

**From:** Simon Jones [REDACTED]  
**Sent:** 01 March 2023 20:57  
**To:** localplan@york.gov.uk  
**Subject:** RE: City of York Local Plan Main Modifications Consultation 2023

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hello Neil – hope all is well with you my friend, and that the team can see some light at the end of the tunnel.

I had received the notification, and am happy to make a nil formal return on behalf of the Secretary of State for Transport.

Kindest regards

*Simon D Jones Esq.*

Regional Strategic Planning Manager

North Yorkshire, West Yorkshire, South Yorkshire & Lincolnshire



(Yorkshire & North East Team)  
National Highways | Calder Park House | Calder View | Calder Business Park | Wakefield | West Yorkshire | WF2 7UA | United Kingdom

**Tel:** +44 (0) 300 4702472 | **Mobile:** + 44 [REDACTED]  
**Web:** <https://nationalhighways.co.uk/>

GTN: 0300 470 2472

I am a hybrid worker and predominantly based from a home office. This means that whilst I am always available via email and phone, there could be occasional pressures on the technology which supports this - hence there could be periods of intermittent contact without notice.

[a]

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**From:** [REDACTED] **On Behalf Of** localplan@york.gov.uk  
**Sent:** 01 March 2023 15:30  
**To:** localplan@york.gov.uk  
**Subject:** City of York Local Plan Main Modifications Consultation 2023

Dear sir or madam,

**CITY OF YORK LOCAL PLAN  
PROPOSED MAIN MODIFICATIONS CONSULTATION (February 2023)**

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS  
2012 – REGULATION 19, 20 and 35**

We have recently tried to contact you via email regarding the City of York Council's current consultation on the Proposed Main Modifications to the City of York Local Plan, which runs until Monday 27<sup>th</sup> March 2023. Unfortunately, this correspondence has been returned to us as 'undeliverable'. In line with our duties to contact you under the Planning regulations, we are therefore trying to contact you again, with the consultation letter, Statement of Representations Procedure & Guidance Note enclosed below for your information.

If you require further information or advice, or would like further information on the Local Plan, any associated documents or the Local Plan process, please contact the Strategic Planning Policy Team by emailing [localplan@york.gov.uk](mailto:localplan@york.gov.uk) or phoning (01904) 552255. You can also use these contact details to notify us if you no longer want to receive these planning updates.

We look forward to receiving your comments.

Yours faithfully,

Neil Ferris

Corporate Director of Place

**City of York Council | Strategic Planning Policy**

e: [localplan@york.gov.uk](mailto:localplan@york.gov.uk)

Directorate of Place|West Offices |Station Rise |York YO1 6GA

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Dear Resident/Business,

**CITY OF YORK LOCAL PLAN  
PROPOSED MAIN MODIFICATIONS CONSULTATION (February 2023)**

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS  
2012 – REGULATION 19, 20 and 35**

<https://www.york.gov.uk/LocalPlanConsultation2023>

In keeping with planning regulations, I am writing to let you know about an opportunity to comment on the 'Proposed Main Modifications' (2023) to the City of York Local Plan. You are getting this email because you, or someone in your business or household, previously expressed an interest in, or responded to, a Local Plan consultation.

The Local Plan is an important document which will provide a development framework for the whole city and form the basis for future planning decisions. The City of York Local Plan (2017-2033) is currently in a process known as 'Examination' by independent Planning Inspectors following its submission to the Secretary of State for Housing, Communities and Local Government on 25 May 2018.

After the first set of examination hearings - which took place in December 2019 - we put forward a number of 'Proposed Modifications' to the Local Plan we originally submitted. Consultation on those proposed modifications took place in two phases, from 10 June - 22 July 2019 and 25 May - 7 July 2021. Examination hearing sessions to discuss the submitted plan - including those proposed modifications - were then held between May and September 2022.

Following those latest hearings, the Inspectors have asked us to consult on a schedule of proposed 'Main Modifications', in response to issues raised by the Inspectors before and during those sessions.

The attached '[Statement of Representations Procedure](#)' and '[Guidance note](#)' has further, detailed guidance on the scope of our consultation, and will help you to understand how to submit your representations to the Council as well as what you need to consider when preparing them. Any written representations made will be processed in accordance with our [Privacy Notice](#) and considered directly by the independent Planning Inspectors.

**You can respond at any time during the 6-week consultation period from 13 February 2023 until 27 March 2023.**

All consultation documents are available on our website <http://www.york.gov.uk/LocalPlanConsultation2023>. Documents can also be seen electronically at the city's libraries and Explore Centres. Printed copies will be available at our Customer Service Centre in West Offices.

You can comment on the consultation via our online survey at <http://www.york.gov.uk/LocalPlanConsultation2023>. Alternative format response forms are available from the Strategic Planning Policy Team at [localplan@york.gov.uk](mailto:localplan@york.gov.uk) or (01904) 552255.

We are also consulting on a Community Infrastructure Levy (CIL) draft Charging Schedule and evidence base, to help pay for infrastructure which can support developments such as schools, green infrastructure and sustainable transport. If you would like to take part in the CIL consultation, please visit [www.york.gov.uk/consultations](http://www.york.gov.uk/consultations).

If you require further information or advice, or would like further information on the Local Plan, any associated documents or the Local Plan process, please contact the Strategic Planning Policy Team by emailing [localplan@york.gov.uk](mailto:localplan@york.gov.uk) or phoning (01904) 552255. You can also use these contact details to notify us if you no longer want to receive these planning updates.

We look forward to receiving your comments.

Yours faithfully,

Neil Ferris

Corporate Director of Place

**City of York Council | Strategic Planning Policy**

e: [localplan@york.gov.uk](mailto:localplan@york.gov.uk)

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**STATEMENT OF REPRESENTATION PROCEDURE AND AVAILABILITY OF DOCUMENTS  
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS  
2012 – REGULATION 19, 20 and 35**

**CITY OF YORK LOCAL PLAN PROPOSED MAIN MODIFICATIONS CONSULTATION (Feb  
2023)**

**Title of Document**

City of York Local Plan Main Modifications Consultation (February 2023)

**Subject Matter and Area Covered**

The City of York Publication Draft Local Plan (“Draft Plan”) was submitted for independent Examination on 25 May 2018. Examination hearings commenced on 10 December 2019 with Phase 4 hearings closing on 22 September 2022. Following the hearings, the Inspectors invited the Council to submit, for their consideration, a schedule of proposed Main Modifications to the Draft Plan which they considered to be necessary to make the plan sound. The schedule is now subject to public consultation.

The Local Plan sets out the broad spatial planning and policy framework for the whole City of York administrative area up to 2032/33 with the exception of the Green Belt boundaries which will endure for a minimum of 20 years. It includes a long-term vision and strategic objectives, policies to guide development, and allocations for new homes, jobs, and open space.

**Period of Publication for Representations**

Representations are invited on the City of York Local Plan Main Modifications Consultation for a period of 6 weeks, from 13 February until midnight on 27 March 2023. This statement provides details on how to make representations.

**Statement of arrangements – How to view the documents**

During the public consultation period, copies of the main documents associated with the City of York Local Plan Main Modifications consultation will be available to view:

- On the Council’s website at <https://www.york.gov.uk/LocalPlanConsultation2023>
- At the Council’s West Offices, Station Rise, York (Mon-Fri 9:00-17:00, Sat and Sun closed)

Documents are also available to view electronically via the city’s libraries and Explore centres. Current opening times are available to view on the Explore York webpage <https://explore.york.org.uk/libraries/>

Members of the library can book computer sessions up to a week in advance and you can use the booking webpage (<https://pcbookings.explore.york.org.uk/>) to book a session. You will need your library card number and PIN to log in. Alternatively, you can book by speaking to library staff at any of the open branches. For more information on accessing or booking a computer at a library, and for up-to-date opening times, please see: <https://explore.york.org.uk/digital/computers-and-wifi-in-libraries/>

## **Documents which are available to view:**

The following documents are available as part of this consultation:

- Schedule of Proposed Main Modifications
- Policy Map Modifications
- Sustainability Appraisal Addendum
- Sustainability Appraisal Technical Note (ST15a)
- Habitats Regulations Assessment Addendum
- Habitats Regulations Assessment Addendum (ST15a)

Evidence base documents available as part of this consultation:

- EX/CYC/76 - Housing Supply Update 16 May 2022
- EX/CYC/76a - Housing Land Supply Update Addendum Responses to representations made to EX/CYC/76 21 June 2022
- EX/CYC/76b - Appendix 4 Part 1 - Major Sites with Consent
- EX/CYC/76c - Appendix 4 Part 2 - Major Sites (Allocations) Consent
- EX/CYC/76d - Appendix 4 Part 3 - Approved Communal Est Sites
- EX/CYC/76e - Appendix 4 Part 4 - Allocations No Consent - Non-strategic
- EX/CYC/76f - Appendix 4 Part 5 - Allocations No Consent - Strategic Sites
- EX/CYC/76g - Appendix 4 Part 6 - Resolution to Grant
- EX/CYC/76h - Appendix 4 Part 7 - Communal Estabs No Consent
- EX/CYC/77 - Windfall Update Technical Paper 2022
- EX/CYC/79 - Phase 2 Infrastructure Note May 2022
- EX/CYC/86 - Green Belt Topic Paper 1 Annex 7 update 23 June 2022
- EX/CYC/87 - Local Plan Forecasting Report
- EX/CYC/87a - Local Plan Modelling Report
- EX/CYC/88 - Gypsy and Traveller Accommodation Assessment
- EX/CYC/89 - Sustainable Transport Study - Wood July 2022
- EX/CYC/91 - Comparative Effects Of Different Spatial Distributions
- EX/CYC/92 - Local Housing Needs Assessment - Icenii July 2022
- EX/CYC/99a - Viability Assessment of ST7 - July 2022
- EX/CYC/99b - Viability Assessment of ST14 - July 2022
- EX/CYC/99c - Viability Assessment of ST15 - July 2022
- EX/CYC/104 - Draft Climate Change Strategy June 2022
- EX/CYC/105 - Draft Economic Strategy June 2022
- EX/CYC/106 - Air Quality Annual Status Report June 2022
- EX/CYC/107/1 - Housing Trajectory Note August 2022
- EX/CYC/107/2 - Affordable Housing Note August 2022
- EX/CYC/107/3 - Student Housing Policy H7 Note August 2022
- EX/CYC/107/4 - SH1 Land at Heworth Croft Capacity Note August 2022
- EX/CYC/107/8 - Infrastructure Gantt Chart May 2022 Revised August 2022
- EX/CYC/119 - Retail Strategic Sites Briefing Note Nov 2022

The following documents are available for information only and do not form part of the Proposed Main Modification consultation:

- Schedule of additional modifications (minor corrections and factual updates)
- ‘Tracked changes’ version of the Submission Local Plan including proposed modifications.
- Equalities Impact Assessment

## Representations

Representations can be made throughout the representation period but must be made before midnight on 27 March 2023. Please note that late representations cannot be accepted. Representations can be made in writing or by electronic communication. You can comment on the consultation:

- via our online survey <https://www.york.gov.uk/LocalPlanConsultation2023>
- by requesting a response form. Contact the Strategic Planning Policy Team at email: [localplan@york.gov.uk](mailto:localplan@york.gov.uk) or telephone: (01904) 552255. The response form can be returned by:
  - email [localplan@york.gov.uk](mailto:localplan@york.gov.uk) with subject line ‘Local Plan MM Consultation’
  - post to: FREEPOST RTEG-TYYU-KLTZ, Strategic Planning Policy, West Offices, Station Rise, York, YO1 6GA

All representations should include your name and postal address and/or email. All individual representations received will be provided to the Planning Inspectors and considered as part of the Local Plan examination. The purpose of the Examination is to consider whether the Local Plan complies with relevant legal requirements for producing Local Plans, including the Duty to Cooperate, and meets the national tests of ‘soundness’ for Local Plans set out in the Framework (NPPF). Therefore, representations submitted at this stage must only be made on these grounds and, where relevant, be supported with evidence to demonstrate why these tests have not been met.

Please refer to the [Guidance Note](#) when preparing representations.

## Request for Notification

Representations at this stage may be accompanied by a request to be notified about:

- the publication of the recommendations of the Inspectors appointed to carry out the independent examination; and
- the adoption of the local Plan.

For further details, please contact Strategic Planning Policy Team on (01904) 552255 or email [localplan@york.gov.uk](mailto:localplan@york.gov.uk)

## How we will use your Personal Data

We will collect information

- When you complete forms either electronically or a paper copy

- By post, email and phone conversations as appropriate

We will use the information you give us to support progress towards adoption and examination of the Local Plan. As part of the Local Plan process, the Council needs to make information available for public inspection, which we do by publishing on our website and also making paper copies available on request. We will only make available or publish the information we have to do to meet our legal obligations. This includes:

- Your name, or the name of the Organisation you represent.
- Your ID number (if provided)
- Your comments/representations

We are also required by law to share information with the Planning Inspectorate. This includes the above information alongside:

- Your contact address/telephone number
- Your email address (if provided)

We will ask for your consent to contact you about the Local Plan or if you have requested to be notified of the submission of the Local Plan for examination, the publication of the Inspectors' recommendations and the adoption of the Local Plan. You can withdraw your consent at any time by contacting [localplan@york.gov.uk](mailto:localplan@york.gov.uk)

Please read our [Privacy Notice](#) to find out more about how we protect your personal information.

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