

City of York Council

Examination of the City of York Local Plan 2017 – 2033

Schedule of Matters, Issues and Questions for the Examination

Phase 3 Hearings

Affordable Housing, Housing Mix and Density, Universities and Colleges, Student Housing, Strategic Mixed Use/Housing and Strategic Housing Sites, Non-Strategic Housing Sites, and Gypsies, Travellers and Travelling Show-People

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When respondents answering the following questions identify a deficiency in the Local Plan, they should make clear how it should be changed.

In accordance with the Transitional Arrangements set out at paragraph 220 in Annex 1 of the National Planning Policy Framework 2021, where a plan is being examined that was submitted on or before 24 January 2019, the policies in the previous 2012 version of the Framework will continue to apply, as will any previous guidance which has been superseded. Accordingly, the Local Plan is being examined against the 2012 version of the National Planning Policy Framework. As such, all further references in this document to the 'National Planning Policy Framework' or 'the Framework' are to that 2012 version.

Matter 1 – Affordable Housing

- 1.1 What is the need for affordable housing?
- 1.2 Does the provision for affordable housing in the Plan properly and pragmatically reflect that need?
- 1.3 Should the housing requirement be uplifted to reflect the need for affordable housing?
- 1.4 What would be the effect of such an uplift?
- 1.5 Is Policy H10 soundly based and in accord with national policy?
- 1.6 Is the approach to OSFC a reasonable one?
- 1.7 Will the alternative source of supply (in Policy GB4 make any material difference in terms of supply?

Matter 2 - Universities and Colleges

- 2.1 What are the needs of the various Universities and Colleges?
- 2.2 Does the Plan properly provide for the needs of the various establishments?
- 2.3 Is the approach of the Plan to Universities and Colleges justified in Green Belt terms (whether in terms of Green Belt boundaries, or 'washing over')?

- 2.4 Are Policies ED1-ED5 and ED7 effective?
- 2.5 Is the Policy SS22 (ST27) sufficient for the purposes of the University of York?

Matter 3 – Student Housing

- 3.1 What is the need for student housing?
- 3.2 Is the general approach of the Plan to student housing justified?
- 3.3 Is Policy H7 reasonable?
- 3.4 Will it adequately address the need for student housing?
- 3.5 Is allocation SH1 soundly based and sufficient?
- 3.6 Is the manner in which Policy H8 approaches HMOs justified?

Matter 4 – Strategic Sites

- 4.1 Is the allocation and associated Policy SS4 relating to ST5 soundly based?
- 4.2 Is the allocation and associated Policy SS6 relating to ST1 soundly based?
- 4.3 Is the allocation and associated Policy SS7 relating to ST2 soundly based?
- 4.4 Is the allocation and associated Policy SS8 relating to ST4 soundly based?
- 4.5 Is the allocation and associated Policy SS15 relating to ST17 soundly based?
- 4.6 Is the allocation and associated Policy SS17 relating to ST32 soundly based?
- 4.7 Is the allocation and associated Policy SS9 relating to ST7 soundly based?
- 4.8 Are the Green Belt boundaries of the ST7 site reasonably derived?
- 4.9 Is the allocation and associated Policy SS10 relating to ST8 soundly based?
- 4.10 Are the Green Belt boundaries of the ST8 site reasonably derived?
- 4.11 Is the allocation and associated Policy SS11 relating to ST9 soundly based?

- 4.12 Are the Green Belt boundaries of the ST9 site reasonably derived?
- 4.13 Is the allocation and associated Policy SS12 relating to ST14 soundly based?
- 4.14 Are the Green Belt boundaries of the ST14 site reasonably derived?
- 4.15 Is the allocation and associated Policy SS14 relating to ST16 soundly based?
- 4.16 Are the Green Belt boundaries of the ST16 site reasonably derived?
- 4.17 Is the allocation and associated Policy SS16 relating to ST31 soundly based?
- 4.18 Are the Green Belt boundaries of the ST31 site reasonably derived?
- 4.19 Is the allocation and associated Policy SS18 relating to ST33 soundly based?
- 4.20 Are the Green Belt boundaries of the ST33 site reasonably derived?
- 4.21 Is the allocation and associated Policy SS20 relating to ST36 soundly based?
- 4.22 Are the Green Belt boundaries of the ST36 site reasonably derived?

Matter 5 – Queen Elizabeth Barracks, Strensall

- 5.1 Is the proposed deletion of Policy SS19 and allocation ST35 by the Council necessary for soundness?
- 5.2 Could the difficulties identified by the Council and Natural England be overcome?

Matter 6 – Non- Residential Strategic Sites

- 6.1 Is the allocation and associated Policy SS21 relating to ST26 soundly based?
- 6.2 Is the allocation and associated Policy SS23 relating to ST19 soundly based?

- 6.3 Is the allocation and associated Policy SS24 relating to ST37 soundly based?
- 6.4 Where relevant, are the Green Belt boundaries of these sites reasonably derived?

Matter 7 – Land West of Elvington Lane

- 7.1 Is the allocation and associated Policy SS13 relating to ST15 soundly based?
- 7.2 Are the Green Belt boundaries reasonably derived?
- 7.3 Does the proposed allocation respond adequately to the presence of the SINC?
- 7.4 Is the allocation viable and deliverable given the infrastructure requirements, in particular?

Matter 8 – Non-Strategic Housing Allocations

- 8.1 Can the Council explain why these are referred to in the Plan (Table 5.1 - H1, H3, H5, H6, H7, H8, H10, H20, H22, H23, H29, H31, H38, H39, H46, H52, H53, H55, H56, H58, and H59) but not made subject of any site-specific policy?
- 8.2 If their development is to be governed by general development control policies, is this sufficient?
- 8.3 Are these sites deliverable?
- 8.4 Are there any site-specific issues relating to any of them?

Matter 9 – Gypsies and Travellers and Travelling Show-People

- 9.1 Have those needs of Gypsies and Travellers and Travelling Show-People been properly assessed?
- 9.2 Does the Plan provide adequately for the needs of Gypsies and Travellers?
- 9.3 Will Policy H5 be effective in meeting those needs?

9.4 Does the Plan provide adequately for the needs of Travelling Show-People?

9.5 Will Policy H6 be effective in meeting those needs?

Matter 10 – Housing Mix and Density (Policies H2, H3, H4 and H9)

10.1 Are the proposed densities in Policy H2 appropriate and will they result in the efficient use of land?

10.2 Is the approach to housing mix, and the ‘balancing of the housing market’, with reference to the SHMA, in Policy H3, based on sound principles?

10.3 Does Policy H4 cater adequately for self and custom house building?

10.4 Will Policy H9 properly address specialist housing for older people?

Paul Griffiths

INSPECTOR

13/06/22