area covered by the North Yorkshire and York Landscape Character Assessment. Within this assessment the site lies within the Farmed Lowland and Valley Landscapes Landscape Character Area and specifically within the Vale Farmland with Plantation Woodland and Heathland Landscape Character Type (Type 28) [7]

Key characteristics of this landscape character type applicable to the site are:

- A patchwork of low lying, predominantly arable fields, often delineated by a network of mature hedgerows and interspersed with patches of regular-shaped mixed and coniferous plantation woodlands;
- Strong sense of openness throughout much of this Landscape Character Type;
- Scattered settlement pattern of towns, villages and farmsteads within the landscape around the main historic City of York (which forms part of the Urban Landscapes Primary Landscape Unit);

Sensitivity to change issues relevant to the site are:

- Moderate visual sensitivity overall. Whilst there is a strong sense of openness within much of the farmland as a result of the flat or gently undulating topography, patches of plantation woodland disrupt views to adjacent Landscape Character Types in places;
- Moderate landscape and cultural sensitivity overall. In places, historic landscape patterns are compromised by modern developments and infrastructure and hedgerows are gappy. There are, however, numerous historic landscape features present including parkland landscape, historic villages and prehistoric earthworks.

•

Guidance relevant to the site for managing landscape change include:

- Protect the scattered settlement pattern of towns, villages and farmsteads and avoid settlement on the floodplain
- Strengthen historic field systems and patterns through hedgerow planting and management
- Conserve open views along and across the river floodplains towards adjacent Landscape Character Types
- Protect and enhance public enjoyment of the landscape, including appreciation of the sense of escapism it provides, through identifying opportunities to create new circular routes or links to existing public rights of way.

The site is typical of the Vale Farmland with Plantation Woodland and Heathland Landscape Character Type. It comprises a patchwork of arable and grazing fields bound by mature hedgerows. Adjacent to the site are regular shaped blocks of both mixed and plantation woodland at Nova Scotia Plantation to the eastern edge of the site, Moor Plantation to the south eastern corner of the site and Skelton Plantation within the site on its western boundary.

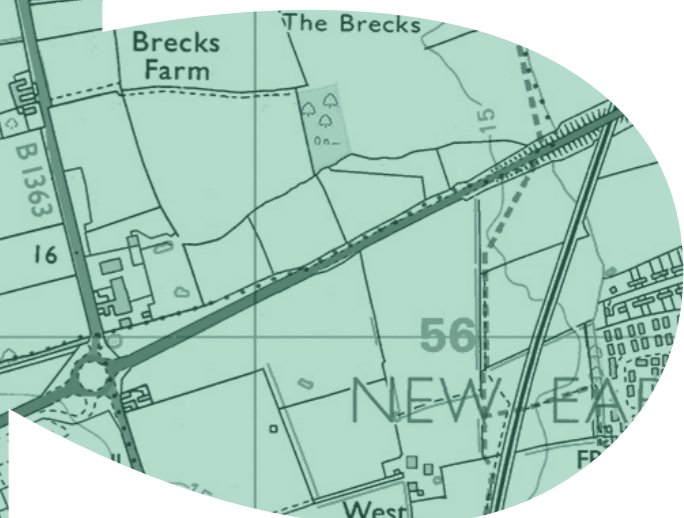
The sensitivity of the landscape character type to the proposed development is judged to be **high**. The medium to large scale patchwork of agricultural fields are highly susceptible to the proposed development. These characteristic features would be lost or partly removed and replaced with new buildings and infrastructure, introducing new urban form and urban elements that are alien to the Vale Farmland landscape character type and which would have a characterising effect on it.

In terms of its value the landscape of the development site makes a positive contribution to the landscape character type. It has a strong sense of openness and contains a network of medium to large scale fields that are characteristic of this landscape character type. It also contributes positively to the scattered pattern of settlement by defining the separation between the scattered settlements of Skelton to the west and Haxby to the east.

The magnitude of change brought about by the proposed development on the Vale Farmland with Plantation Woodland and Heathland (28) is considered to be **high**. It would result in change over a large area and in a major alteration to a number of key characteristic features that include the flat medium to large scale fields and the hedgerows that bound the fields and loss of part of Nova Scotia Plantation resulting from the creation of the access road off the B1363 Wigginton Lane. These changes would also be permanent and irreversible.

Drawing together the sensitivity and the magnitude of change results in an overall **major** level of effect on the Vale Farmland with Plantation Woodland and Heathland landscape character type. The nature of the change is considered to be adverse because the proposals would introduce urban elements such as bridges and street lighting that will conflict with the key characteristics of the landscape character type which would detract from the open, rural and undisturbed feel of this agricultural landscape.

The overall level of effect on the Vale Farmland with Plantation Woodland and Heathland landscape character type is therefore considered to be **major adverse**.



Visual Appraisal

5.1 VIEWPOINT SELECTION

Through desk and field-based studies, visual receptor locations were identified. These viewpoints represent views of the existing site and/or viewpoints from which the proposed allocation will be visible. Figure 2 illustrates the position of these representative viewpoints.

Although the photographs are representative of views experienced from each location, it should be noted that they should not be considered a substitute for visiting the viewpoint in the field. The locations from which viewpoints are shown were from publicly accessible land, unless permission from private landowners had been sought. The viewpoint locations are considered to best represent potential receptors to which the assessment refers.






Site work was undertaken in February when deciduous trees and shrubs are not in leaf, and therefore represent conditions where the site is at its most visible.

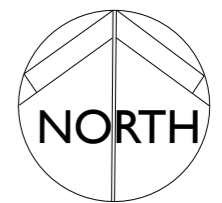
Table 1. Viewpoint Location Table

Viewpoint no.	Viewpoint Location	Approximate Distance from nearest site boundary (m)	Key Receptors at viewpoint
1	The White Horse and York Minster	N/a	Visitors to the tourist destinations
2	B1363 Wigginton Lane	500m	Road users
3	Footpath 12/6/20	1km	Users of PROW
4	Moor Lane	<1km	Users of Road
5	Skelton recreation ground and footpath 11/2/10	<1km	Users of PROW
6 and 7	York Ring Road and A19 Shipton Road	<1km	Road users

LAND WEST OF WIGGINGTON LANE, YORK

KEY

-  Site Boundary
-  Viewpoint
-  Public Right of Way - Footpath
-  Public Right of Way - Bridleway
-  Areas of woodland/vegetation that provide screening



Viewpoint Locations



SF 2633
Figure 2

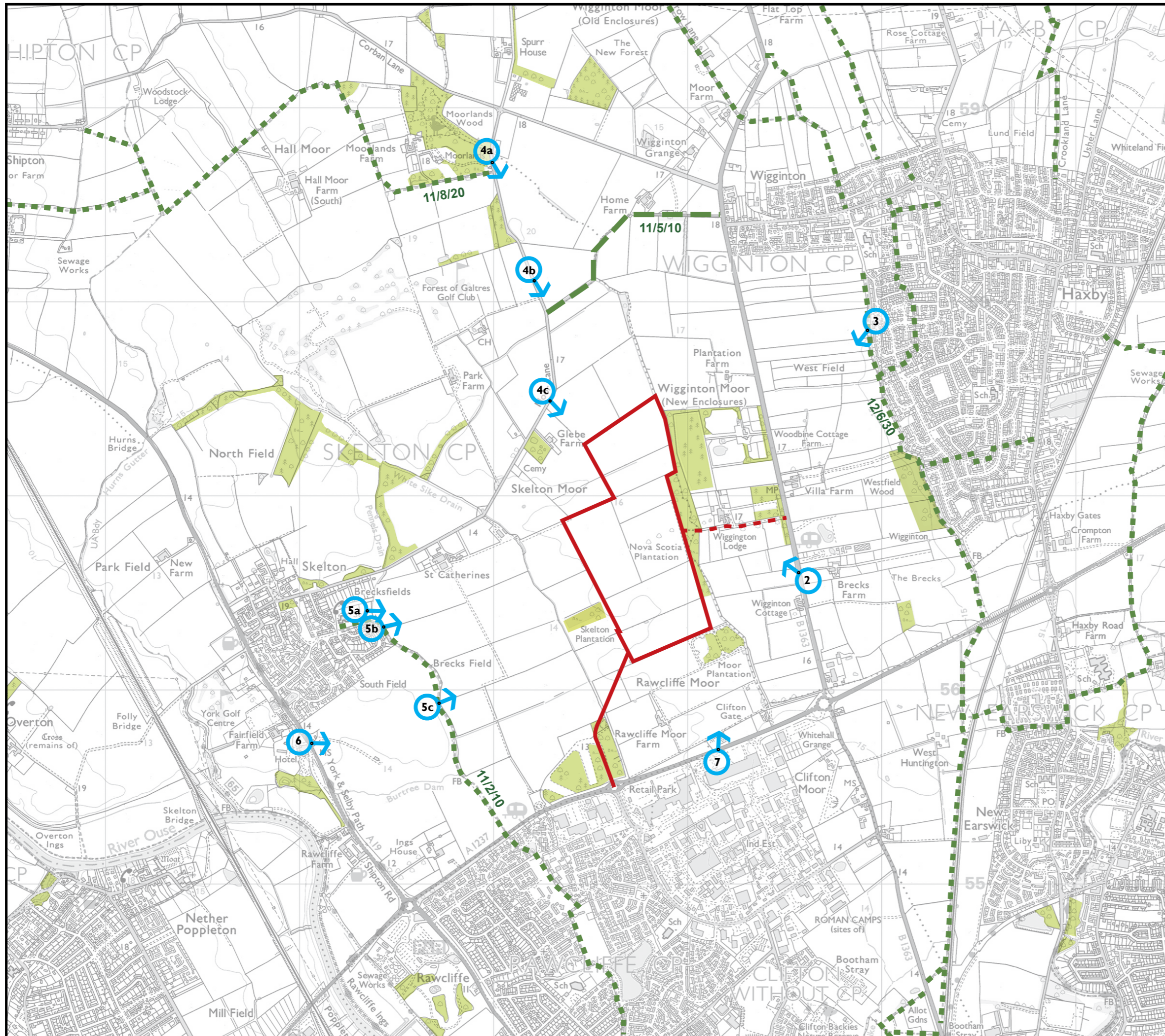


Image 5.1.1



View from the White Horse across the Vale of York

5.1.1 VIEWPOINT I LONG DISTANCE VIEWS

Viewpoint Representation from the White Horse at Kilburn and York Minster

The view from the White Horse at Kilburn is identified as a key view within the York Central Historic Core Conservation Area Appraisal, Section 3.0 Views and Building Heights [8]. The chapter considers the character and sensitivity of the skyline and roofscape of York and states that:

“The quantity and quality of views, often inextricably linked to the absence of tall modern buildings, is one of the most important, most precious and most fragile components of the city’s historic townscape.”

The view towards the Minster from the White Horse and to the White Horse from the Minster will be assessed

Existing Conditions

The White Horse at Kilburn is located on Roulston Scar within the Hambleton Hills and is a popular visitor attraction due to the extensive views and it being a historic site of an Iron Age Hill Fort. The views from this location are vast and rural in character and are important to the landscape setting of York. York Minster is visible on the horizon on a clear day.

The views from York Minster are expansive and panoramic across the Vale of York. The flat topography allows for extensive long distance views where the horizon to the north is marked by Roulston Scar and Sutton Bank. The urban edge is clearly defined by the A1237 Outer Ring Road, followed by a band of countryside between the city and the ridge of Roulston Scar to the north. The band of countryside is largely flat and appears as a narrow belt beneath the rising ground to the north. The proposed allocation site (ST24) is located within this narrow band of countryside which clearly defines the urban core of York and the open countryside to the north of the Outer Ring Road, differentiating the urban and rural environment.

Sensitivity of Visual Receptors

The primary visual receptors at this location are considered to be visitors and tourists visiting this nationally recognised viewpoint and therefore the sensitivity of these receptors is considered to be **high** as described within the methodology as follows:

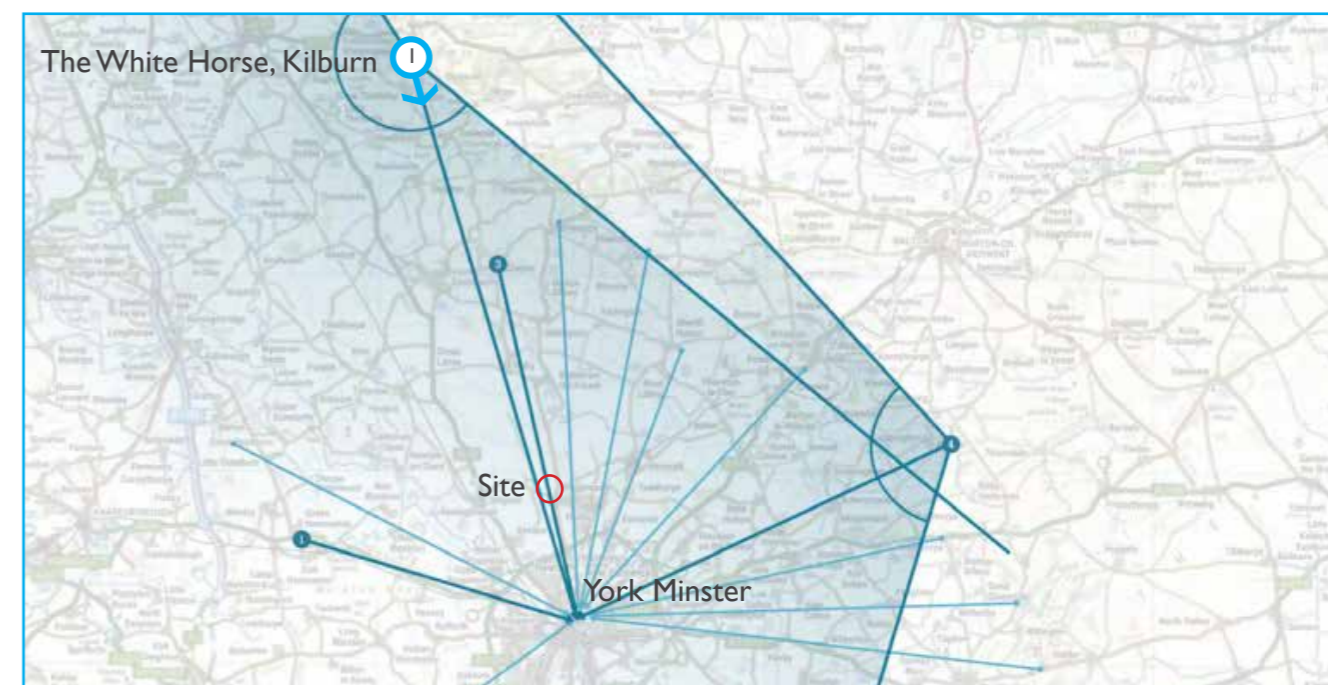
- Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience (high).

Magnitude of Visual Change

Views from the White Horse at Kilburn are extensive and cover a vast area across the Vale of York and beyond. The allocation site cannot be appreciated at this distance and therefore the magnitude of change is considered to be **no change**.

Whilst visiting York Minster, information boards direct receptors to look towards the White Horse as a focal point in the distance (see Image 5.1.2). The fields on which the allocation site occupies are critical to the landscape setting of York.

The development of the proposed allocation site within a comparatively narrow belt of landscape would extend the urban form into this band of countryside, which would be further reinforced by the connecting roads, lighting columns and potential grade separated road connections to the existing highway network. The magnitude of change is therefore considered to be **high**.



Extract from the York Central Historic Core Conservation Area Appraisal



Image 5.1.2



View from the tower at York Minster towards The White Horse and Roulston Scar

Summary of Visual Effects

- The sensitivity of visual receptors at both The White Horse and York Minster viewpoints is assessed as being **high**.
- The anticipated magnitude of change, from the White Horse viewpoint is judged as being **no change**, and as **high** from the Minster tower.

The overall level of visual effects is judged as being **no change** from The White Horse and **major** from York Minster. The nature of the effect is considered to be adverse as the proposed allocation would extend the urban form into views of the belt of countryside that surrounds York.

The overall effect is therefore **major adverse**.

Effects on the Green Belt

- The openness of the Green Belt that surrounds York would be eroded
- Development on the site would lead to the sprawl of built form beyond the Outer Ring Road and into the open countryside
- The development and its associated infrastructure together with the construction of a new footpath/cycle bridge over the A1237 would constitute the encroachment of urban elements into the open rural landscape beyond the A1237 Outer Ring Road

Image 5.1.2

SITE: Partially screened by hedgerow and woodland

BI363



View from B1363 Wigginton Lane - looking north west towards the site

5.1.2 VIEWPOINT 2: BI363 WIGGINTON LANE

Viewpoint Representation

Viewpoint 2 is located approximately 500m east of the proposed allocation site boundary on the B1363 Wigginton Lane. It is also broadly representative of views from properties located between Wigginton Lane and the site.

Existing Conditions

The views from Wigginton Lane towards the site are largely restricted by boundary vegetation and blocks of woodland, however where views are available they extend over fields. The character and nature of the views are distinctly rural. When travelling northbound from the York ring road (A1237) there is a clear distinction between the urban character contained within the ring road and that of the countryside beyond.

Sensitivity of Visual Receptors

The primary visual receptors at this location are considered to be people travelling along Wigginton Lane. The sensitivity of these receptors is considered to be **medium** as described within the methodology as follows:

- Users of minor roads or unclassified roads in the countryside.

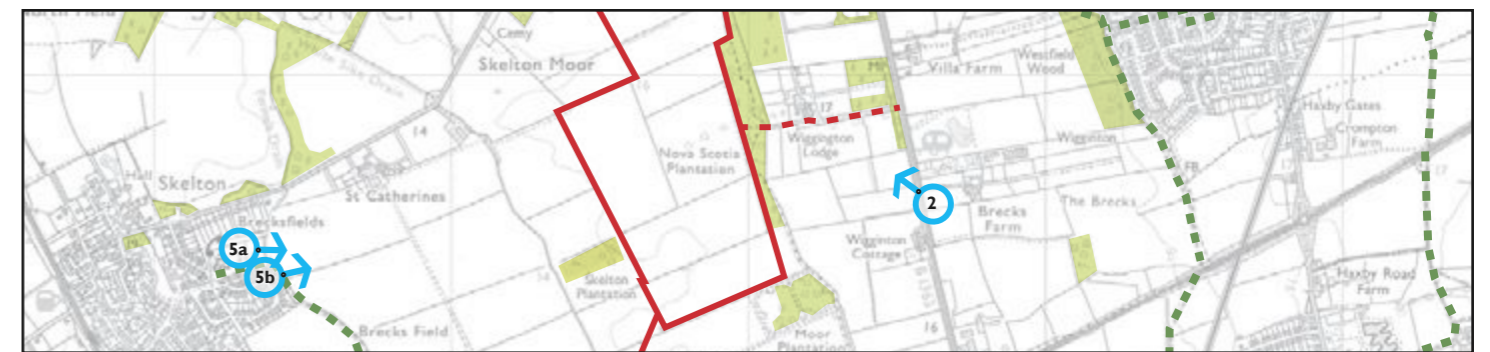
Magnitude of Visual Change

Development on the site would introduce elements into the view which are not already present or characteristic within the existing scene. The surrounding woodland would partially screen and filter views towards the site, particularly during summer months when vegetation is in leaf. However, the presence of the new entrance into the site and its associated infrastructure such as lighting and signage would introduce urban elements into the view that would alter the character of the existing view. The magnitude of change is assessed as **high**.

Summary of Visual Effects

- The sensitivity of the visual receptors travelling along this route are judged as being **medium**.
- The anticipated magnitude of visual change, as perceived at this viewpoint, is judged as **high**.

The overall level of visual effect is therefore assessed as being **moderate/major**. The nature of the effect is considered to be adverse as the proposed allocation would introduce new urban elements into the view. These would be partially screened by the plantation woodland of Nova Scotia Plantation but the new access from Wigginton Lane would form a prominent new element within views from this location. The overall effect is therefore **moderate/major adverse**.



Contribution to the Green Belt

The parcels of land to the east and west of Wigginton Lane make a positive contribution to the function of the Green Belt in terms of protecting the openness of the land to the north of the A1237 Outer Ring Road and the dispersed pattern and setting of York's satellite villages. Development on ST14 would introduce urban elements into a predominantly rural landscape and the necessary highway infrastructure improvements on Wigginton Road would contribute to encroachment. The extension of the urban character, lighting, new road features and upgrades would contribute to urban sprawl and encroachment into the countryside.

Effects on the Green Belt

- The openness of the Green Belt that surrounds York would be eroded
- Development on the site would lead to the sprawl of built form beyond the Outer Ring Road and into the open countryside
- The development and its associated infrastructure (roads, signage, lighting etc.) together with the construction of access into the site from Wigginton Lane would constitute encroachment of urban elements into this predominantly open and rural landscape

Image 5.1.3

SITE: Screened



View from public footpath 12/6/20 looking west

5.1.3 VIEWPOINT 3: PUBLIC FOOTPATH 12/6/20

Viewpoint Representation

Viewpoint 3 is located approximately 1km to the north east of the proposed allocation site on a Public Right of Way (PRoW), 12/6/20 to the rear of properties on Manor Garth. The viewpoint is representative of views from this footpath on the western edge of Haxby and from the rear of residential properties on the western settlement edge of Haxby.

Existing Conditions

The views are largely restricted by hedgerows and the flat topography but where available through gaps in the vegetation extend over fields. The view and character of the area is rural and does not contain any obvious detracting features. Views of the site are obscured by vegetation, however development on the site maybe perceivable, particularly at night time due to lighting.

Sensitivity of Visual Receptors

The primary visual receptors at this location are considered to be users of the footpath and secondary receptors are residents of the properties on Manor Garth. The sensitivity of these receptors is considered to be **medium** as described within the methodology as follows:

- Residential properties with views from windows, garden or curtilage. Views from ground floor windows will be oblique or partially obscured by garden and/or other intervening vegetation (medium).
- Users of Public Rights of Way/Public Open Space with restricted views, in less sensitive areas or where there are significant existing intrusive features (medium).

Magnitude of Visual Change

The site is largely screened and is not anticipated to be visible during the day from this location. However, potential highways upgrades and lighting would become more apparent at night. The magnitude of change is assessed as **low**.

Summary of Visual Effects

- The sensitivity of the visual receptors at this viewpoint is assessed as being **medium**.
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as **low**.

The overall level of visual effect is assessed as being **minor/moderate**. The nature of the effect is considered to be adverse as the although the proposed allocation is largely screened from view, it would introduce new urban elements into the view, particularly at night-time when lighting may be visible. The overall effects is therefore **minor/moderate adverse**.



Contribution to the Green Belt

This area of undeveloped agricultural land forms a distinct open landscape buffer between the settlement of Haxby to the east and the B1363 Wigginton Road to the west. It therefore contributes positively to the openness of the Green Belt, the separation between Haxby and Skelton and contributes to the rural character and landscape setting of the village.

Effects on the Green Belt

- The openness of the Green Belt that surrounds York would be eroded
- Development on the site would lead to the sprawl of built form beyond the Outer Ring Road and into the open countryside.
- The development and its associated infrastructure (roads, signage, lighting etc.) together with the construction of access into the site from Wigginton Lane would constitute encroachment of urban elements into this predominantly open and rural landscape
- The character of the surrounding land would be influenced by lighting from the development

Image 5.1.4.1



View from Moor Lane looking south across site ST14 (Viewpoint 4c on Figure 2)

Image 5.3.4.2

SITE set behind hedgerow



View from Moor Lane looking south (Viewpoint 4b on Figure 2)

Image 5.3.4.3

Gaps in boundary vegetation allow for open views across fields

Moor Lane



View from Moor Lane looking south east (Viewpoint 4a on Figure 2)



5.1.4 VIEWPOINT 4: MOOR LANE

Viewpoint Representation

Viewpoint 4 consists of a series of three viewpoints taken at different points along Moor Lane, at increasing distance from the proposed allocation. The lane travels in a north east direction connecting the village of Skelton to the south with Corban Lane to the north. The lane is a minor road and connects two PROW, one of which passes through Moorlands Nature Reserve. Forest of Galtres Golf Club is also located off Moor Lane.

Existing Conditions

The lane is enclosed on both sides by a hedgerow and associated trees, however views extend across fields where gaps appear within boundary vegetation and where the hedge is maintained at a lower height. Where views are available the horizon is marked by mixed woodland and plantation. The landscape character is rural and contains few detracting features.

Sensitivity of Visual Receptors

The primary visual receptors at this location are considered to be people travelling along Moor Lane and pedestrian users of Moor Lane. The sensitivity of these receptors is considered to be **medium to high** as described within the methodology as follows:

- *Non-motorised users of minor or unclassified roads in the countryside (high).*
- *Motorised users of minor or unclassified roads in the countryside. Where attention is focussed upon often narrow and winding routes (medium).*

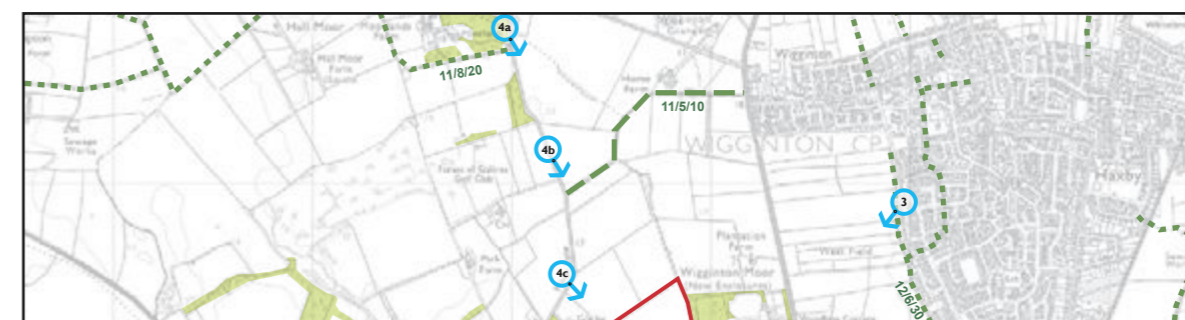
Magnitude of Visual Change

Development on the site would introduce elements into the view which are not already present or characteristic within the existing view. The scale of the development would be out of context within the receiving rural landscape and would form a significant and immediately apparent new component to the view which is likely to have a negative impact on Moor Lane and the approach to Skelton. The magnitude of change is assessed as **high**.

Summary of Visual Effects

- The sensitivity of the visual receptors at this viewpoint is assessed as being **medium to high**
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as **high**

The overall level of visual effect is therefore assessed as being **major**. The nature of the effect is considered to be adverse as the proposed allocation would introduce new buildings would significantly alter the character of the existing views. The overall effect is therefore **major adverse**.



Contribution to the Green Belt

The character of Moor Lane and the parcels of land to the east and west make a positive contribution to the function of the Green Belt in terms of protecting its openness. Development on ST14 would introduce a large urban development into a the rural landscape currently separating two of York’s satellite villages. The urbanisation of this area would significantly alter the existing positive character and have an impact on the setting of Skelton. Development is considered to be encroachment into the countryside and would comprise boundaries which are not easily defensible to future urban sprawl.

Effects on the Green Belt

- The openness of the Green Belt that surrounds York would be eroded
- The separation between Haxby and Skelton provided by the agricultural fields south of Moor Lane would be reduced
- Development on the site would lead to the sprawl of built form beyond the Outer Ring Road and into the open countryside
- The development and its associated infrastructure (roads, signage, lighting etc.) would constitute encroachment of urban elements into this predominantly open and rural landscape

Image 5.3.5.1



View from Public footpath 112/10 looking east towards the allocation site (Viewpoint 5a on Figure 2)

Image 5.3.5.2



View from Skelton recreation ground looking east towards the allocation site (Viewpoint 5b on Figure 2)

Image 5.3.5.3



View looking north along public footpath 1110/10 (Viewpoint 5b on Figure 2)



5.1.5 VIEWPOINT 5: SKELTON RECREATIONAL GROUND AND PUBLIC FOOTPATH 11/2/10 AND 11/10/10

Viewpoint Representation

Viewpoint 5 represents views from a series of three points on the eastern side of Skelton and along the public footpath connecting Skelton in the north to Rawcliffe to the south.

Existing Conditions

The public right of way follows the course of Burtree Dam between two field boundaries. The footpath is bound on both sides by mature vegetation, including a mixture of evergreen and deciduous shrub and tree species. Views to the east and west are largely restricted by the vegetation however, where views are available they extend across fields. The character is rural, however there is an appreciation of Skelton when travelling along the footpath in a northerly direction.

Sensitivity of Visual Receptors

The primary visual receptors at this location are considered to be users of the footpath and recreational ground. The sensitivity of these receptors is considered to be **medium** as described within the methodology as follows:

- *Users of Public Rights of Way/Public Open Space with restricted views* (medium).
- *Schools and other institutional buildings, and their outdoor areas* (medium).

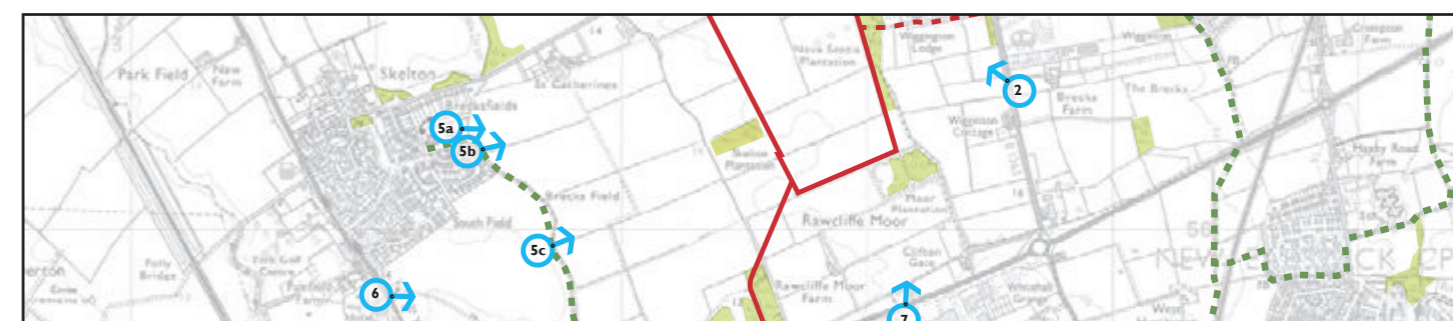
Magnitude of Visual Change

Development on the site would introduce elements into the view which are not already present or characteristic within the existing scene. Lighting from the development would also be apparent from the edge of the village. The scale of the development is out of context within the receiving landscape and would be seen as a significant negative visual detractor and the magnitude of change is considered to be **medium to high**.

Summary of Visual Effects

- The sensitivity of the visual receptors at this viewpoint is assessed as being *medium*.
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as *medium to high*.

The overall level of visual effect is therefore assessed as being **major**. The nature of the effect is considered to be adverse as the proposed allocation would significantly alter the character of the existing views. The overall effect is therefore **major adverse**.



Contribution to the Green Belt

The effects of development on ST14 would have a negative effect on the openness of the land to the east and change the character and landscape setting of Skelton. The development would reduce the visual separation between Skelton and the nearest settlement. The proposed allocation is not bound to its west by any strong or permanent features and therefore is at risk from future development and further encroachment into the countryside.

Effects on the Green Belt

- Development would damage the openness of the rural landscape setting of Skelton.
- The character of surrounding land would significantly change due to the large scale urban development and be considered encroachment into the countryside.

Image 5.3.6.1



View looking east from the A19 Shipton Road (Viewpoint 6)

Image 5.3.6.2



View looking north from the A1237 York outer ring road (Viewpoint 7)

5.1.6 VIEWPOINTS 6 and 7: A19 AND YORK RING ROAD A1237

Viewpoint Representation

Viewpoints 6 and 7 represent views from the two main roads with potential views to the proposed allocation site.

Existing Conditions

The A19 Shipton Road and the A1237 (York outer ring road) are both busy A-roads. The A19 is an arterial route into York from the north and connects the Village of Skelton with York. The road has some detracting features, however, is considered to be generally rural in character as large lengths of the route are bound by mature hedgerow, trees and bordered by fields.

The A1237 ring road contains the urban character of York within its centre. The surrounding land to its north is rural in character and provides the setting to York.

Sensitivity of Visual Receptors

The primary visual receptors at this location are users of the main roads. The sensitivity of these receptors is considered to be **low** as described within the methodology as follows:

- Users of main roads (low).

Magnitude of Visual Change

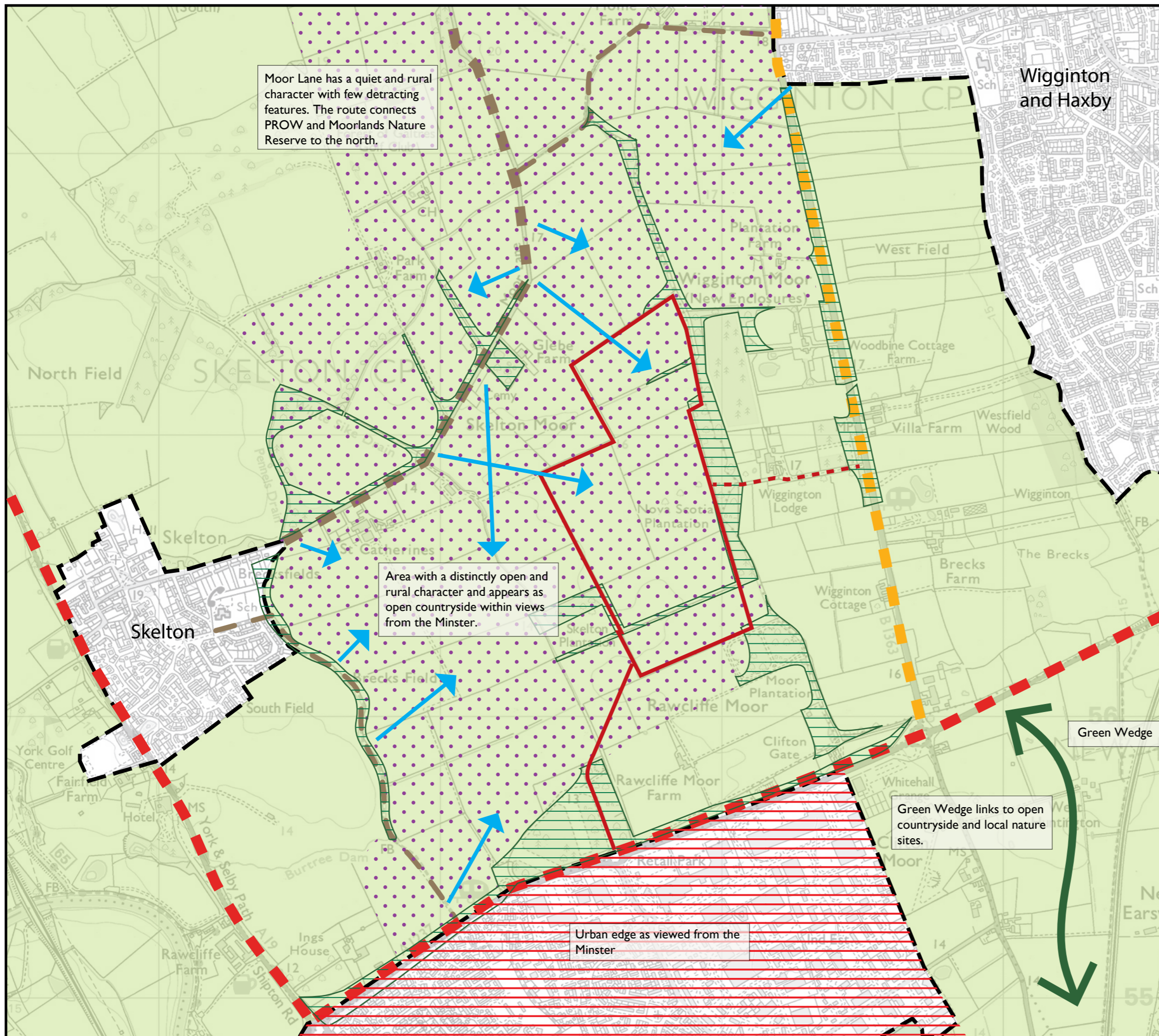
Development on the site would have a limited impact on views from these locations due to the amount of intervening vegetation between the receptors and the proposed allocation site. The receptors are likely to be travelling at high speed and are therefore unlikely to have much of an appreciation of development. If development was to occur on the site then it may become apparent at night with increased light pollution.







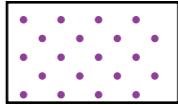


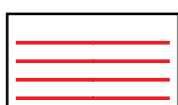

Summary of Visual Effects

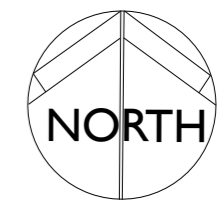
- The sensitivity of the visual receptors at this viewpoint is assessed as being **low**.
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as **low**.

The overall level of visual effect is therefore assessed as being **major**. The nature of the effect is considered to be adverse as the although the proposed allocation is largely screened from view, it would introduce new urban elements into the view, particularly at night-time when lighting may be visible. The overall effect is therefore **minor adverse**.

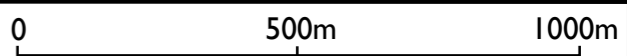


LAND WEST OF WIGGINTON LANE, YORK

-  Site boundary
-  Green Belt
-  Development Limits
-  Key screen vegetation
-  Area contributing to a positive landscape character
-  Public Right of Way
-  Minor roads
-  Urban character area
-  View contributing to a positive character



Landscape Analysis



SF 2633
Figure 4





Summary and Conclusions



6.0 SUMMARY AND CONCLUSIONS

6.1 SUMMARY OF LANDSCAPE EFFECTS

Development of ST14 would have the following landscape effects:

- Development of 1350 or 1725 homes and associated infrastructure would directly alter the fabric of the physical components within the site and introduce built form into an area which was previously pastoral. Supporting infrastructure and associated structures and lighting are required to service the development and will extend outside of the consultation boundary. The nature and location of the new highways, infrastructure upgrades and extent of lighting are unclear within the City of York Plan - Preferred Sites Consultation 2016.
- The character of the site is considered to have few detracting features and contribute to a positive landscape character. The area conforms to, and contains many of the key characteristics described within the Vale Farmland with Plantation Woodland and Heathland character type described within section 4 of this report. Development on the site would introduce built form and visual detractors, the most obtrusive considered to be the increased amount of lighting into this area and as such would conflict with national and local landscape character.
- The setting of the outlying villages would change as the scattered settlement pattern would become less apparent when travelling along the country lanes and footpaths within the study area and the quiet rural landscape which currently separates them would become urbanised.
- The necessary upgrading of infrastructure to support the development on land off Wigginton Lane (ST14) would potentially change the character of this rural road with the addition of street lighting and improvements to the junction. There is currently a lack of information on how the plans for upgrading infrastructure will integrate into the existing landscape. The character of land to the north of the ring road has been described as important to the setting of York and urbanisation along this road corridor would extend the urban character out in a radial direction.
- Development would impair the perception of important green links from the existing Green Wedge into the open countryside.

6.2 SUMMARY OF VISUAL EFFECTS

Viewpoint Number and location	Sensitivity	Magnitude of Change	Overall Visual Effect
1 The White Horse and York Minster	High	No Change (from White Horse) High (from York Minster)	Major Adverse
2 B1363 Wigginton Lane	Medium	High	Moderate/Major Adverse
3 Footpath 12/6/20	Medium	Low	Minor/Moderate Adverse
4 Moor Lane	Medium - High	High	Major Adverse
5 Skelton	Medium	Medium - High	Moderate Adverse
6 and 7 York Ring Road and A19 Shipton Road	Low	Low	Minor Adverse

The table summarises the outcomes at the seven viewpoint locations. Receptors at the viewpoints range in sensitivity. Low sensitivity receptors have been defined at viewpoints where people experiencing the view are motorised users of roads. Many of the viewpoints are transitional and consequently views of the allocation site change depending on the direction of movement and position along the route.

Overall the greatest visual effects are likely to be experienced close to the proposed allocation at Viewpoint 4 Moor Lane and at Viewpoint 2 Wigginton Lane where the overall level of effect is judged to be major adverse. At these locations the development would form a prominent new component within the view that would alter the character of the view.

In terms of effects on long range views, particularly from York Minster, the development would blur the distinction between the urban core of the city and the open countryside beyond, negatively affect to the setting of York. Development of a new housing development with associated infrastructure, overbridge, grade separated junction, and upgrades to existing road networks would have a moderate and above adverse impact on visual amenity from the majority of the viewpoints visited as part of this study.

6.3 FUNCTION OF THE GREEN BELT

Development on site ST14 and on adjoining land would conflict with all of the five purposes of the Green Belt as defined within the National Planning Policy Framework and described within the following statements;

- The distinction between the urbanised character of land contained within the outer ring road and open countryside, currently designated as Green Belt beyond the ring road would change as urbanisation would extend outwards along Wigginton Lane as 'urban sprawl'
- The lighting from the development would change the setting and dispersed nature of the scattered settlements within the receiving landscape and would illuminate an area with previously dark skies. This is considered to be 'encroachment into the countryside'.
- Development would have a negative impact on the 'openness' of the area to the north of the ring road and between the villages of Skelton, Wigginton and Haxby
- The band of visible countryside between Monks Cross and the White Horse contributes to the 'historic landscape setting' of York. Development on the site would change the perception of the setting of York when viewed by highly sensitive receptors at York Minster
- Development on ST14 does not encourage the 'recycling of derelict and other urban land'
- The site boundary is contained to the east by woodland but has weak boundaries to the south, north and west. The NPPF states that when defining boundaries, local planning authorities should "define boundaries clearly, using physical features that are readily recognisable and likely to be permanent". The weak boundary is not considered defensible as there are no permanent defining physical features and therefore removing this site from the Green Belt could facilitate further encroachment into the countryside

6.4 CONCLUSIONS

From a landscape and visual perspective the respondents **do not** support the principle of allocating the site for residential development in the emerging City of York Local Plan for the following reasons:

- The proposed allocation is being promoted as a 'Garden Village'. However, a key principle of the Garden City movement is that they are surrounded by a belt of countryside that prevents unplanned urban sprawl. To its south the proposed allocation is separated from the urban area of York by the A1237 Outer Ring Road and a narrow strip of land that would be approximately 456m for BDW/TWF Option 1 masterplan and reduced to 413m for BDW/TWF Option 2 masterplan. However, given the existing significant traffic congestion associated with the A1237 and future plans for dualling of the road, it is reasonable to assume that this belt of land could be subject to further development pressure which would result in the development becoming an extension of the urban area rather than a contained garden village surrounded by countryside.
- The proposed development does not constitute sustainable development as defined in the NPPF. In the ST14 Representation Summary contained in the letter of support from PBP Planning dated 12 September 2016 it is stated that "the allocation boundary needs to be expanded in order to deliver a minimum of 1350 homes at the site". It goes on to state in the CYC Planning Parameters Comparison with BDW & TWF Development Options that the site needs to increase in size by over 10ha for BDW/TWF Option 1 masterplan and over 17ha for BDW/TWF Option 2 masterplan. Therefore, the level of effects identified in the accompanying landscape and visual appraisal are likely to be greater given the larger area required to accommodate either number of homes.
- The Clifton Gate Concept Masterplan document dated September 2016 explains that one of the key characteristics of York is how the city developed outwards from its historic core in the form of development corridors separated by green fingers. It goes on to state that the site "aligns with one of these development corridors". However, these development corridors extend to the A1237 Outer Ring Road, not beyond it. As identified in the visual appraisal the Outer Ring Road provides a clear boundary that differentiates between the open, rural countryside to the north and urban core of York to the south. Development at Clifton Gate would serve to extend the north westerly development corridor that lies between the Ouse Corridor to the west and Bootham Stray to the east, beyond the strong physical and defensible boundary provided by the Outer Ring Road.
- Furthermore, the Concept Masterplan document goes on to state on Page 7 that, "The site is located between two green corridors". This is not the case. As explained in the above point, the 'green fingers' extend to the Outer Ring Road. It is the case, therefore, that the allocation sits within the open countryside to the north of the A1237 Outer Ring Road and would result in the extension of the urban core into the open countryside that surrounds York.
- Beyond the A1237 Outer Ring Road the landscape has a strong perceptual sense of openness. Its landscape pattern is characterised by open countryside interspersed with a scattered settlement pattern of towns, villages and farmsteads as identified in both national and local landscape character assessments. Development at ST14 would introduce a substantial sized new settlement within this landscape, between the gap that exists between Skelton and Haxby. As explained above the allocation boundary needs to expand in order to accommodate even the lower number of new homes proposed in BDW/TDF Option 1 Masterplan. This would tip the balance between open countryside and scattered settlements resulting in a landscape characterised by settlements interspersed with countryside.
- The Clifton Gate Concept Masterplan document states on Page 6 that "The site is in Green Belt land, which surrounds the city beyond the Outer Ring Road. This road acts as a physical and psychological barrier between the development and the suburban edges of York". However, the Outer Ring Road provides a clearly recognisable, strong defensible boundary between York and the open countryside beyond. Development at ST14 will blur this definition, effectively creating a fuzzy boundary that leads to the peri-urbanisation of this north west development corridor of the Outer Ring Road. This characterising effect will be further exacerbated by any future dualling or junction improvements along the A1237 and by any expansion of the allocation boundary, which the promoters state is required in order to deliver the net developable area of either masterplan options. In terms of effects on

landscape character this will result in the loss of characteristic features of the Vale Farmland landscape character type and permanently and irreversibly change this part of the landscape character type into an area of urban character.

- The NPPF paragraph 9 identifies that a key characteristic of Green Belts is their openness and permanence. Development at ST14 would significantly compromise the stated purposes of the Green Belt by contributing to urban sprawl by enabling the extension of the urban development corridor into the open countryside to the north of the A1237 Outer Ring Road.
- The development would not directly result in the merging of the neighbouring settlements of Skelton and Haxby. However, the proposed allocation would reduce the gap that separates the two settlements and together with the identified required expansions to the allocation boundary would significantly contribute towards the coalescence of these two settlements.
- The development would introduce urban elements such as roads, lighting, signage in open countryside that is largely free of detracting features. The Clifton Gate Concept Masterplan document identifies the creation of a new cycle/footbridge that would connect the development with the existing Clifton Moor retail facilities to the south of the Outer Ring Road. While it is recognised that this will be of benefit to future residents, it reinforces the connection between the proposed allocation to the north and the development corridor to the south and together with the other urban elements would significantly encroach upon the open countryside that surrounds York. Furthermore, the development would penetrate through the defensible boundary provided by the A1237 and would not provide a sufficiently strong boundary to the Green Belt capable of withstanding development pressures during the plan period and beyond.
- The proposed masterplan options incorporate view corridors through the development that recognise the importance of views from the countryside towards York Minster. However, the indicative masterplans fail to recognise the importance of views from the Minster out across the urban core to the belt of countryside that surrounds the city. In particular, in long range views towards The White Horse the development would extend the urban form into this band of countryside.

In summary, the respondents **do not** support the proposed allocation of the site for housing because it cannot be considered sustainable or appropriate development when considered within the context of the NPPF in landscape and visual terms. The development would also result in significant harm to the landscape and visual amenity of the countryside due to the characterising effect it would have and the significant harm it would cause to the setting of the city of York.



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SMEEDEN
FOREMAN

Landscape Architecture . Urban Design . Ecology . Arboriculture

From: Laura Fern [laura@airedon.co.uk]
Sent: 03 April 2018 13:45
To: localplan@york.gov.uk
Subject: Publication Local Plan Representations on behalf of Mr J Harrison
Attachments: Comments Form 1 (April 2018) Mr J Harrison.pdf; Comments Form 2 (April 2018) Mr J Harrison.pdf; Comments Form 3 (April 2018) Mr J Harrison.pdf; Main Representations Appendix 5 (April 2018) Mr J Harrison.pdf

Email 3 of 3

Dear Sir/Madam

Please find attached copies of representations prepared on behalf of Mr J Harrison in relation to the Publication Local Plan consultation.

The representations have been split over three emails to account for the size of two of the documents.

It would be greatly appreciated if you could confirm receipt of the representations at your earliest convenience.

Kind regards

Laura

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APPENDIX 5

SF2299 WOODLAND SURVEY, YORK

Ecology Notes – Revision A

1.0 INTRODUCTION

Smeeden Foreman Limited were commissioned by Peacock and Smith to undertake a walkover survey of an area of woodland (Nova Scotia Plantation) located off the B1363 Wigginton Road, York to the rear of Woodbine Cottage and Wigginton Lodge (central grid reference SE 589 569 – see figure 01).



Figure 01: Site location

The ecological value of the woodland was investigated through desk study and walkover survey in order to identify any relevant designations or policies, species of interest or potential for protected species.

2.0 DESIGNATIONS AND POLICY

Relevant site designations and policy were checked using the following sources of information:-

- National government website providing nature conservation and environmental data information - www.natureonthemap.naturalengland.org.uk
- UK Biodiversity Action Plan
- York Local Biodiversity Action Plan (Draft document provided 2012)
- York Biodiversity Audit (Draft document provided 2012)
- York Local Plan – www.york.gov.uk/downloads/200402/local_plan_2005.



2.1 Nature Conservation Designated Sites

Statutory Designations

There are no international, national or local statutory designated sites; Ramsar Sites, Special Protection Areas (SPA), Special Areas for Conservation (SAC), Site of Special Scientific Interest (SSSI), National or Local Nature Reserves, within or within 2km of the woodland.

The closest such sites being:-

- Clifton Backies LNR – 2.5km to the south.
- Clifton Ings SSSI – 3.5km to the southwest.
- Strensall Common SSSI – 4.6km to the northeast.

Non-Statutory Designations

There are no locally designated sites within or within 2km of the woodland. The closest such sites being:-

- Clifton Backies – 2.5km to the south.
- Clifton Ings – 3.5km to the southwest.

Non-statutory designated sites are areas identified by the relevant local authority as being important for their flora and fauna. They are of county wide importance and are afforded protection through local planning policy. This designation is equivalent to the national Sites of Importance for Nature Conservation (SINC's) designated by local authorities to enable consideration of their ecological interest within the planning system. The City of York uses the SINC Guidelines for Site Selection produced by the North Yorkshire SINC Panel (August 2002, updated 2008). It is recommended that a detailed survey of the woodland is undertaken to determine whether Nova Scotia Plantation could meet the selection criteria (see section 3.1)

2.2 Biodiversity Action Plan

National Biodiversity Action Plan

The UK Biodiversity Action Plan (UK BAP) identifies priority species and habitats which are those considered to be the most threatened and therefore most in need of conservation action. The lists were updated in 2007 to include 1150 species and 65 habitats.

Woodland is a broad habitat type included within the UK BAP within which the site resembles the priority habitats Upland Oakwood/Lowland Mixed Deciduous Woodlands.

UK BAP species which may be supported by woodland include bats such as noctule, soprano pipistrelle, and brown long-eared.

Local Biodiversity Action Plan (Draft status)

The City of York Biodiversity Action Plan, the Local BAP for the area, is currently in draft format. Local BAPs generally include habitat and species actions plans for habitats and species included within the UKBAP where they occur in the area and for additional habitats and species where they are rare or distinct within the region.

The LBAP does not contain an action plan for woodland but contains action plans for great crested newt and barn owl both of which may be supported by habitats associated with the woodland (see section 3).

York Biodiversity Audit (Draft status)

The City of York Council is also preparing a Biodiversity Audit which is currently in draft format. The audit lists woodland as a scarce and localised habitat within the region due to the intensive farming and drainage. It quotes the woodland cover as being half that of the national average of which nearly 60% is coniferous mixed plantation.

The poor representation of woodland within the Vale of York infers increased importance to those which are present, even if they are not as diverse as elsewhere, they acquire a greater significance in the context of York because the habitat is relatively rare. They also perform a vital function as a link within the overall network of semi-natural habitat.



2.3 York Local Plan Policies

The loss of woodland habitat and impacts on associated connecting features and protected species would be contrary to policies within the Local Plan. Relevant policies within the Local Plan (2005) documents include:-

NE1 Trees, Woodlands and Hedgerows

“...Trees, woodlands and hedgerows which are of landscape, amenity, nature conservation or historical value, will be protected by:

- a) Refusing development proposals which will result in their loss or damage; and
- b) Requiring trees or hedgerows which are being retained on development sites to be adequately protected during any site works; and
- c) Making tree preservation orders for individual trees and groups of trees which contribute to the landscape or local amenity; and
- d) Making hedgerow retention notices where appropriate to protect important hedgerows and ;
- e) Ensuring the continuation of green/wildlife corridors.....”

NE6 Species Protected by Law

“.....Where a proposal may have a significant effect on protected species or habitats, applicants will be expected to undertake an appropriate assessment demonstrating their proposed mitigation measures.

Planning permission will only be granted for development that would not cause demonstrable harm to animal or plant species protected by law, or their habitats. The translocation of species or habitats will be an approach of last resort.....”

NE7 Habitat Protection and Creation

“.....Development proposals will be required to retain important natural habitats and, where possible, include measures to enhance or supplement these and to promote public awareness and enjoyment of them.

Within new developments measures to encourage the establishment of new habitats should be included as part of the overall scheme....”

NE8 Green Corridors

“...Planning permission will not be granted for development, which would destroy or impair the integrity of green corridors and stepping stones (e.g. river corridors, roads, railway lines, cycleways, pockets of open space and natural or semi-natural vegetation etc). Conversely, development that ensures the continuation and enhancement of green corridors for wildlife will be favoured....”

3.0 SITE SURVEY

3.1 On site habitats

A walkover survey of the woodland was undertaken in July 2014 to record the species present and to assess its conservation value. The site consists of the woodland block known as Nova Scotia Plantation (see Figure 01). The woodland had a main canopy layer dominated by oak with sycamore, beech, silver birch throughout and locally dominant. Other species included ash, cherry, rowan, sweet chestnut, aspen and white beam. It had a mixed age structure with recent, as well as historic, planting evident. The understorey was sparse in some areas but quite dense in others being a mix of elder, hawthorn and holly with frequent patches of bramble. The ground flora varied being sparse in some areas, a result of seasonal water logging or shade, and dense in others. The southern section of the woodland ground flora was dominated by the invasive introduced species Himalayan balsam (listed in Schedule 9 part II of the Wildlife and Countryside Act as an offence to plant or cause to spread in the wild).

Species recorded and their general frequency within the woodland habitat is listed in Table 01. The status of the species in terms of woodland indicator, taken from the York Biodiversity Audit (Draft) is also included where relevant.



Table 01

Scientific name	Common name	D-R	Indicator
Canopy			
<i>Acer pseudoplatanus</i>	Sycamore	A	
<i>Alnus glutinosa</i>	Alder	R	
<i>Betula pendula</i>	Silver birch	LD	
<i>Castanea sativa</i>	Sweet chestnut	O	
<i>Fagus sylvatica</i>	Beech	LD	
<i>Fraxinus excelsior</i>	Ash	R	
<i>Malus sylvestris</i>	Apple	R	
<i>Populus tremula</i>	Aspen	R	
<i>Prunus avium</i>	Wild cherry	O	
<i>Quercus petraea</i>	Oak	D	
<i>Salix caprea</i>	Goat willow	O	
<i>Sorbus aucuparia</i>	Rowan	O	
<i>Ulmus procera</i>	English elm	R	
Shrub layer			
<i>Corylus avellana</i>	Hazel	R	
<i>Crataegus monogyna</i>	Hawthorn	F	
<i>Ilex aquifolium</i>	Holly	LD	
<i>Rosa canina</i>	Dog rose	O	
<i>Rubus fruticosus</i> agg.	Bramble	LA	Secondary
<i>Ribes</i> sp.	Current	R	
<i>Sambucus nigra</i>	Elder	LD	
Ground flora			
<i>Agrostis capillaris</i>	Common bent grass	O	
<i>Arrhenatherum elatius</i>	False oat grass	O	
<i>Atropa belladonna</i>	Deadly nightshade	R	
<i>Cirsium palustra</i>	Marsh thistle	R	
<i>Dactylus glomeratus</i>	Cock's foot	O	
<i>Deschampsia cespitosa</i>	Tufted hair grass	R	
<i>Digitalis purpurea</i>	Fox glove	O	
<i>Dryopteris dilatata</i>	Broad buckler fern	LF	Associated spp.
<i>Dryopteris filix-mas</i>	Male fern	LF	Associated spp.
<i>Epilobium montanum</i>	Broadleaved willow herb	A	
<i>Galium aparine</i>	Goose grass	O	
<i>Geranium robertianum</i>	Herb Robert	LF	Secondary
<i>Geum urbanum</i>	Wood avens	F	
<i>Hedera helix</i>	Ivy	O	Secondary
<i>Holcus lanatus</i>	Yorkshire fog	LA	
<i>Holcus mollis</i>	Creeping soft grass	O	Associated spp.
<i>Hypericum maculatum</i>	Imperforate St Johns-wort	R	
<i>Impatiens glandulifera</i>	Himalayan balsam	LD	
<i>Juncus conglomeratus</i>	Compact rush	R	
<i>Lapsana communis</i>	Nipplewort	O	
<i>Lonicera periclymenum</i>	Honey suckle	LD	Associated spp.
<i>Melica uniflora</i>	Wood melick	R	Ancient
<i>Myosotis</i> spp.	Forget –me-not	R	
<i>Oxalis acetosella</i>	Wood sorrel	LF	Associated spp.
<i>Petasites hybridus</i>	Butterbur	R	
<i>Ranunculus repens</i>	Creeping buttercup	LF	
<i>Rumex obtusifolius</i>	Broad leaved dock	O	
<i>Stachys sylvatica</i>	Hedge woundwort	O	
<i>Stellaria media</i>	Chickweed	A	
<i>Rumex sanguineus</i>	Wood dock	O	Secondary
<i>Urtica dioica</i>	Common nettle	LA	
<i>Viola</i> sp.	Violet	R	



D - Dominant A – Abundant F – Frequent
O – Occasional R – Rare L - Locally

The following species were noted which are characteristic species of woodland habitat; wood sorrel, fox glove, wood dock, honeysuckle, wood avens, wood melick, male fern, broad buckler fern, violets and herb robert. Wood melick is the only ancient woodland indicator species found with wood sorrel, male fern, broad buckler fern, honeysuckle and creeping soft grass being termed associated species. The latter do not confirm ancient woodland status but are often found in woodlands with this status.

This survey is limited by the brief, the time of year and the extent of Himalayan balsam. The absence of key indicator species such as bluebell, primrose and wood anemone can not therefore be discounted and further survey is recommended in spring or early summer when these species would be more evident and the Himalayan balsam less developed.

The survey was not undertaken to NVC level and the woodland composition has been influenced by planting and management with the ground flora affected by Himalayan balsam, however, the species found are indicative of oak W10 *Quercus robur*-*Pteridium aquilinum*-*Rubus fruticosus* woodland.

It is considered that the woodland would be considered to be of at least local/district value. As discussed above ancient woodland status and potential SINC qualification can not be ruled out and further survey is recommended.

3.2 Adjacent habitats

Woodland edge / field margin

The associated woodland edge / field margin habitats were noted to provide foraging habitat for both barn owl and kestrel, both seen during the site visit. The former of which is both a local BAP species and provided with additional protection as a schedule I bird under the Wildlife and Countryside Act (protection from intentional or reckless disturbance on or at an active nest).

Hedgerows

Mature hedgerows provide wildlife corridors linking the woodland to other habitat areas. There are a number of points, with particularly strong hedgerow features to the north and east, connecting to other areas of woodland, wet land or grassland habitats (see Figure 02) which contribute to the local habitat network.

Ponds

There are a number of ponds within the vicinity of the woodland which have the potential to support various amphibian species and are connected via the network of hedgerows discussed above. The ponds closest to the woodland were further assessed for their potential to support great crested newt, with the results discussed in section 3.3. Although the woodland contains no standing water to provide breeding habitat for this species it does provide good terrestrial habitat including hibernation sites.





Figure 02: Habitat connectivity – illustrating the woodland (red), habitat features (dark green) and linking habitats (light green).

3.3 Protected species

Bats

The woodland contains trees suitable to support roosting bats (sufficient girth, broken limbs, potential cavities, fissured bark etc). The woodland edge also provides suitable foraging habitat and commuting routes for this species, linking to other areas of suitable habitat via the habitat network discussed above.

Badger

The woodland and surrounding farmland provide potential habitat for badger. A single latrine was noted along a hedgerow to the east of the site indicating that badger are active within the area. No evidence was found within the woodland itself, however, the search was not extensive and the undergrowth/Himalayan balsam present significantly hinders identification of signs at this time of year.

Birds

All active bird nests are protected from damage/destruction whilst schedule I birds are given additional protection from disturbance. The woodland provides potential nesting habitat for a range of woodland birds. Woodpecker holes were noted within several trees which are often also used by bats.



Great crested newts

There are a number of ponds within the vicinity of the woodland with links provided by hedgerows and associated strips of rough grassland. A review of the closest five ponds found that three had potential to support great crested newts (“good” score – see Table 02) for which the woodland would provide good terrestrial habitat.

Table 02 provides a brief summary of a Habitat Suitability Index assessment which is a method used to determine the likely presence of this species after Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt *Triturus cristatus*. Herpetological Journal 10(4), 143-155.

Table 02

Pond 1 – immediately adjacent to the northern edge of the woodland.		
SI ₁ Location	A	1
SI ₂ Pond area	400m ²	0.8
SI ₃ Pond drying	Never	0.9
SI ₄ Water quality	Moderate	0.67
SI ₅ Perimeter Shade	70%	0.8
SI ₆ Fowl	Minor	0.67
SI ₇ Fish	Possible	0.67
SI ₈ Ponds within 1km (not separated by major barriers)	4	0.94
SI ₉ Terrestrial habitat	Moderate	0.67
SI ₁₀ Macrophytes	0%	0.3
		HSI = 0.71 (Good)
Pond 2 – approx. 30m to the east of the woodland.		
SI ₁ Location	A	1
SI ₂ Pond area	225m ²	0.4
SI ₃ Pond drying	Never	0.9
SI ₄ Water quality	Moderate	0.67
SI ₅ Perimeter Shade	80%	0.6
SI ₆ Fowl	Minor	0.67
SI ₇ Fish	Possible	0.67
SI ₈ Ponds within 1km (not separated by major barriers)	4	0.94
SI ₉ Terrestrial habitat	Good	1
SI ₁₀ Macrophytes	20%	0.5
		HSI = 0.71 (Good)
Pond 3 – approx. 230m to the east of the woodland.		
SI ₁ Location	A	1
SI ₂ Pond area	50m ²	0.05
SI ₃ Pond drying	Never	0.9
SI ₄ Water quality	Moderate	0.67
SI ₅ Perimeter Shade	0%	1
SI ₆ Fowl	Minor	0.67
SI ₇ Fish	Possible	0.67
SI ₈ Ponds within 1km (not separated by major barriers)	4	0.94
SI ₉ Terrestrial habitat	Poor	0.33
SI ₁₀ Macrophytes	0%	0.3
		HSI = 0.51 (Below average)



Pond 4 – approx. 180m to the south east of the woodland.		
Sl ₁ Location	A	1
Sl ₂ Pond area	600 m ²	1
Sl ₃ Pond drying	Never	0.9
Sl ₄ Water quality	Poor	0.33
Sl ₅ Perimeter Shade	0%	1
Sl ₆ Fowl	Major	0.01
Sl ₇ Fish	Possible	0.67
Sl ₈ Ponds within 1km (not separated by major barriers)	4	0.94
Sl ₉ Terrestrial habitat	Good	1
Sl ₁₀ Macrophytes	10%	0.4
		HSI = 0.49 (Poor)
Pond 5 - approx. 180m to the south east of the woodland.		
Sl ₁ Location	A	1
Sl ₂ Pond area	100 m ²	0.2
Sl ₃ Pond drying	Never	0.9
Sl ₄ Water quality	Moderate	0.67
Sl ₅ Perimeter Shade	10%	1
Sl ₆ Fowl	Minor	0.67
Sl ₇ Fish	Possible	0.67
Sl ₈ Ponds within 1km (not separated by major barriers)	4	0.94
Sl ₉ Terrestrial habitat	Good	1
Sl ₁₀ Macrophytes	40%	0.7
		HSI = 0.72 (Good)



4.0 RECOMMENDATIONS

Prior to any development which would affect the woodland a detailed survey in spring/early summer would be recommended to NVC level and including grading to the relevant SINC selection criteria to confirm the sites ecological value and status with particular reference to the potential for the site to be ancient woodland.

The current value of the woodland is affected by the presence of Himalayan balsam which ideally should be subject to a control programme as it is an offence to plant this species or allow it to spread in the wild. Control of this species would allow the recovery of the native ground flora which is currently being suppressed.

The woodland has been identified to hold potential habitat for the following protected species for which surveys should be undertaken prior to the allocation/determination of any planning submission which may impact upon the woodland and its capacity to support these species. Such impacts should include indirect effects through increased recreation pressure and disturbance as well as direct habitat loss.

- Bats – roosting and foraging.
- Badger – potential set sites and foraging habitat.
- Great crested newts – terrestrial habitat and connectivity to potential breeding sites.
- Birds – a breeding bird survey.

In order to minimise potential effects on the woodland habitat, habitat networks and species present, any development proposals within the vicinity of the woodland should incorporate the following:-

- Retention and protection of the woodland habitat.
- Retention and protection of associated hedgerow and trees providing network links and habitat corridors.
- Provision of a stand-off or buffer zone between the woodland and any potential development.
- Retention and enhancement of habitat connectivity by incorporating appropriate green infrastructure within the design.
- Inclusion of appropriate native species (trees, shrubs and wildflowers) and suitable mosaic of habitat types (woodland, tree belts, hedgerows, scrub and grasslands) within the green infrastructure and proposed landscape planting.



SF 2633

March 2017

Preliminary Ecological Appraisal Report Land West of Wigginton Road, York.

Landscape Architects ■ Urban Designers ■ Ecologists ■ Horticulturists

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APPENDICES :	01 – Legislation Notes: Protected and Priority Species and Designated Notes
	02 – Planning Policy Notes: NPPF and York Local Plan

1. Introduction

Smeeden Foreman Limited has been commissioned by Airedon Planning & Design to undertake an ecological review of a proposed development site on Land to the West of Wigginton Road, York (central grid reference SE 587 567).

This report will provide a preliminary review of the ecological implication of the development of this site for residential purposes. This will be based on the following information gathered by desk study with ground truthing from nearby public footpaths where possible:

- Proximity to statutory and non-statutory designated sites.
- Proximity to existing records for protected species.
- Site habitat appraisal and potential to support protected species.

A review of the above information will be made to identify any features or sites of ecological interest which may be affected by the development proposals. Where potential impacts or protected species are identified the requirements for detailed habitat and species specific surveys will be outlined and the potential impacts discussed.

The report has been commissioned to form part of an objection to the allocation of the site for residential development.

2. Site Description

The site lies within open countryside to the north of York, approximately 4.5km from the city centre, and 600m beyond the outer ring road (A1237). The village of Skelton lies approximately 1 km to the west and the larger settlement of Haxby 1.2km to the east.



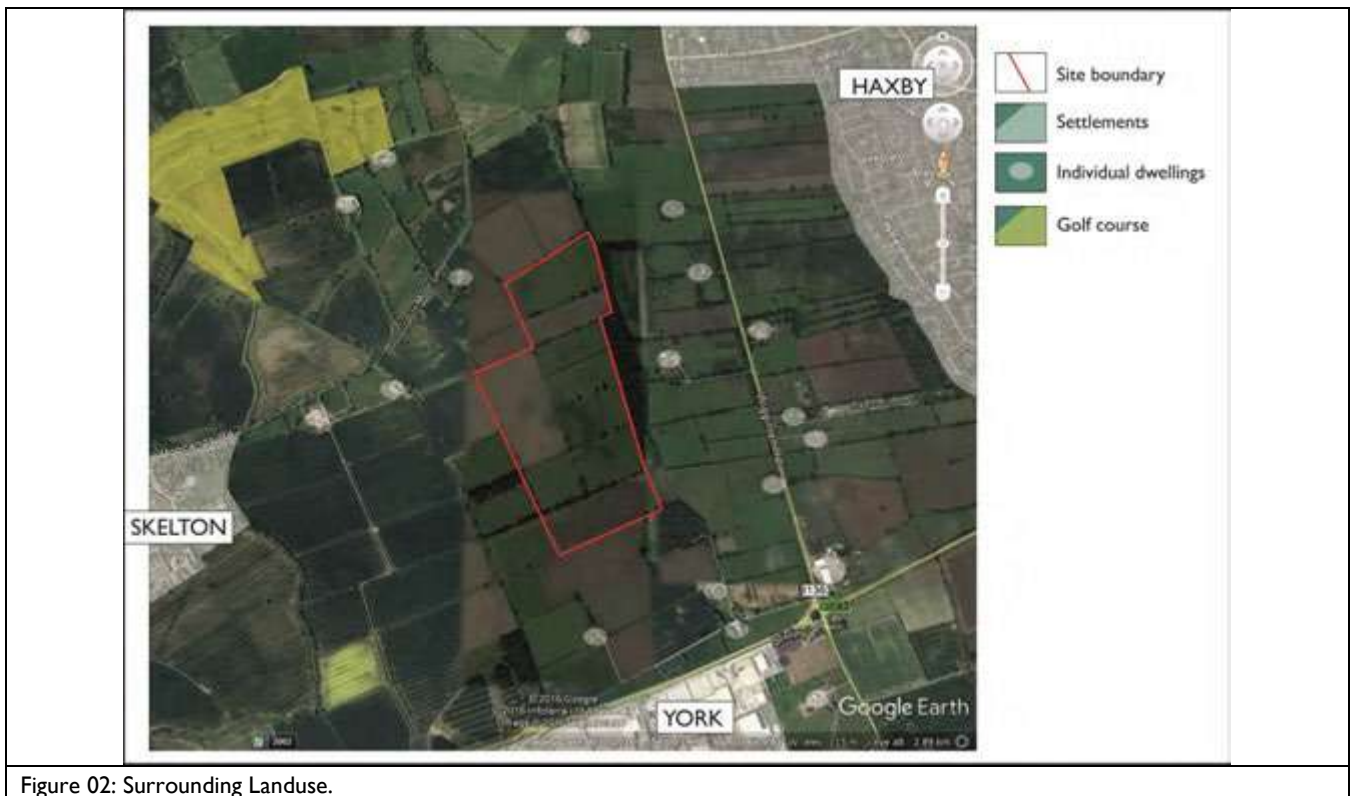
Figure 01: Site Location

The proposed development site is situated within open countryside with a mix of agricultural fields and woodlands surrounding the site. Individual properties are set within the agricultural landscape including Glebe Farm, and St Catherines on Moor Lane to the north; Plantation Farm, Woodbine Cottage, Wigginton Lodge and Wigginton Cottage to the east on Wigginton Road; Clifton Gate to the south off the A1237.

The countryside is dominated by intensive agricultural with medium to large fields of predominantly arable land. There are several woodland blocks, generally broadleaved/mixed woodland plantation, with a scattered distribution. Hedgerows and individual trees are generally few. Forest of Galtres Golf Course lies 0.9km to the north west. The River Ouse lies approximately 2km to the west, Clifton Ings and Rawcliffe Meadows SSSI 2km to the south west, Clifton Backies LNR 1.8km to the south and Strensall Common SAC 4.6km north east.

The site itself adjoins three blocks of woodland and contains a higher number of hedgerows and trees than the surrounding area. The main area of the site consists of eight fields with fenced and hedged boundaries that include hedgerow trees and lines of individual trees mark the location of hedgerows previously removed.

The proposed access route has not been defined but is anticipated to consist of the same mix of habitats as described above.



3. Baseline Information

3.1 Methodology

The ecological interest of the site and its surroundings has been investigated by desk study with ground truthing where possible from surrounding public rights of way.

Information was requested from the following organisation:

- North and East Yorkshire Ecological Data Centre (NEYEDC) - existing protected species records and statutory / non-statutory designated sites information in the local area (within 2km of the proposals site).

The following sources of information were consulted:

- www.magic.gov.uk (government web sites for nature conservation and environmental information)
- The UK Biodiversity Action Plan (UKBAP)
- The Local Biodiversity Action Plan (LBAP)(York)
- Relevant web sites: cliftonbackies.org.uk, designatedsites.naturalengland.org.uk, jncc.defra.gov.uk, ywt.org.uk
- Aerial photographs

3.2 Nature Conservation Designated Sites

3.2.1 Statutory Designations

These sites include international, national or local statutory designated sites; Ramsar Sites, Special Protection Areas (SPA), Special Areas for Conservation (SAC), Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR).

The proposals site itself is not covered by statutory designation however, there is one statutorily designated site within 2km of the proposals site boundary:-

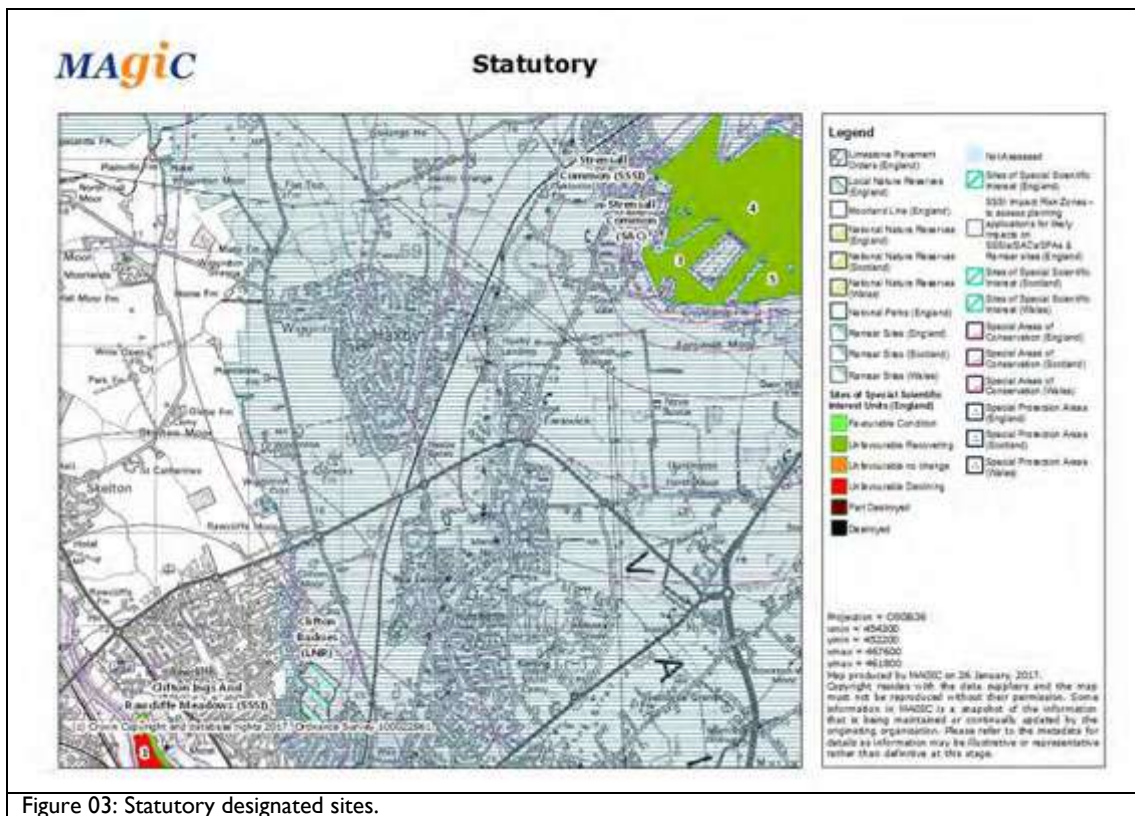
- Clifton Backies Local Nature Reserve (LNR) is located approximately 1.8km to the south of the proposals site. The LNR was designated for its wildlife, recreational open space and potential for education. The three main habitats are unimproved pasture, un-improved hay meadow and scrub woodland.

The closest SSSI is just beyond 2km from the proposals site approximately 2.3km to the south of the proposals site boundary:-

- Clifton Ings and Rawcliffe Meadows Site of Special Scientific Interest (SSSI). This site is of national importance for its species rich neutral grassland (predominantly rare MG4, with MG8) and the occurrence of the critically endangered tansy beetle *Chrysolina graminis*. The proposals site lies outside but within less than 200m of the Impact Risk Zone (IRZ) of the SSSI which would necessitate further assessment of the impact of residential proposals which are of more than 100 houses outside existing settlements/urban areas (Natural England).

There is a SAC within 5km of the proposals site approximately 4.6km to the north east of the proposals site boundary:-

- Strensall Common Special Area for Conservation (SAC). This site is of international importance due to the presence and extent of acidic wet and dry lowland heathland. The primary designation features are Northern Atlantic wet heaths with *Erica tetralix* and European dry heaths. The proposals site lies outside of the relevant Impact Risk Zone (IRZ) of the SAC which would necessitate further assessment of the impact of residential proposals (Natural England). The relevant zone requiring further assessment of impacts of residential developments of 50 houses or more outside existing settlements/urban areas, being some 3.5km to the east.



Designation descriptions

Special Areas of Conservation (SAC)

Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive. Article 3 of the Habitats Directive which requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds).

Sites of Special scientific Interest (SSSI)

SSSIs provide statutory protection for sites considered to be of national importance for their wildlife and natural heritage value, following evaluation against published guidelines. They were originally designated by English Nature under the National Park and Access to the Countryside Act 1949 and re-notified under the Wildlife and Countryside Act 1981. Improved provisions for their protection and management were introduced in the Countryside and Rights of Way Act 2000.

Local Nature Reserve (LNR)

Local Nature Reserves are designated by local authorities under the National Parks and Access to the Countryside Act 1949. They cover sites of local significance in terms of their nature conservation value and can contribute to opportunities for public education and enjoyment of wildlife. Local Authorities are required to consult English Nature regarding such designation and the criteria for site selection is published by them in 'Local Nature Reserves in England'.

3.2.2 Non-Statutory Designations

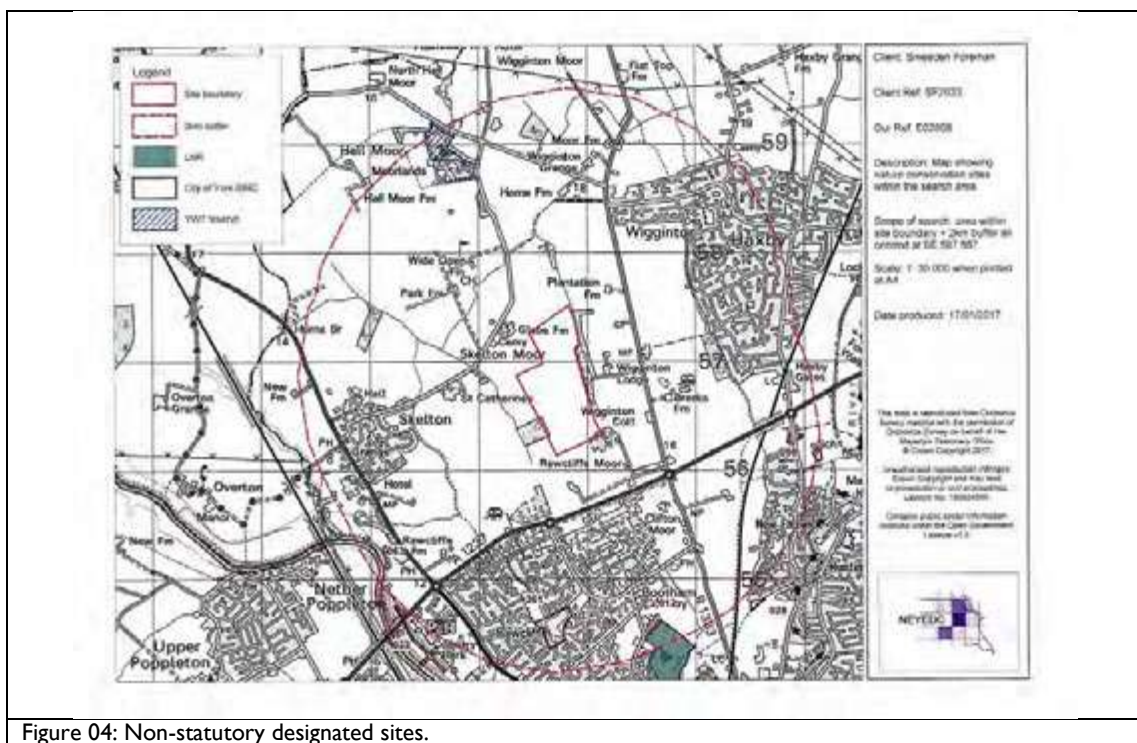
Consultation with NEYEDC provided information on non-statutory sites. There are four Local Wildlife Sites (LWS) present within the local area (2km of the proposals site boundary) and one Yorkshire Wildlife Trust Reserve, none of which occur within the proposals site. Details for these are provided in Table 01 and location plan as Figure 04.

Table 01: Designated sites

Site name	Site Code	Designation (Grid ref)	Site description /interest	Approximate distance from proposed development site
Clifton Backies	012	LWS (SE 597 545)	Main habitats include unimproved pasture/hay meadow and scrub woodland.	1.8km south
River Ouse	063	LWS (SE 570 552)	Migratory fish.	1.9km to south east at the closest point.
Joseph Rowntree School Pond	098	LWS (SE 609 563)	Amphibians.	1.9km east
Rawcliffe Lake and Grasslands	261	LWS (SE 587 545)	Grassland and ponds.	1.5km south
Moorlands	-	Yorkshire Wildlife Trust Reserve (SE 576 589)	Edwardian woodland garden with ponds on site of ancient woodland. Site managed for ornamental plants and wildlife.	1.4km north

Local Wildlife Sites are known in the City of York as SINC (Sites of Importance for Nature Conservation).

SINCs are sites identified by the local authorities as being important for their flora, fauna, geological or physiological features which should be taken into account within the planning system. These areas are of county wide importance.



3.3 Existing Records

Existing biological record data was provided by NEYEDC. The records supplied were extensive, providing the grid reference and date of over one hundred different species within 2km of the site (Appendix 02). The following records have been selected either for their level of protection or where the records are most relevant to the proposals site, being species for which suitable habitat is considered to be present on, or within close proximity to, the proposals site.

Table 02: Species records

Species	Protection/status	Grid reference / Date	Notes
Amphibians			
Great crested newt <i>Triturus cristatus</i>	EU&UK protected UK and LBAP priority species.	SE 594 559 (2015) SE 593 559 (2015) SE 590 562 (2003) SE 582 552 (1992) SE 567 566 (1992) SE 591 569 (1992)	Records from ponds surrounding the site at distances of approximately 10-360m south, 160m east, 1.6km west, 1.7km northeast,
Mammals			
Water vole <i>Arvicola amphibius</i>	UK protected UK and LBAP priority species.	SE 604 566 (2003) SE 602 570 (2003) SE 603 570 (2002)	Records from ditches to the west of Haxby, approximately 1.3km from the proposals site. Personnel records within 250m to the east of the site.*
Hedgehog <i>Erinaceus europaeus</i>	UK BAP priority species.	SE 5856 (2000)	Records from the 1km square within which most of the site falls.
Brown hare <i>Lepus europaeus</i>	UK BAP priority species.	SE 583 584 (1996)	Record approximately 1km to the north of the site.
Otter <i>Lutra lutra</i>	EU&UK protected UK and LBAP priority species.	SE 574 588 (2011) SE 5754 (1997)	Records from the River Ouse approximately 2km to the south west, and near Moorlands Wood, 1.8km to the north west.
Badger <i>Meles meles</i>	Badger Act.	SE 601 561 (2008) SE 560 582 (2005) SE 590 562 (2003) SE 583 584 (1996) SE577 572 (1995)	Records from areas surrounding the site with closest approximately 20m to south, 1km to east, 1km to north and 0.7m to west.
Bats (Daubenton's bat, Common pipistrelle Soprano pipistrelle, Brown long-eared,	EU&UK protected UK and LBAP priority species.	Various (1970-2015)	Rawcliffe 1.2km to south, Moorlands 1.7km to north west, Haxby 1.5km to the north east, Skelton 1.5km to the west, New Earswick 1.6km to the east.
Birds			
Barn owl <i>Tyto alba</i>	UK protected (sch 1)	Two records, most recent at Clifton Moor (28/07/2015)	950m south-east of site. Personnel records of breeding confirmed 180m east *
Kingfisher <i>Alcedo atthis</i>	UK protected (sch 1)	Four records (1983-1998) at Clifton Backies LWS	2km south and within a 10km square which the site falls within
Hen harrier <i>Circus cyaneus</i>	UK protected (sch 1)	Single historic record (1979)	Record within the 10km square 800m east of the site
Merlin <i>Falco columbarius</i>	UK protected (sch 1)	Three records (1981-1986)	Records within the 10km square which includes the site and 800m east
Peregrine falcon <i>Falco peregrinus</i>	UK protected (sch 1)	Single record (1985)	Record within the 10km square 800m east of the site
Black-throated diver <i>Gavia arctica</i>	UK protected (sch 1)	Single historic record (1986)	Record within the 10km square which includes the site
Red-throated diver <i>Gavia stellata</i>	UK protected (sch 1)	Single historic record (1985)	Record within the 10km square which includes the site
Brambling <i>Fringilla montifringilla</i>	UK protected (sch 1)	Single record (1998) at Clifton Backies LWS	2km south of the site
Redwing <i>Turdus iliacus</i>	UK protected (sch 1)	Two records, most recent at Clifton Backies LWS (1998)	2km south of the site
Fieldfare <i>Turdus pilaris</i>	UK protected (sch 1)	Two records, most recent at Clifton Backies LWS (1998)	2km south of the site

*Personnel records from previous surveys undertaken by Smeeden Foreman in relation to other schemes.

Notable species (UK BAP)

The following species are those recorded within the 2km search area which have been afforded national biodiversity action plans:

Amphibians: common toad,

Invertebrates: tansy beetle; (moths) green-brindled crescent, small square-spot, small phoenix, rosy rustic, dot moth, white ermine, oak hook tip, dark-barred twin spot carpet;

Birds: see table 03 below.

Bird species in the UK which have been assigned red or amber status on the Birds of Conservation Concern (BoCC) List are considered to have experienced varying levels of breeding or non-breeding population declines, including historically. The failure to recover from such declines for many species is considered to be largely due to the change in agricultural practices over recent years.

Table 03: UK BAP Priority and BoCC Red/Amber listed bird species within 2km of the site.

Species	UK BAP	BoCC status
Skylark <i>Alauda arvensis</i>	UK BAP	Red
Tree pipit <i>Anthus trivialis</i>	UK BAP	Red
Linnet <i>Carduelis cannabina</i>	UK BAP	Red
Redpoll <i>Carduelis flammea</i>	UK BAP	Red
Cuckoo <i>Cuculus canorus</i>	UK BAP	Red
Yellowhammer <i>Emberiza citronella</i>	UK BAP	Red
Corn bunting <i>Emberiza calandra</i>	UK BAP	Red
Grasshopper warbler <i>Locustella naevia</i>	UK BAP	Red
Spotted flycatcher <i>Muscicapa striata</i>	UK BAP	Red
House sparrow <i>Passer domesticus</i>	UK BAP	Red
Tree sparrow <i>Passer montanus</i>	UK BAP	Red
Grey partridge <i>Perdix perdix</i>	UK BAP	Red
Willow tit <i>Poecile montanus</i>	UK BAP	Red
Marsh tit <i>Poecile palustris</i>	UK BAP	Red
Duncock <i>Prunella modularis</i>	UK BAP	Amber
Bullfinch <i>Pyrrhula pyrrhula</i>	UK BAP	Red
European turtle dove <i>Streptopelia turtur</i>	UK BAP	Red
Starling <i>Sturnus vulgaris</i>	UK BAP	Red
Song thrush <i>Turdus philomelos</i>	UK BAP	Red
Northern lapwing <i>Vanellus vanellus</i>	UK BAP	Red
Woodcock <i>Scolopax rusticola</i>		Red
Grey wagtail <i>Motacilla cinerea</i>		Red
European nightjar <i>Caprimulgus europaeus</i>	UK BAP	Amber
Reed bunting <i>Emberiza schoeniclus</i>	UK BAP	Amber
Mallard <i>Anas platyrhynchos</i>		Amber
Meadow pipit <i>Anthus pratensis</i>		Amber
Short-eared owl <i>Asio flammeus</i>		Amber
Tawny owl <i>Strix aluco</i>		Amber
House martin <i>Delichon urbicum</i>		Amber
Kestrel <i>Falco tinnunculus</i>		Amber
Snipe <i>Gallinago gallinago</i>		Amber
Redstart <i>Phoenicurus phoenicurus</i>		Amber

3.4 Biodiversity Action Plan

3.4.1 National Biodiversity Action Plan

The UK Biodiversity Action Plan (UK BAP) identifies priority species and habitats which are those considered to be the most threatened and therefore most in need of conservation action. The lists were updated in 2007 to include 1150 species and 65 habitats.

The existing records for priority species within 2km of the site include:-
(Mammals) water vole, otter, hedgehog, brown hare, bats (Amphibians) great crested newt, common toad; (invertebrates) tansy beetle; (moths) green-brindled crescent, small square-spot, small phoenix, rosy rustic, dot moth, white ermine, oak hook tip, dark-barred twin spot carpet; (birds) skylark, tree pipit, linnet, redpoll, cuckoo, yellowhammer, corn bunting, grasshopper warbler, spotted flycatcher, house sparrow, tree sparrow, grey partridge, willow tit, marsh tit, dunnock, bullfinch, European turtle dove, starling, song thrush, northern lapwing, European night jar, reed bunting.

There are five priority habitats (taken from magic map and aerial photographs) recorded within 2km of the site. This includes coastal and floodplain grazing marsh, good semi-improved grassland, woodland (broadleaved, coniferous and mixed), traditional orchard and hedgerows.

UKBAP priority habitats found within the site include hedgerows with deciduous woodland adjacent to the east, south and west.

3.4.2 Local Biodiversity Action Plan

Habitat types for which action plans have been prepared for the York Biodiversity Action Plan (LBAP) include the following:

- Neutral grassland
- Wet grassland
- Acid grasslands and lowland heathland and breck
- Ponds
- Fens and swamps
- Woodland
- Species rich hedgerows
- Orchards
- Urban
- Farmland

Of these habitat types the site consists of farmland containing hedgerows and ponds with woodland adjacent to the site boundary.

Species for which action plans have been prepared for the York Biodiversity Action Plan (LBAP) include the following:

- Great crested newts
- Water vole
- Otter
- Bats
- Tansy beetle
- Aculeate hymenoptera (Bees and Wasps)

Of these species there are records of great crested newt, water vole, otter, bats and Tansy beetle within 2km of the site boundary and potential habitat for all these species except Tansy beetle present on site.

The York Biodiversity Action Plan (LBAP) also includes several species action notes of which the one pertaining to Farmland Birds is relevant to the site.

3.5 On Site Habitats

On site habitats have been identified by consulting aerial photographs (see Figure 05) and ordnance survey maps (see Figure 06) with ground truthing where possible from surrounding public rights of way (roads, bridleways and public footpaths). Broad habitat types (commensurate with the Phase I Habitat format based on the Joint Nature Conservation Committee methodology, 2010) could be identified and typical species anticipated from those identified in similar habitats off site to which access was available.

The site consists of intensive arable farmland containing arable field margins, hedgerows with individual trees, ditches and ponds (see Figure 07: On site habitats). There are areas of woodland immediately adjacent to the site boundary to the east, south and west.

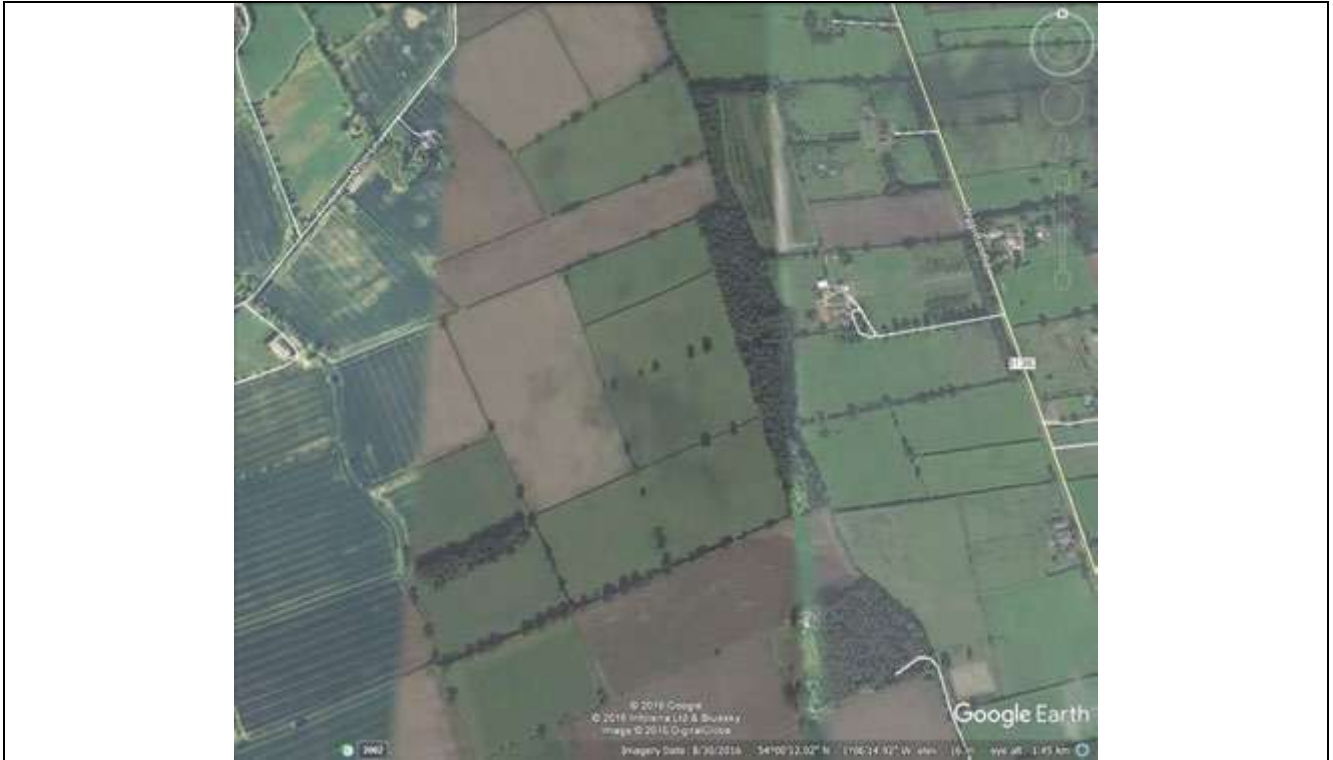


Figure 05: Aerial photograph

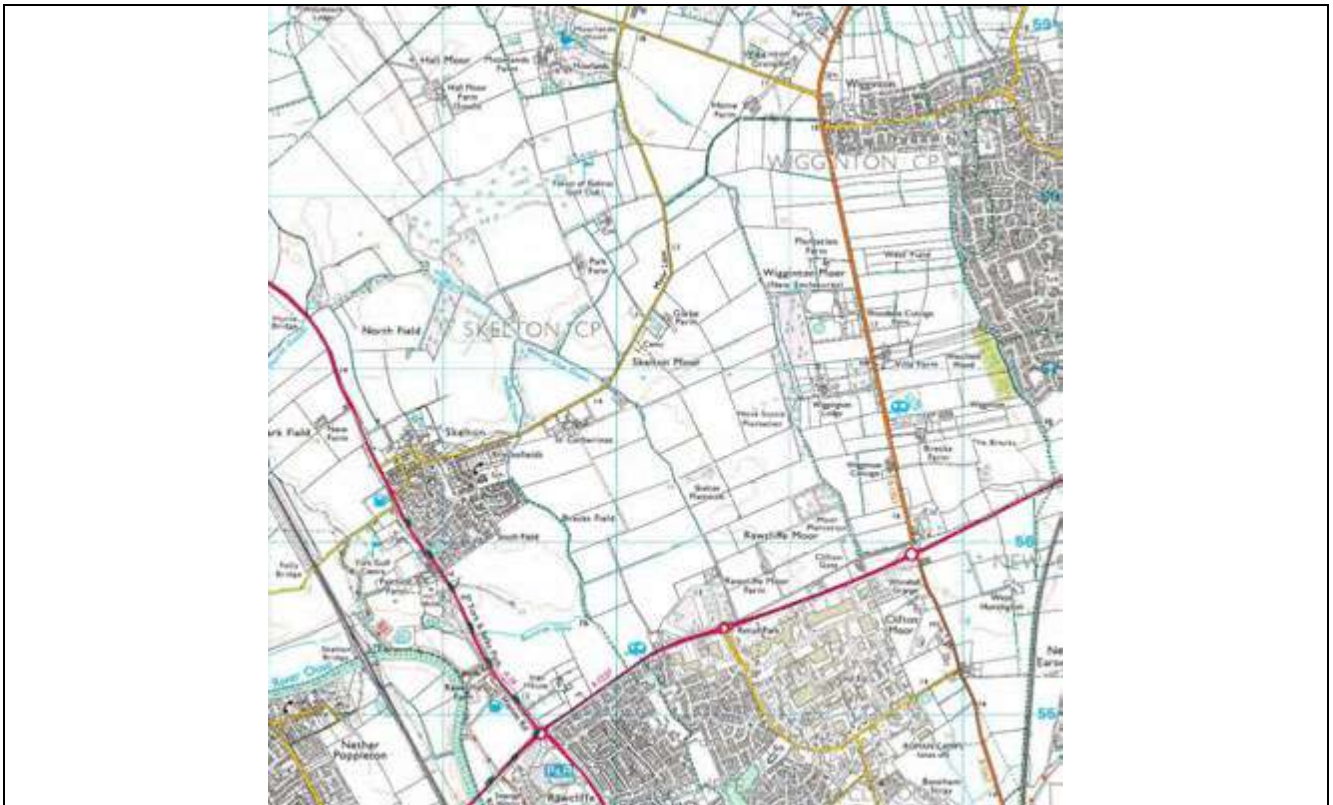


Figure 06: Ordnance survey map



Figure 07: On site habitats

Arable farmland and field margins

The site consists of seven fields of arable farmland. The area is subject to intensive management with crops surrounding the site including varieties of corn, brassica and beat. The fields are medium to large scale defined by a mix of hedgerows with individual trees and ditches.

Field margins surrounding the site varied from 1-3m in width dominated by coarse grass species such as cocksfoot *Dactylus glomarata* and false oat grass *Arrhenatherum elatius*, with meadow grasses *Poa spp*, Yorkshire fog grass *Holcus lanatus* and bent grass *Agrostis spp*. A few common forb species were evident such as common nettle *Urtica dioica*, creeping thistle *Cirsium arvense*, broad leaved dock *Rumex obtusifolia*, creeping buttercup *Ranunculus repens*, dandelion *Taraxicum officinale agg.* and white clover *Trifolium repens*.

Hedgerows

The hedgerows are predominantly intact with some gaps, managed by regular cutting approximately 1.5m high and 1-1.2m wide. Hedgerows surrounding the site were found to be dominated by hawthorn *Crataegus monogyna* with some blackthorn *Prunus spinosa* and elder *Sambucus nigra*.

Individual Trees

The hedgerows contain mature hedgerow trees with a single line of mature trees in the centre of the site assumed to mark the line of a historic hedgerow. Species appeared to be predominantly oak *Quercus sp*. The trees were of a maturity and size to be likely to include features which could be used by bats for roosting or shelter, such as natural holes, woodpecker holes, cracks and splits, cavities, epicormic growth.

Ditches

Ditches are present along at least four field boundaries. Typical farmland ditches in the area are approximately 1-1.5m wide with steep grassed banks.

Ponds

There is one pond on site and one adjacent to the site boundary with eleven within 500m of the site boundary (identified from OS maps).



PHOTOGRAPHS: Surrounding habitats within the vicinity of the proposed allocation site.

3.6 Off site habitats

There are areas of woodland adjacent to the site on three sides, west, south and east. The woodlands are predominantly native broadleaf species including oak, sycamore, beech, silver birch, ash, rowan and aspen. Detailed survey of woodland sites including the ground flora would be required to establish whether they were ancient woodland or were of sufficient value to warrant SINC status.

3.7 Connectivity

Habitat connectivity across the area was assessed by consulting aerial photographs (see Figure 05) and ordnance survey maps (see Figure 06) with ground truthing where possible from surrounding public rights of way (roads, bridleways and public footpaths).



Figure 08: Habitat connectivity – illustrating the proposed allocation site boundary (red), habitat features: woodland / rough grassland, ponds and ditches (mid green) and linking habitats: hedgerows and field margins (light green).

Habitat features within the landscape, including areas of woodland, grassland and ponds, are connected by ditches, hedgerows and field margins. The latter provide habitat for wildlife in themselves as well as having a vital role in connecting the habitat features, allowing movement between them.

4. Development Impacts and Implications

4.1 Potential Impacts

The potential effects of developments can result in direct and indirect impacts. The following describe the main impacts which could be caused as a result of the proposed development:-

Potential direct impacts
Loss/destruction of habitat – reduction in the quantitative extent of habitat including places of shelter, foraging and commuting.
Degradation of habitat – reduction in the qualitative value of the habitat present.
Air pollution – increase in emission from traffic or buildings.
Ground pollution – increased potential for accidental discharge.
Hydrological affects - changes in water table or drainage

Potential indirect impacts
Loss/destruction of complimentary or semi-natural habitats within the surrounding area - quantitative extent and/or qualitative through degradation.
Fragmentation – severance caused by loss of connections between areas of semi-natural habitat.
Disturbance to wildlife – increased recreational use/traffic/noise.
Light pollution – increased light levels.
Antisocial behaviour – including increased fly-tipping/vandalism.
Predation – increased predation resulting from introduced species (e.g. cats)

4.2 Nature Conservation Designated Sites

4.2.1 Statutory Designations

There are three statutory designated site which may be affected by the proposed development as follows:-

- Clifton Backies Local Nature Reserve (LNR) - approx. 1.8km to the south of the proposals site.
- Clifton Ings and Rawcliffe Meadows Site of Special Scientific Interest (SSSI) – approx. 2.3km to the south of the proposals site.
- Strensall Common Special Area for Conservation (SAC) – approx. 4.6km to the north east of the proposals site.

Due to the distance from the designated sites, severance and intervening landuses no direct impacts on the sites are anticipated, however, due to the scale of the proposals it is considered that there is the potential for impacts as a result of increased recreational use. This would not apply particularly for Clifton Backies which is set within an urban area with relatively high existing recreational use but may be significant for the SSSI and SAC.

The proposals site lies outside, but within less than 200m of, the Impact Risk Zone (IRZ) of the SSSI which would necessitate further assessment of the impact of residential proposals which are of more than 100 houses outside existing settlements/urban areas (Natural England). However, this would need to be reviewed due to its proximity to the zone and the scale of the proposals being over one thousand homes.

An assessment of the impacts of the proposals on the SAC are required under the Habitats Directive. This provides the site with protection at the European level designed to maintain the integrity of Natura 2000 sites and requires Habitats Regulations Assessments to be undertaken to assess the implications of plans or projects which may affect Natura 2000 sites. An initial screening to determine if there are likely to be any potentially significant impacts on the ecological integrity of the SAC is required in respect of their designation criteria. Although the proposals site lies 3.5km east of the IRZ which would necessitate further assessment of the impact of residential proposals which are of more than 50 houses outside existing settlements/urban areas (Natural England), this should be reviewed due to the scale of the proposals being over one thousand homes.

4.2.2 Non-Statutory Designations

There are four Local Wildlife Sites (LWS) and one Yorkshire Wildlife Trust Reserve within 2km of the proposals site. Their designation as SINC sites requires the potential impacts on these sites to be assessed and considered during the planning process. Due to the distance from the site, no direct impact upon any of the designated sites is anticipated, however, indirect impacts may occur due to the presence of complimentary habitats, the scale of the development proposals and potential for fragmentation.

4.3 Habitats

The site consists of intensive arable farmland containing arable field margins, hedgerows with individual trees, ditches and ponds (see Figure 07: On site habitats). There are areas of woodland immediately adjacent to the site boundary to the east, south and west. The proposed development has the potential to cause the direct loss of all on site habitat and indirect impacts which would lead to the degradation of adjacent habitats and loss of connectivity.

The arable farmland is in itself generally of low ecological value consisting predominantly of cropped land subject to applications of herbicide, pesticide and fertiliser use which minimises biodiversity. However, its value as a mosaic of habitats for species associated with farmland which have declined due to the increasing intensification of agricultural methods is recognised in the York LBAP. Farmland is a mosaic of habitats which support a range of species including invertebrates, farmland birds (see section 4.4), barn owl, bats and badger. Associated habitats of particular value include the arable field margins (UK BAP), hedgerows (UK BAP) and tree groups.

Hedgerows are a priority habitat within the UK BAP and may qualify as 'important' under the Hedgerow Regulations 1997. Although not species rich they maybe of an age to be considered ancient, as described in the York LBAP. They are generally in good condition being dense and bushy, providing foraging and commuting habitat for a range of wildlife species including bats and farmland birds (see section 4.4). Any development should retain the hedgerows to maintain biodiversity and ensure that their function as wildlife corridors is not compromised by lighting or severance required for access and infrastructure.

All the hedgerows on site include mature hedgerow trees. These trees provide habitat for nesting birds and include individuals of sufficient size to support barn owl (refer to section 4.4) and roosting bats (refer to section 4.4)

Ditches and ponds can be directly affected by infill/culverting and drainage. There are also potential effects on water quality during construction and on completion via accidental pollution, increased sediment load and surface water drainage. Ditches in the surrounding area are considered suitable to support water vole (see section 4.4) and the field ponds may be suitable for great crested newts (see section 4.4).

Adjacent woodland habitat would not be directly affected by the development but indirect impacts such as antisocial behaviour, fly-tipping and potential recreational use would lead to the degradation of the habitats. Due to the scarcity of woodland within the Vale of York the LBAP identifies the value of all areas, particularly those consisting of predominantly native species which may have some ancient characteristics.

4.4 Protected and Priority Species

The proposed site has the potential to support a range of protected and priority species, noted from existing records data and/or presence of potential habitats on site. The potential effects of the proposed development on these species is summarised in Table 05 and discussed below (see appendix 01 for relevant legislation).

Table 05: Protected species summary

SPECIES	NOTES	POTENTIAL IMPACTS
Bats	Records within 2km of the site (closest 1.2km). Mature trees on/adjacent to site have the potential to support roosting bats. Hedgerows / waterways / woodland edge provide commuting corridors and foraging areas.	Direct loss of foraging/ commuting habitat and potential tree roosts. Increased levels of disturbance from activity and lighting.
Badger (<i>Meles meles</i>)	Records within 2km of the site (closest within 30m). Habitat on and adjacent to the site suitable for badger. Mammal tracks and prints characteristic of badger found within 1km of the site.	Direct loss of foraging and commuting habitat. Potential disturbance to setts during and post construction. Increased general disturbance from noise, activity, lighting and dogs.
Great crested newt (<i>Triturus cristatus</i>)	Records within 2km of the site (closest within 150m of the site). Potential breeding habitat on site (one pond), and adjacent to the site (one pond), with a further eleven ponds within 500m of the site boundary with limited or no severance, Terrestrial habitat on site including hedgerows and associated field margins, with woodland/scrub/rough grassland adjacent to the site boundary.	Direct loss of breeding, foraging and overwintering habitat. Population fragmentation and habitat degradation from increased general disturbance and potential anti-social behaviour. Increased accidental harm and injury.
Water vole (<i>Arvicola amphibius</i>)	Records within 2km of the site (closest at 1.3km). Suitable habitat on and within the immediate vicinity of the site.	Direct loss of habitat and indirect effects on water quality. Population fragmentation. Habitat degradation from increased general disturbance, potential anti-social behaviour, increased activity and lighting. Increased predation/disturbance from domestic pets (cats/dogs).
Otter (<i>Lutra lutra</i>)	Records within 2km of the site (closest at 1.8km). Habitat on and within the immediate vicinity of the site suitable for commuting.	As above.
Brown hare (<i>Lepus europaeus</i>)	Records within 2km of the site (closest at 1km). Suitable habitat on and within the immediate vicinity of the site.	Direct loss of habitat on site. Habitat degradation and increased levels of disturbance on habitat adjacent to the site. Increased predation/disturbance from domestic pets (cats/dogs).
Hedgehog (<i>Erinaceus europaeus</i>)	Records within 2km of the site (closest within 1km). Suitable habitat on and within the immediate vicinity of the site but limited to hedgerows and field margins.	Direct loss of habitat on site but proposals provide suitable alternative habitat. Habitat degradation and increased levels of disturbance on habitat adjacent to the site. Increased predation/disturbance from domestic pets (cats/dogs).
Barn owl (<i>Tyto alba</i>)	Records within 2km of the site including breeding sites within 200m. Suitable foraging habitat on and within the immediate vicinity of the site. Trees on site and adjacent hold potential to support nest sites.	Direct loss of foraging habitat and potential nest sites on site. Habitat degradation and increased levels of disturbance on habitat adjacent to the site. Increased predation/disturbance from domestic pets (cats/dogs).
Birds - farmland	Records within 2km of the site for a range of farmland bird species including ground nesting birds. Suitable foraging and nesting habitat on and within the immediate vicinity of the site.	Direct loss of foraging and nesting habitat site. Habitat degradation and increased levels of disturbance on habitat adjacent to the site. Increased predation/disturbance from domestic pets (cats/dogs).

Bats

The York LBAP confirms that 9 of the 17 species of bats found in Britain are known in the York area including 3 of the bats with UK BAP status (noctule, soprano pipistrelle and brown long-eared bat). Common and Soprano pipistrelles are the commonest species with other species including Daubenton's bat, noctule, brown long-eared bat, natter's bat, whiskered/brandts bat, nathusius pipistrelle and alcatheo's (unconfirmed) occurring to the edges where habitats are more varied. Bats need suitable roosting sites, good quality foraging habitat and strong networks linking between the two.

There are existing records for 4 species, common and soprano pipistrelles, brown long eared bats and Daubenton's bat, within 2km of the proposed allocation site. The site's hedgerows, ditches and woodland edge habitat provide commuting corridors and foraging areas for bats which would suffer direct loss or reduction in value if the site were developed. Severance of hedgerows along well used commuting routes or disturbance caused by increased activity and lighting associated with developments can isolate bat roosts from foraging areas.

The mature trees within the hedgerows and along the woodland edge have the potential to support roosting bats. Removal or pruning of these trees could cause direct loss of roosts or disturbance may result from increased activity and lighting associated with the development.

It is therefore considered likely that a number of bat species use the site and may be adversely affected by the development proposed.

Badger

The site and the surrounding countryside provide suitable habitat for badger and there are existing records for this species within 50m of the site boundary. Mammal tracks and prints characteristic of badger were found within 1km of the site.

From the records and evidence found near the site it is considered likely that badger use the site for commuting and foraging purposes. The proposals would cause the direct loss of foraging habitat, disrupt movement to access alternative habitat and increase potential fatalities through the introduction of a new road system.

With woodland adjacent to the site on three sides there is also the potential for badger setts to be directly affected by the proposals as well as suffer disturbance during and post construction from increased noise, activity, lighting and dogs. Existing setts may therefore be abandoned causing disturbed badgers to disperse and potentially come into conflict with neighbouring groups.

It is considered likely that this species uses the site and may be adversely affected by the development proposed.

Great crested newt

The York LBAP states that York has a healthy population of GCN, locally common and widespread although many populations are isolated due to habitat fragmentation and are declining. The LBAP also identifies field ponds as important habitats in their own right as well as potentially support great crested newts. It encourages action to conserve the population by providing suitable breeding ponds with adjacent high quality foraging ground and hibernation sites (earthworks, scrub, hedges and tussock grassland).

There are a number of records for great crested newt (GCN) within 2km of the proposals site including one within 150m. Although GCN can disperse over longer distances the majority of a population is considered to stay within 250m of its breeding habitat. This record therefore puts the site within the accepted range of a known GCN population.

From aerial photographs and OS maps two ponds have been identified on/adjacent to the site and a further eleven possible ponds were identified within 500m of the site boundary with limited or no

severance. The potential for individual ponds to support breeding GCN varies with pond characteristics and is normally assessed using the Habitat Suitability Index (*Oldham et al, 2000*). One of the factors which increase's the potential for a pond to support newts is a high density of ponds in the area, which is the case here with eleven ponds noted within 500m. This along with the known records in the area, indicate that they are likely to have some suitability.

Terrestrial habitat on site is limited to hedgerows and field margins but these do provide connectivity across the site and between ponds. Loss and severance of these features by roads and built development could therefore impact on individuals and also cause fragmentation of the meta-population within the area. The number of ponds and the interconnectivity between ponds are both important to the local GCN population.

The potential impacts of the proposals are therefore high with regards to the conservation status of this species including the loss of breeding and terrestrial habitat as well as population fragmentation. Potential direct impacts on individual newts arise during construction from direct harm and during site operation from roads and associated drainage systems where newts become trapped.

Taking into consideration the on-site habitat (terrestrial and breeding), the distance to known records for GCN and the number of ponds within 1km of the site boundary it is considered likely that this species is present and would be adversely affected by the proposed development.

Water vole

There are existing records for water vole within 2km of the site (NEYEDC records at 1.3 km and personal records at 220m). Habitat within the vicinity of the of site was found to be suitable for water vole including Burtree Dam, Pennels Drain and White Sike Drain to the west and ditch off Moor Lane to the north. Potential on site habitats for water vole include a single ditch within the northern end of the site and the continuation of the ditch off Moor Lane which runs along a section of the eastern boundary.

The York LBAP states that they are fairly widespread within the York area but have disappeared from many sites in recent years with numbers fluctuating widely depending on winter conditions and flooding. Habitat requirements include suitable banks for burrowing, refuge sites during flood conditions and plentiful food supply. Populations in York are thought to be small and isolated so susceptible to habitat degradation, loss, predation and pollution leading to extinction. It notes the need to safeguard habitat and improve connectivity. It also makes reference to the presence of a 'good population' on Haxby Beck 1.3km to the east of the proposals site

The proposals have the potential to cause loss and degradation of water vole habitat, effects on water quality and fragmentation both during construction and operation of the development. During operation there would be a general increase in disturbance from activity, lighting and potential anti-social behaviour along with increased predation/disturbance from domestic pets.

Considering the existing records and the habitat available on site it is considered possible that water vole are present on site and would be affected by the proposed development if this were the case.

Otter

The York LBAP notes that otter have very large home ranges (10-25km females, 25-50km males) due to limited food supply, with known presence on the River Foss and River Ouse as well as their tributaries.

There are records for otter within 2km of the site associated with the River Ouse approximately 1.8km to the south west and at Moorlands 1.9km to the north west. The habitat on and within the immediate vicinity of the site is very limited with respect to foraging but the ditches do provide commuting potential particularly the drain running along the eastern boundary and within Nova Scotia Plantation.

The proposals have the potential to cause loss and degradation of this habitat, effects on water quality and fragmentation both during construction and operation of the development. During operation there would be a general increase in disturbance from activity, lighting and potential anti-social behaviour along with increased predation/disturbance from domestic pets.

Considering the existing records and the habitat available on site it is considered that otter could use the site for commuting or dispersing, functions which would be affected by the proposed development if this were the case.

Brown Hare

This is a priority UK BAP species due to population decline as a result of changing agricultural practise. Habitat requirements are similar to farmland birds in pasture and arable areas, benefiting from field margins, over winter stubble, hedge strips, hay meadows and late mowing. Brown hare is commonest in grassland (favoured) and at woodland edges.

There are records for brown hare within 2km of the site and suitable habitat on and within the immediate vicinity of the site, agricultural crops and field margins. There is therefore the potential for brown hare to use the site.

The proposals would cause the direct loss of all suitable on-site habitat and increased levels of disturbance on habitat adjacent to the site including potential predation from domestic pets (cats/dogs).

Hedgehog

Hedgehog is a priority BAP species due to its recent decline in numbers thought to be due to habitat loss. Aims to help halt the decline encourage conservation of hedgerow system and woodland near arable fields, non-intensive farming, smaller field size, decrease fragmentation of farmland and encourage garden habitats to be managed appropriately. They require cover and a source of insect rich prey including gardens, hedgerows, woodlands, grasslands and parkland.

There are records for hedgehog within 2km of the site with hedgerows and field margins providing some suitable habitat on and within the immediate vicinity of the site. Hedgehog is considered likely to use the site but suitable habitat is limited.

On completion of the development on-site habitat will be potentially more suitable for hedgehog but with increased risk of injury from traffic and predation from domestic pets (cats/dogs). The overall affects for this species may therefore be negligible.

Barn owl

There are general records of barn owl within 2km of the site and confirmed presence of a successful breeding site exists within 180m of the site boundary. All birds nests are given protection from destruction during the breeding season but barn owl being listed on schedule 1, has additional protection from disturbance during breeding and until it's young have fledged.

The site itself provides suitable foraging habitat for barn owl and due to its proximity to the known breeding site, it is highly likely to be used by these individuals. Due to their size it is also anticipated that the trees within the site will have the potential to support nesting and roosting barn owl. Habitat within the site such as rough grassland field margins are likely to be used by foraging barn owl and the arable land will consequently serve to connect other suitable foraging habitat within the area. Grassland habitat, in addition to UKBAP priority habitats also present on site such as arable field margins and hedgerows, is known to support small mammals, the main prey items for barn owl.

The proposed development will therefore cause the direct loss of foraging habitat likely to be used by breeding barn owl and cause fragmentation disrupting access to adjacent areas. Potential nest sites on site may be lost and will suffer from disturbance during construction and site occupation when the

surrounding habitat will also be subject to habitat degradation and increased levels of disturbance from activity, lighting and predation from domestic pets.

Barn owls are therefore considered highly likely to use the site and could be significantly affected by the development proposals.

Birds

There are records within 2km of the site for a range of bird species including farmland and ground nesting birds with suitable foraging and nesting habitat on and within the immediate vicinity of the site. All nesting birds are afforded protection under the Wildlife and Countryside Act with additional protection against disturbance given to those on section I.

With respect to existing records for bird species not on schedule I, the site is considered unsuitable for grey wagtail, grasshopper warbler, mallard, short-eared owl and snipe.

With respect to existing records in the area for schedule I species which would utilise farmland habitat, other than barn owl (see above) redwing and fieldfare are overwintering migrant thrushes which are likely to utilise arable fields on site for foraging but unlikely to breed and the hedgerow habitat and field margins may be utilised by overwintering brambling.

With respect to existing records in the area for schedule I species, other than barn owl and farmland birds (see above), there are no water bodies on site to support kingfisher or diver species and foraging habitat on site is unsuitable for hen harrier, peregrine falcon and merlin.

Arable fields, hedgerows, individual trees and grassland field margins on site are likely to be used by the majority of UKBAP priority species listed in Table 03 including declining farmland bird species such as linnet, skylark, redpoll, yellowhammer, corn bunting, grey partridge, lapwing, reed bunting and turtle dove. Farmland birds are particularly susceptible to the loss of hedgerows and associated field margins. Skylark is a species typically associated with large areas of arable cropland and fragmentation of the landscape as a result of a large-scale development such as that proposed has the potential to impact upon breeding success of this species. Species such as tawny owl, woodcock, spotted flycatcher, marsh tit, willow tit and tree pipit may utilise mixed and plantation woodland abutting the site.

The importance of farmland birds is recognised by their inclusion as a York LBAP species group with declines caused by increasing intensive farming methods. The proposed development will cause the direct loss of foraging and potential breeding habitat and may threaten the ability of the remaining area to support current population levels of these birds through a combination of direct loss, increased disturbance/predation and fragmentation causing the reduction in the extent and quality of the habitat available.

Therefore it is considered that a range of farmland birds are highly likely to utilise the site and may be significantly affected by the proposals.

4.5 Plans and Policy

The development of the site for housing would cause the loss of farmland including possible UK BAP habitats and has the potential to adversely affect a number of UK and European protected and priority species as well as sites designated at the European and national level. The allocation of the site could therefore be contrary to national and local planning policy (see appendix 02 for details of relevant plans and policy).

5. Summary

This report forms an ecological review of a site on land to the west of Wigginton Road, York (central grid reference SE 587 567), commissioned to inform an objection to the allocation of the site for residential development. The report includes a desk study of existing records, map data and aerial photographs with ground truthing where possible to provide a review of the ecological implications of the proposed development.

The proposed allocation site is situated to the north of York, within open countryside approximately half way between the existing settlements of Skelton and Haxby. The countryside is dominated by intensive agriculture with scattered woodland and generally few hedgerows and individual trees.

There is one statutorily designated site, four non-statutory sites and a Yorkshire Wildlife Trust Reserve within 2km of the proposals site, with an SSSI at 2.3km and a European designated site within 5km. No direct impacts are anticipated, however, there is the potential for indirect impacts due to the presence of complimentary habitats, the scale of the development proposals, potential for fragmentation and increased recreational use which maybe significant for some of the sites. With respect to the Impact Risk Zone of the SSSI this should be subject to further assessment due to the proximity and scale of the proposals. Assessment of the impacts of the proposals on the SAC will be required under the Habitats Directive.

The site consists of intensive arable farmland containing arable field margins, hedgerows with individual trees, ditches and ponds with areas of woodland immediately adjacent to the site boundary on three sides. The proposed development has the potential to cause the direct loss of all on site habitat and indirect impacts which would lead to the degradation of adjacent habitats and loss of connectivity. These habitats include both UK and York LBAP habitats.

The proposed allocation site has the potential to support a range of protected and priority species, which would be affected by the development as follows:-

- **Bats:** The site's hedgerows, ditches and woodland edge habitat provide commuting corridors and foraging areas for bats which would suffer direct loss or reduction in value if the site were developed. Mature trees have the potential to support roosting bats which may be subject to direct loss or disturbance.
- **Badger:** The site and the surrounding countryside provide suitable habitat for badger. The proposals could cause the direct loss of foraging habitat, disrupt movement to access alternative habitat and increase potential fatalities. Setts within adjacent habitats may also be subject to disturbance.
- **Great crested newt:** The site includes potential terrestrial and breeding habitat for GCN and the site is within the accepted range of a known GCN population indicating that the species is likely to be present. The proposals could cause loss of habitat and fragmentation as well as direct impact on individuals.
- **Water vole:** The ditches on site provide potential habitat for water vole. The proposals have the potential to cause loss, degradation and fragmentation of habitat and increased disturbance.
- **Otter:** The habitat on and within the immediate vicinity of the site is very limited with respect to foraging but the ditches provide commuting potential. The proposals have the potential to cause loss, degradation and fragmentation of this habitat and increased disturbance.
- **Brown hare:** The proposals would cause the direct loss of all suitable on-site habitat and increased levels of disturbance on habitat adjacent to the site.
- **Hedgehog:** This species is considered likely to use the site but as suitable habitat is limited the overall impact will potentially be negligible.
- **Barn owl:** The site is considered highly likely to be used by this species for foraging and may support nesting and roosting sites. The development is likely to cause the direct loss of foraging habitat and potential roost/nest sites, fragmentation and disturbance.
- **Birds:** The sites contains suitable habitat for a range of bird species including farmland and ground nesting birds with suitable foraging and nesting habitat on and within the immediate vicinity of the site. The development will cause direct loss of nesting and foraging habitat and fragmentation, disturbance and degradation of adjacent habitat.

The development of the site for housing would cause the loss of farmland including possible UK BAP habitats and has the potential to adversely affect a number of UK and European protected and priority species as well as sites designated at the European and national level. The allocation of the site could therefore be contrary to national and local planning policy.

SUMMARY TABLE: POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

Ecological Feature	Designation / legal protection or listing.	Likely presence	Potential impact	Requirements
Designated sites				
Strensall Common	European: SAC	Yes	Negative	Habitat Regulations Assessment
Clifton Ings and Rawcliffe Meadows	National: SSSI	Yes	Negative	Site specific assessment.
Local Wildlife Sites	Local: SINC	Yes	Negative	Site specific assessment.
Habitats				
Arable cropland	-	Yes	Major negative	-
Field margins	UK BAP	Possible	Major negative	Botanical survey
Hedgerows	UK BAP Hedgerow regulations	Yes	Negative	Hedgerow survey
Trees	-	Yes	Negative	Tree survey
Wet ditches	UK BAP LBAP	Yes	Negative	Survey
Ponds	UK BAP LBAP	Possible	Negative	Survey
Woodland	UK BAP LBAP	Yes	Negative	Survey
Species				
Bats – foraging/commuting	UK BAP LBAP EU&UK protection	Likely	Negative	Survey
Bats - roosting	UK BAP LBAP EU&UK protection	Possible	Negative	Survey
Badger	UK protection	Likely	Negative	Survey
Great crested newt	UK BAP LBAP EU&UK protection	Likely	Negative	Survey
Water vole	UK BAP LBAP UK protection	Likely	Negative	Survey
Otter - commuting	UK BAP LBAP EU&UK protection	Possible	Negative	Survey
Brown hare	UK BAP Priority species	Likely	Negative	Survey
Hedgehog	UK BAP Priority species	Likely	Negligible	-
Barn owl	Schedule I	Known	Major negative	Survey
Birds	UK BAP LBAP Priority species	Likely	Negative	Survey

References

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Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). *Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)*. *Herpetological Journal* 10 (4), 143-155.

The Barn Owl Trust (2012) *Barn Owl Conservation Handbook*

APPENDICES

APPENDICES :

- 01 – Legislation Notes: Protected and Priority Species and Designated Notes
- 02 – Planning Policy Notes: NPPF and York Local Plan



APPENDIX : 01**LEGISLATION NOTES: PROTECTED AND PRIORITY SPECIES, DESIGNATED SITE****SPECIES PROTECTION****Bats and otter**

All British bats are afforded full protection under both UK and European legislation.

The Conservation of Natural Habitats and Species Regulations 2010 transpose the Habitats Directive into UK law, making it an offence to-

- deliberately disturb a bat or otter
- deliberately kill or capture a bat or otter
- damage, destroy or obstruct access to a breeding site or resting place (note this applies to both deliberate and reckless actions).

The Wildlife and Countryside Act 1981 (as amended) (Schedule 5) made it an offence to

- intentionally kill, injure or take a bat or otter
- damage, destroy or obstruct a resting place *
- disturb the species in a resting place *
- possess or control a bat, otter or any part thereof
- sell, offer for sale, possess or transport for sale any bat/otter or part thereof
- set traps for catching, killing or injuring bats or otters
- possess articles for the purposes of committing offences against bats and otters

[*= intentional and reckless offences covered]

Legal protection under the Habitats Directive applies to both the animals and their breeding sites and resting places. This means that bat roosts are fully protected, whether they are in use at the time or not. Where roosts or resting/breeding sites are identified, any works which may contravene the protection afforded to them require derogation from the provisions of the legislation in the form of a licence from Natural England.

Seven of the British bats are priority species within the UK BAP (noctule, soprano pipistrelle, brown long-eared bat, Bechstein's, Barbastelle, greater horseshoe and lesser horseshoe) with all bats included in the York LBAP.

Otter is a priority species in the UK Biodiversity Action Plan and is included in the York LBAP.

Great crested newt (*Triturus cristatus*)

Great crested newts and their habitats are given full protection under Section 9 of the Wildlife and Countryside Act 1981 (as amended). The species is also listed on Annexes II and IV of the EC Habitats Directive (Council Directive 92/43/EEC) which is implemented in the UK by The Conservation of Natural Habitats and Species Regulations 2010.

It is a priority species in the UK Biodiversity Action Plan and the York LBAP.

Water vole (*Arvicola amphibious*)

Water voles are given full legal protection under Section 9(4) of Schedule 5 of the Wildlife & Countryside Act 1981 (as amended in 2008). This makes it a legal offence to intentionally kill, injure or take, sell, damage or destroy or obstruct access to any structure or place used by water voles for shelter or protection, or to disturb water voles while they are using such a place.

It is a priority species in the UK Biodiversity Action Plan and the York LBAP.

Breeding birds

The Wildlife and Countryside Act 1981 gives protection to all bird's nests (whilst being built or in use) and eggs from intentional damage or destruction. Additional protection against disturbance on the nest or of dependant young is provided for birds included on Schedule I.

Badgers

Badgers and their setts are protected by the Protection of Badgers Act 1992. Under this act it is illegal to: (1) wilfully kill, injure, take a badger or attempt to do so, (2) cruelly ill-treat a badger or (3) interfere with a sett, including disturbing a badger while occupying a sett.

PRIORITY/UK BAP SPECIES

In 1993, the UK government consulted over three hundred organisations throughout the UK and held a two day seminar to debate the key issues raised at the Convention of Biological Diversity. The product of this was the launch of Biodiversity: the UK Action Plan in 1994 which outlined the UK Biodiversity Action Plan for dealing with biodiversity conservation in response to the Rio Convention.

The UK Biodiversity Steering Group was created in 1994 and published Biodiversity: the UK Steering Group Report – meeting the Rio challenge. This established the framework and criteria for identifying species and habitat types of conservation concern.

From this list, action plans for 391 species and 45 broad habitat types were produced. The lists were updated in 2007 to include 1150 species and 65 habitats.

As well as having national priorities and targets, action was also taken at a local level. The Steering Group drew up a set of guidelines that were discussed with the Local Authority Association and the Local Government Board with the resulting production of Local Biodiversity Action Plans in the UK.

DESIGNATED SITES

Sites of Interest for Nature Conservation (SINC)

A non-statutory designated site.

Sites of Importance for Nature Conservation (SINC's) are designated by local authorities to enable consideration of their ecological interest within the planning system. The system can be operated in different ways such that the status and name given to such sites can vary from one area to another.

Local Nature Reserve (LNR)

A local statutory designated site.

Local Nature Reserves are designated by local authorities under the National Parks and Access to the Countryside Act 1949. They cover sites of local significance in terms of their nature conservation value and can contribute to opportunities for public education and enjoyment of wildlife. Local Authorities are required to consult English Nature regarding such designation and the criteria for site selection is published by them in 'Local Nature Reserves in England'.

National Nature Reserve (NNR):

A national statutory designation

NNRs are a selection of the best nationally important sites originally established along side National Parks under the National Parks and Access to The Countryside Act 1949. Initially established to protect sensitive features and provide opportunities for research they are now also seen to provide potential for public education and experience of natural heritage.

Sites of Special Scientific Interest (SSSI):

A national statutory designated site.

SSSIs provide statutory protection for sites considered to be of national importance for their wildlife and natural heritage value, following evaluation against published guidelines. They are originally designated by English Nature (now Natural England) under the National Park and Access to the Countryside Act 1949 and re-notified under the Wildlife and Countryside Act 1981. Improved provisions for their protection and management were introduced in the Countryside and Rights of Way Act 2000.

Special Protected Area (SPA):

A European statutory designated site.

SPAs are strictly protected sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (79/409/EEC), the Birds Directive. They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species.

In the UK the first SPAs were identified and classified in the mid 1980's. Classification has since progressed and a regularly updated UK SPA Summary Table provides an overview of both the number of classified SPAs and those approved by government that are currently in the process of being classified (these are known as **potential SPAs or pSPAs** and benefit from the same protection as SPAs).

Special Areas of Conservation (SAC)

A European statutory designated site.

Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive. Article 3 of the Habitats Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds).

Ramsar

A European statutory designated site.

The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an InterGovernmental Treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 151 Contracting Parties to the Convention, with 1593 wetland sites, totalling 134.7 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance.

PRINCIPLE LEGISLATION

Wildlife and Countryside Act 1981 (as amended)

This is the primary legislation for nature conservation in England and Wales. It confers varying degrees of protection on selected species according to their conservation status, ranging from making it an offence to take a species from the wild for profit, to full protection of a species and its habitat. The Act also gives guidance and instruction on statutory sites, such as sites of Special Scientific Interest (SSSI). License exempting specific works can be granted by Natural England. Such licenses are only granted once a full assessment has been made and an appropriate, sustainable mitigation package devised.

Protection of Badgers Act 1992

Allied to the Wildlife and Countryside Act, 1981 are subsidiary Acts such as the Protection of Badgers Act, 1992 which consolidated and added to previous legislation. According to the PBA it is an offence to wilfully kill, injure or maim a badger. Badger setts are also protected from interference unless such activities are licensed through Natural England. Any mitigation packages devised for badgers found on development sites must be agreed by Natural England and all mitigation activities must be fully licensed.

Countryside and Rights of Way Act 2000

As well as providing measures to improve countryside access for walkers, ramblers and horse riders, this Act also strengthens the protection of species and designated sites made in the Wildlife and Countryside Act 1981. This Act also gives the importance of biodiversity conservation statutory basis requiring government departments to have regard for biodiversity in carrying out their functions, and to take positive steps to further the conservation of listed species and habitats.

Natural Environment and Rural Communities Act (NERC), 2006 – Biodiversity Duty

NERC received royal assent in March 2006. Section 40 of the Act replaces and extends a duty, from Section 74 of the Countryside and Rights Of Way Act 2000, on Ministers and Government which already requires them to have regard to the purpose of conserving biodiversity. Section 40(1) states that, "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

EC Habitats Directive (92/43/EEC)

This Directive aims to give Europe-wide protection to certain rare and threatened habitats on land and at sea. It builds on legislation already established under the Birds Directive of 1979, and aims to establish a series of protected sites known as Natura 2000 series. These sites are intended to protect the unique and special wildlife of Europe and to preserve it for future generations. In Britain these Natura 2000 sites include those areas designated as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). The Habitats Directive is implemented in the UK through the Conservation of Habitats and Species Regulations 2010.

EC Birds Directive (79/409/EEC)

The Directive provides a framework for the conservation and management of, and human interactions with, wild birds in Europe. It sets broad objectives for a wide range of activities, although the precise legal mechanisms for their achievements are at the discretion of each Member State (in the UK delivery is via several different statutes). The Directive applies to the UK and to its overseas territory of Gibraltar.

The main provisions of the Directive include:

- The maintenance of the favourable conservation status of all wild bird species across their distributional range with the encouragement of various activities to that end;
- The identification and classification of Special Protection Areas (SPAs) for the rare and vulnerable species listed in Annex I of the Directive, as well as for all regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance;
- The establishment of a general scheme of protection for all wild birds; Restrictions on the sale and keeping of wild birds.

The Hedgerow Regulations 1997

The *Hedgerow Regulations 1997* were made under Section 97 of the *Environment Act 1995* and came into force in 1997. They introduced new arrangements for local planning authorities in England and Wales to protect important hedgerows in the countryside, by controlling their removal through a system of notification. Important hedgerows are defined by complex assessment criteria, which draw on biodiversity features, historical context and the landscape value of the hedgerow.

APPENDIX : 02**PLANNING POLICY NOTES: NPPF AND YORK LOCAL PLAN****National Planning Policy Framework (2012)**

The National Planning Policy Framework replaces *Planning Policy Statement 9 (PPS 9) – Biodiversity and Geological Conservation* but the accompanying guidance document (*ODPM 06/2005: Biodiversity and Geological Conservation-Statutory Obligations and their impact within the Planning System*) has not been withdrawn.

The NPPF sets out the Government's policies on the protection of biodiversity and sites of geological interest through the planning system. It required local planning authorities, when taking decisions, to ensure that appropriate weight is attached to designated sites of international, national and local importance, protected species and to biodiversity and sites of recognised geological interest within the wider environment. It states:-

"The planning system should contribute to and enhance the natural and local environment by:

- *Protecting and enhancing values landscapes, geological conservation interests and soils;*
- *Recognising the wider benefits of ecosystem services;*
- *Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."*

"When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- *If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;*
- *development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;*
- *opportunities to incorporate biodiversity in and around developments should be encouraged;*
- *planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and*
- *the following wildlife sites should be given the same protection as European sites:*
 - *potential Special Protection Areas and possible Special Areas of Conservation;*
 - *listed or proposed Ramsar sites^[26] and*
 - *sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.*
- *The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.*

York Local Planning Policy

The loss of habitats and impacts on associated connecting features and protected species would be contrary to policies within the current Local Plan and the proposed Local Plan currently in consultation.

Relevant policies within the City of York Draft Control Local Plan Incorporating the 4th Set of changes (April 2005).

NE1 Trees, Woodlands and Hedgerows

"....Trees, woodlands and hedgerows which are of landscape, amenity, nature conservation or historical value, will be protected by:

- a) Refusing development proposals which will result in their loss or damage; and
- b) Requiring trees or hedgerows which are being retained on development sites to be adequately protected during any site works; and
- c) Making tree preservation orders for individual trees and groups of trees which contribute to the landscape or local amenity; and
- d) Making hedgerow retention notices where appropriate to protect important hedgerows and ;
- e) Ensuring the continuation of green/wildlife corridors....."

NE2 River and Stream Corridors, Ponds and Wetland Habitats

"....Development which is likely to have a detrimental impact on the natural features of river and stream corridors, ponds or wetland habitats will not be permitted. Their environmental and amenity value will be conserved and enhanced by:

- a) protecting existing natural features and marginal vegetation and encouraging their reinstatement when lost;
- b) resisting development that would have an adverse impact on their landscape character;
- c) promoting the maintenance, enhancement and where appropriate the restoration of their character;
- d) ensuring the design of structures and engineering works are appropriate in form and scale to their setting..."

NE3 Water Protection

"...When determining planning applications, account will be taken of any impact the development will have on watercourses, open water or underground water supplies. Development proposals will be expected to minimise any adverse effects on these sources..."

NE4a International and National Nature Conservation Sites

"...Development which is likely to have a significant effect on a European site, proposed European site or a Ramsar site will be subject to the most rigorous examination, in accordance with the procedures set out in the Habitats Regulations 1994.

Development in or likely to have an effect on a Site of Special Scientific Interest will be subject to special scrutiny.

Where development could have an adverse effect, directly or indirectly, on an international, or national nature conservation site it will only be permitted where the reasons for the development clearly outweigh the special nature conservation value of the site.

NE5a Local Nature Conservation Sites

"...Development likely to have an adverse effect on a Local Nature Reserve or a non statutory nature conservation site will only be permitted where the reasons for the development clearly outweigh the substantive nature conservation value of the site..."

NE5b Avoidance of, Mitigation and Compensation for Harm to Designated Nature Conservation Sites

"...In exceptional circumstances where development is allowed under policies 4a and 5a, which would have an adverse effect on the nature conservation value of the site, the council will ensure that the appropriate use of planning conditions and planning obligations is undertaken in order to

protect and enhance the site's nature conservation interest and to provide appropriate compensatory measures and site management.

NE6 Species Protected by Law

".....Where a proposal may have a significant effect on protected species or habitats, applicants will be expected to undertake an appropriate assessment demonstrating their proposed mitigation measures.

Planning permission will only be granted for development that would not cause demonstrable harm to animal or plant species protected by law, or their habitats. The translocation of species or habitats will be an approach of last resort....."

NE7 Habitat Protection and Creation

".....Development proposals will be required to retain important natural habitats and, where possible, include measures to enhance or supplement these and to promote public awareness and enjoyment of them.

Within new developments measures to encourage the establishment of new habitats should be included as part of the overall scheme...."

NE8 Green Corridors

"....Planning permission will not be granted for development, which would destroy or impair the integrity of green corridors and stepping stones (e.g. river corridors, roads, railway lines, cycleways, pockets of open space and natural or semi-natural vegetation etc). Conversely, development that ensures the continuation and enhancement of green corridors for wildlife will be favoured...."

Relevant policies within the City of York Local Plan – Publication (Draft 2014)

GI2: Biodiversity and Access to Nature

In order to conserve and enhance York's biodiversity, any development should where appropriate:

- i. ensure the retention, enhancement and appropriate management of features of geological, geomorphological, paleoenvironmental or biological interest, and address the requirements of the current Biodiversity Audit and Action Plan;
- ii. take account of the potential need for buffer zones around wildlife and biodiversity sites, to ensure the integrity of the site's interest is retained;
- iii. result in net gain to, and help to improve, biodiversity;
- iv. enhance accessibility to York's Biodiversity resource where this would not compromise their ecological value, affect sensitive sites or be detrimental to drainage systems;
- v. safeguard, manage and enhance York's existing tree and woodland resource;
- vi. maintain and enhance the rivers, banks, floodplains and settings of the Rivers Ouse, Derwent and Foss, and other smaller waterways for their biodiversity, cultural and historic landscapes, as well as recreational activities where this does not have a detrimental impact on the nature conservation value; and
- vii. maintain and enhance the diversity of York's Strays for wildlife.

GI3: Green Infrastructure Network

In order to conserve and enhance York's green infrastructure networks any development should where relevant:

- i. maintain and enhance the integrity and management of York's Green Infrastructure network, including its green corridors and open spaces; and
- ii. protect and enhance the amenity, experience and surrounding biodiversity value of existing rights of way, national trails and open access land; and
- iii. ensure the protection of the hierarchy and integrity of York's local, district and regional green corridors; and
- iv. create and/or enhance 'stepping stones' and new Green Corridors that improves links between existing corridors, nature conservation sites and other open space.

GI4: Trees and Hedges

Development will be supported where it:

- i. recognises the value of the existing tree cover and hedges, the contribution they can make to the quality of a development, their biodiversity value, and their assimilation into the landscape context;
- ii. provides protection for overall tree cover as well as for existing trees worthy of retention in the immediate and longer term and with conditions that would sustain the trees in good health in maturity;
- iii. retains trees and hedges that make a significant contribution to the setting of a conservation area or a listed building, the setting of proposed development, are a significant element of a designed landscape, or value to the general public amenity, in terms of visual benefits, shading, screening.
- iv. does not create conflict between existing trees to be retained and new buildings, their uses and occupants, whether the trees or buildings be within or adjacent to the site; and
- v. supplements the city's tree stock with new tree planting where an integrated landscape scheme is required.

Land West of Wiggington Road, York. Ecology: Additional Comments, October 2017

1.0 Introduction.

A general ecological review of the proposed housing allocation site Land West of Wiggington Road (ST14) was undertaken by Smeeden Foreman Limited on behalf of Airedon Planning and Design in March 2017 (refer to SF2633 Preliminary Ecological Appraisal Report, March 2017).

The report provided a preliminary review of the ecological implications of the development of the site for residential purposes based on information gathered by desk study with ground truthing from public footpaths where possible. The report concluded that the development of the site for housing would cause the loss of farmland including possible UK BAP habitats and has the potential to adversely affect a number of UK and European protected and priority species as well as sites designated at the European, national and local level. The allocation of the site could therefore be contrary to national and local planning policy.

This report provides comment on the potential ecological implications of the development of the site in the light of the additional information submitted in support of the application (*2016 Consultation Representations in Support of ST14* submitted by PB Planning).

2.0 Designated Sites

The application documents make no reference to the potential consideration of effects on statutory designated sites.

The representation refers to two local sites only (Sites of Local Interest SLI's), it does not consider potential impacts on Sites of Interest for Nature Conservation (SINC) of which there are four within 2km of the site.

Sites of Local Interest (SLI) are considered to be a level down in interest from other tertiary sites such as SINC sites. They are noted by the local authority as being of some ecological interest and some social interest but most do not have formal SINC designation.

Of the two sites noted in the representation Clifton Airfield SLI is directly affected by the proposed southern access route to the site. Direct impacts of landtake are minimised by the proposed use of an existing track however, habitat loss will occur along with indirect impacts of disturbance from lighting, noise and traffic along with fragmentation of the site itself.

3.0 Habitats

The representation describes habitats found to be typical lowland arable farmland. Hedgerows, woodland and scrub area identified as being of greater interest and capable of being incorporated into residential development within landscaping and green infrastructure.

The indicative layout plans included with the submission indicate the retention of these features within the scheme however, they do not include the habitat loss required for access roads nor do they address the issues of disturbance and fragmentation which would detrimentally affect the continued use of these features by wildlife.

The locations for the access roads are both shown to directly impact on areas of habitat identified to be of greater interest. The southern route affecting the Clifton Airfield SLI (see above) and the eastern route affecting Nova Scotia Plantation. Both these areas have been identified within the submission documents as being of value being termed 'historic' and 'designated'.

The presence of and potential impacts on water bodies on or adjacent to the site do not appear to have been specifically considered. Although it is possible to incorporate these along with the other features as described above the issues of disturbance and fragmentation have not been addressed.

The extent of the site proposed has increased to the north, south and west. The habitats affected will be generally similar. The impact of a larger site will generally be quantitative rather than qualitative, however, this impacts the extent of degradation of adjacent farmland habitats and their potential functionality. Increasing the extent of the site to the west also increases the potential for impacts on White Sike Drain.



4.0 Protected/notable species

The following species surveys have been undertaken by the applicant. Full survey details have not been provided but a summary is included within the representations as follows:-

Surveys	Date	Results provided
Badger survey	November 2013	Present in local area – activity and population size expected to be low.
Winter bird surveys	4 visits 2013-2014	Potential across the site with several areas on and around the site being found important
Breeding bird surveys	3 visits 2014	Potential across the site with several areas on and around the site being found important (woodland, scrub, hedgerows, grassland and ponds).
Botanical survey – Clifton Airfield SLI	May 2014	Results not confirmed.
Invertebrate survey – Clifton Airfield SLI	September 2014	Results not confirmed.
Barn owl surveys	April/May 2014	Results not confirmed.
Great crested newt surveys	Mid-march to mid-June 2014	Presence of GCN confirmed off-site to east.
Reptile surveys	April-May 2014	Potential habitat in Clifton Airfield SLC and wider field margins. Results not confirmed.
Bat activity transects	April-Sept 2014	Foraging habitat considered low quality generally. Make some use of the site but expected to be low. Results not confirmed.
Bat roost assessments – trees ground level	2014	Occasional mature trees with some level of bat potential.
Bat roost assessments – external/internal buildings	2014	Results not confirmed.
Water vole and otters	September 2014	Results not confirmed.
Invasive species	-	Himalayan balsam noted.

A full range of species surveys has been undertaken though the summary of the results is not clear for some species. Surveys for hedgehog and brown hare would not be usual but, as UK/local BAP species, consideration of their use of the site would be expected. Potential issues with respect to other species are as follows:-

- Badger – set locations expected to be within woodland to the east and south of the proposals site. Direct and indirect loss of foraging habitat, fragmentation and increased road traffic casualties could therefore be significant even if present in low numbers.
- Birds – extent of habitat loss, particularly for farmland species.
- Botanical - surveys were restricted to Clifton Airfield SLI only, were undertaken outside the optimal survey season for grassland species and results are unclear. Area of woodland to be lost to access route through Nova Scotia Plantation, hedgerows and field margins have not been surveyed.
- Great crested newt – presence off site has been identified but no assessment appears to have been undertaken of the impact of the proposals on terrestrial habitats such as Clifton Airfield, woodland, hedgerows and rough grassland.
- Bats – surveys may not comply with latest guidelines (2016)
- Water vole – single visit in September would not comply with current guidelines (2016).



5.0 Summary

The application documents conclude that no ecological features represent a serious constraint to development provided that appropriate site design, mitigation, protection measures and post construction management are incorporated. The main areas where additional ecological surveys and/or consideration of potential impacts are required to confirm this are discussed above and noted as follows:-

- **Habitat surveys** – detailed surveys (beyond phase 1) should be undertaken for all habitats of potential botanical value including all areas of woodland to be affected (Nova Scotia Plantation), field margins and hedgerows.
- **Species surveys** – additional species surveys required to meet current guidelines.
- **Impacts** – wider potential impacts such as disturbance (lighting, noise, activity), degradation, fragmentation and loss of connectivity should be considered.
- **Access road locations** – will cause loss of habitat, disturbance and fragmentation within ecological sensitive areas (Nova Scotia Plantation and Clifton Airfield SLI) and potentially affect protected species (badger, great crested newts).
- **Increased extent of site** –increased impacts will be quantitative with similar habitat present but may decrease the potential functionality of adjacent farmland in respect to supporting wildlife species. Potential qualitative impact if White Sike Drain affected to the west.



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1. Personal Details		2. Agent's Details (if applicable)
Title	Mr	Miss
First Name	Jolyon	Laura
Last Name	Harrison	Fern
Organisation (where relevant)	N/A	Airedon Planning and Design
Representing (if applicable)	N/A	Mr Jolyon Harrison
Address – line 1	[REDACTED]	Roman Ridge
Address – line 2		Main Street
Address – line 3		Aberford
Address – line 4		Leeds
Address – line 5		
Postcode		LS25 3AW
E-mail Address	c/o agent	laura@airedon.co.uk
Telephone Number	c/o agent	0113 2814981

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Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

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4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

Please refer to the Main Representations and Supplementary Representations Reports prepared by Airedon Planning and Design, and the associated appendices.

What does 'Sound' mean?

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Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared	<input checked="" type="checkbox"/>	Justified	<input checked="" type="checkbox"/>
Effective	<input checked="" type="checkbox"/>	Consistent with national policy	<input checked="" type="checkbox"/>

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph
no.

See below

Policy
Ref.

See below

Site Ref.

See below

Please see Appendix A of Supplementary Representations Report for full list of paragraphs, policies and site references to which Mr Harrison objects.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

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6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

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7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

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Part C - How we will use your Personal Information

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Last Name	Harrison	Fern
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Signature 

Date 03.04.2018

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Where do I send my completed form?

Please return the completed form **by Wednesday 4 April 2018, up until midnight**

- To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- By email to: localplan@york.gov.uk

Electronic copies of this form are available to download at www.york.gov.uk/localplan or you can complete the form online at www.york.gov.uk/consultations

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan, Policies Map or Sustainability Appraisal. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'. These terms are explained as you go through the response form.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each representation you wish to make** (topic or issue you wish to comment on). You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

Additional response forms can be collected from the main council offices and the city's libraries, or you can download it from the council's website at www.york.gov.uk/localplan or use our online consultation form via <http://www.york.gov.uk/consultations>. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part A of this form the group you are representing.

Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Where can I view the Local Plan Publication Consultation documents?

You can view the Local Plan Publication draft Consultation documents

- Online via our website www.york.gov.uk/localplan.
- City of York Council West Offices
- In all libraries in York.

Part B -Your Representation

(Please use a separate Part B form for **each** issue to you want to raise)



3. To which document does your response relate? (Please tick one)

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes

No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes

No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

Please refer to the Main Representations and Supplementary Representations Reports prepared by Airedon Planning and Design, and the associated appendices.

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

What makes a Local Plan "sound"?

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared	<input checked="" type="checkbox"/>	Justified	<input checked="" type="checkbox"/>
Effective	<input checked="" type="checkbox"/>	Consistent with national policy	<input checked="" type="checkbox"/>

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

See below

Policy Ref.

See below

Site Ref.

See below

Please see Appendix A of Supplementary Representations Report for full list of paragraphs, policies and site references to which Mr Harrison objects.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

Please refer to the Main Representations and Supplementary Representations Reports prepared by Airedon Planning and Design, and the associated appendices.

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.

You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further representations will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Please refer to the Main Representations and Supplementary Representations Reports prepared by Airedon Planning and Design, and the associated appendices.

7.(1). If your representation is seeking a change at question 6.(1), do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

7.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Mr Harrison's representations to the Publication Local Plan identify fundamental flaws, inconsistencies and failings within the Council's evidence base and its Local Plan, which has resulted in the production of an unsound Plan that does not comply with National Planning Policy and is not legally compliant.

For this reason, it is critical that Mr Harrison is able to be represented at the hearing sessions of the Public Examination.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.



Part C - How we will use your Personal Information

We will only use the personal information you give us on this form in accordance with the Data Protection Act 1998 (and any successor legislation) to inform the Local Plan process.

We only ask for what personal information is necessary for the purposes set out in this privacy notice and we will protect it and make sure nobody has access to it who shouldn't.

City of York Council does not pass personal data to third parties for marketing, sales or any other commercial purposes without your prior explicit consent.

As part of the Local Plan process copies of representations made in response to this consultation including your personal information must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. Copies of all representations must also be provided to the Planning Inspectorate as part of the submission of the City of York Local Plan.¹

Storing your information and contacting you in the future:

The information you provide on this form will be stored on a database used solely in connection with the Local Plan. If you have previously responded as part of the consultation on the York Local Plan (previously Local Development Framework prior to 2012), your details are already held on the database. This information is required to be stored by the Council as it must be submitted to the Planning Inspectorate to comply with the law.¹ The Council must also notify those on the database at certain stages of plan preparation under the Regulations.²

Retention of Information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely. The Local Planning Authority is required to retain your information during the plan making process. The information you submit relating to the Local Plan can only cease to be made available 6 weeks after the date of the formal adoption of the Plan.³

Your rights

To find out about your rights under the Data Protection Act 1998 (and any successor legislation), you can go to the Information Commissioners Office (ICO) <https://ico.org.uk/for-the-public/>

If you have any questions about this Privacy Notice, your rights, or if you have a complaint about how your information has been used or how long we have kept it for, please contact the Customer Feedback Team at haveyoursay@york.gov.uk or on [01904 554145](tel:01904554145)

Signature

Date

03.04.2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012

From: Katie Betts [kbettsyork@gmail.com]
Sent: 03 April 2018 14:00
To: localplan@york.gov.uk
Subject: Response to York Local Plan Publication Draft 2018 consultation
Attachments: form complete.pdf

Dear Sir / Madam,

Please see attached for my response to the current consultation.

Yours faithfully,

Katie Betts

City of York Local Plan Publication Draft 2018 Consultation response form 21 February – 4 April 2018

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** Personal Details, **Part B** Your Representation and **Part C** How we will use your Personal Information


To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has produced this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part C carefully before completing the form. Please ensure you sign the form on page 6.

Please fill in a separate part B for each issue/representation you wish to make. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A - Personal Details

Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title	Mrs	
First Name	Katie	
Last Name	Betts	
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

Representations must be received by Wednesday 4 April 2018, up until midnight.
Representations received after this time will not be considered duly made.

Part B - Your Representation

(Please use a separate Part B form for each issue to you want to raise)



3. To which document does your response relate? (Please tick one).

City of York Local Plan Publication Draft

Policies Map

Sustainability Appraisal/Strategic Environmental Assessment

What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.york.gov.uk/localplan

4. (1) Do you consider the document is Legally compliant?

Yes No

4.(2) Do you consider that the document complies with the Duty to Cooperate?

Yes No

4.(3) Please justify your answer to question 4.(1) and 4.(2)

In respect of all the documents referred to in Section 3 above, I support and agree with City of York Council's processes, procedures, and justifications and I am satisfied that all documents are legally compliant. I would prefer, however, that the housing densities identified for the two development sites in Copmanthorpe, which are substantially greater than the current average density for the village and which would result in the overwhelming of already stretched infrastructure and services, be reduced to the densities detailed in Policy CNP2 of the draft Neighbourhood Plan

What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below. The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant.

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Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Representations must be received by Wednesday 4 April 2018, up until midnight.
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5.(1) Do you consider the document is Sound?

Yes No

If yes, go to question 5.(4). If no, go to question 5.(2).

5.(2) Please tell us which tests of soundness the document fails to meet: (tick all that apply)

Positively prepared Justified
 Effective Consistent with national policy

5.(3) If you are making comments on whether the document is unsound, to which part of the document do they relate?

(Complete any that apply)

Paragraph no.

Policy Ref.

Site Ref.

5.(4) Please give reasons for your answers to questions 5.(1) and 5.(2)

You can attach additional information but please make sure it is securely attached and clearly referenced to this question.

'In respect of all the documents referred to in Section 3 above, I support and agree with City of York Council's processes, procedures, and justifications and I am satisfied that all documents meet all the tests of soundness'. I would prefer, however, that the housing densities identified for the two development sites in Copmanthorpe, which are substantially greater than the current average density for the village and which would result in the overwhelming of already stretched infrastructure and services, be reduced to the densities detailed in **Policy CNP2 of the draft Neighbourhood Plan**

6. (1) Please set out what change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at question 5 where this relates to soundness.



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Signature

[Redacted Signature]

Date

3/4/2018

¹ Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17,22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

² Regulation 19 Town and Country Planning (Local Planning) England) Regulations 2012

³ Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012