

**York Local Plan Preferred Options – Summary Of Responses**  
**Section 4: Sustainable Development**

**April 2014**

| <b>Policy, Site, Table, Figure, Para etc.</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Ref.</b> | <b>Name (where business or organisation)</b> |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------|
| <b>General</b>                                | Support- agree with preferred approach.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 188/13935   |                                              |
|                                               | Support- Drainage Boards would tend to support the approach suggested. Policy SD1 iv Natural Resources and environmental protection bullet point 1 may be at odds with the approach suggested in the previous policy area but would be supported by the boards. This should be retained. Increased flood risk as a consequence of any development would not be seen by the board as suitable or an acceptable consequence of growth.                                                                                                                    | 190/13959   | York Consortium of Drainage Boards           |
|                                               | Comment- some repetition with paragraphs 1.3 and 1.4 of the Local Plan. Recommends that the Council revisits this point and seeks to consolidate the text and overlap between the two sections.                                                                                                                                                                                                                                                                                                                                                         | 1337/17270  | Halifax Estates                              |
|                                               | Support – welcome the addition of this model presumption in favour of sustainable development policy which seeks to meet the ethos/requirement of the National Planning Policy Framework.                                                                                                                                                                                                                                                                                                                                                               | 1705/9777   | Gladman Developments                         |
|                                               | Support – the policy outlined in this section are very welcome.<br>Comment- National Planning Policy Framework guidance on sustainability is a comprehensive guide, although ambitious given the actual powers of a Local Authority. Highlights quality of life as a key issue and the need to redress the loss of natural habitats. Air quality and the deplorable state of the city centre drains are environmental issues especially in the centre of York. The alternatives should really be complementary aims rather than alternative approaches. | 2416/6589   |                                              |

**York Local Plan Preferred Options – Summary Of Responses**  
**Section 4: Sustainable Development Continued**

**April 2014**

| <b>Policy, Site, Table, Figure, Para etc.</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Ref.</b> | <b>Name (where business or organisation)</b> |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------|
| <b>Policy SD1 Sustainable Development</b>     | Objection- like to reiterate our suggested wording again from the earlier question which is "ensure that new development is not subject to unacceptable levels of flood risk does not result in increased flood risk every where and where possible, achieves reductions in flood risk overall".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3/11624     | Environment Agency                           |
|                                               | Objection-the trust is supportive of the preferred approach in general.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 42/11703    | Yorkshire Wildlife Trust                     |
|                                               | Support-agree with the preferred approach.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 59/12632    | Dunnington Parish Council                    |
|                                               | Support- agree with the policy but it would be excellent if the wording of the last sentence becomes a reality "it will work proactively with applicants jointly to find solutions which means proposals can be approved whenever possible and to secure development that improves the economic, social and environmental conditions in the area"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 77/12762    | Strensall with Towthorpe Parish Council      |
|                                               | Support – Hogg Builders (York) Ltd welcomes Policy SD1 which states the council will have a positive approach to future development that reflects the presumption in favour of sustainable development contained in the National Planning policy Framework (the framework.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 144/12878   | Hogg Builders (York) Ltd                     |
|                                               | Support- would prefer to see the definition of sustainable development adopted as part of the policy itself, rather than refereed to outside of the policy statement. If the definition of sustainable is not included in the policy we are concerned that because of the inherent difficulty in demonstrating future impact/benefit as compared to current impact/benefit; that the future impact/benefit would in practice not receive the same material consideration. As environmental and social impacts/benefit tends to operate over a longer timescale than economic impacts/benefits this could lead to a disproportionate weighting of material consideration towards economic consideration. By including the definition of sustainable in the policy statement itself, this unintended consequence could be mitigated against. | 178/13889   | York Council for Voluntary Service           |
|                                               | Support – the approach to sustainable development outlined in the Draft Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 187/13908   | York & North Yorkshire Chamber of Commerce   |
|                                               | Objection- sustainable development for York must have as its starting point the conservation of its heritage assets. Consequently whilst we would broadly endorse the approach in policy SD1 which very much mirrors the planning inspectorate's model policy) it should be amended as follows: - "protecting York's historic environment" should be the first bold heading under criterion iv.                                                                                                                                                                                                                                                                                                                                                                                                                                            | 238/14042   | English Heritage                             |
|                                               | Comment- point two states that the plan will ensure sustainable design techniques are incorporated in new developments similar wording and encouragement should be given                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 295/14156   | Yorkshire Water Services Ltd                 |

**York Local Plan Preferred Options – Summary Of Responses**  
**Section 4: Sustainable Development Continued**

**April 2014**

| Policy, Site, Table, Figure, Para etc.              | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Ref.       | Name (where business or organisation) |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------------------------|
|                                                     | to using water sustainable urban design techniques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                       |
| <b>Policy SD1 Sustainable Development Continued</b> | Objection – whilst welcome the inclusion of a policy on sustainable development that seeks to reflect the three key components of it, question how this will be translated into local level policy. Suggest that the model wording provided by the planning inspectorate should be the starting point for the policy but adapted as necessary to reflect York’s particular characteristics, although still set at a more strategic level that would negate the need for multiple requirements or policy tests in individual policies.                                                                                                                                                                                                                                                                      | 432/16541  | Church Commissioners for England      |
|                                                     | Objection- object to this wording on the basis that it implies that climate change and social inclusivity are not contained within sustainable development. Is incorrect as these items are contained within the National Planning Policy Framework sustainable development requirements. Object to this wording on the basis that the National Planning Policy Framework requirement and the best practice state clearly that pollution and resource use should be reduced rather than mitigated for. The wording should be revised to read as follows. “Ensure sustainable development and development techniques are incorporated into new developments to reduce resource use and pollution.                                                                                                           | 434/16584  | Associated British Foods plc          |
|                                                     | Support – supportive of the policy as it follows the requirements set out by the Planning Inspectorate and the overall aim of the National Planning Policy Framework. It is vital that the plan is prepared positively and that development needs and demands are met.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 528/16657  | York Diocesan Board of Finance        |
|                                                     | Objection – plan would benefit from the deletion of this unnecessary policy, which repeats or restates National Planning Policy Framework.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 544/16750  |                                       |
|                                                     | Comment- agree that new development should be located to encourage the use of sustainable modes of transport. They support development that will be focused in those settlements where it will enhance accessibility to local services, shops and jobs. Recommend the following sentences are added “development be focussed in those settlements where it will enhance accessibility to local services, shops and jobs” “The Local Plan need to make provision for increasing the supply of open market housing that will turn deliver more affordable housing” “ To ensure a deliverable and flexible supply of housing land is made available to meet local housing requirements, sufficient deliverable housing land will be allocated and subsequently released to ensure a continuous 5 year supply. | 659/15065  | Persimmon Homes                       |
|                                                     | Support- particularly welcomes the emphasis on sustainability. Reducing carbon emissions increasing renewable energy and improving public transport.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1261/17139 |                                       |

**York Local Plan Preferred Options – Summary Of Responses**  
**Section 4: Sustainable Development Continued**

**April 2014**

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| <b>Policy SD1 Sustainable Development Continued</b> | Support- the agency supports the principles of delivering sustainable development in planning terms. Decisions on future development should consider the emerging agency policy which indicates that "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of developments are secure. In this light development proposals are likely to be acceptable provided that they would not result in either capacity of a section of a section (link or junction) of the strategic road network being exceeded or an increase of demand for use of a section that is already operating at over capacity levels" | 1264/17145  | Highways Agency                                                   |
|                                                     | Support- welcomes the reference within the Policy SD1 that the Council will work proactively with applicants to find a solution that means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.                                                                                                                                                                                                                                                                                                                                                            | 1337/17269  | Halifax Estates                                                   |
|                                                     | Support- welcomes the focus on sustainable development and in particular that on sustainable economic growth in the policy. Welcome to clear statement that the historic built environment of the City will be protected by ensuring that future developments meet the highest quality standards of design, however quality of design is a subjective matter. The devil will be in the detail of the implementation of this somewhat grandiose statement. The recognition of the economic importance of the heritage built environment and the importance of its protection that appear through out the document is strongly supported by the company.         | 1422/17376  | York Merchant Adventurers Company                                 |
|                                                     | Support – agree with the preferred approach                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1457/17387  |                                                                   |
|                                                     | Support – strongly support the preferred approach (local level policy) to sustainable development. Welcome the clear and unequivocal explanation of what is meant by the term policy SD1 and how this will be delivered within the City. One of the criticism of the National Planning Policy Framework has been that the term presumption in favour of sustainable development. Section 4 provides an excellent explanation of how this will be interpreted in planning terms for York.                                                                                                                                                                       | 1491/17442  | National Trust                                                    |
|                                                     | Support – welcome SD1 which advises that the plan will take a positive approach to future development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1523/17491  | Commercial Estates Group, Hallam Land Management & T W Fields Ltd |
|                                                     | Objection – not a local approach and it is also not a policy. Policy SD1 should therefore be redrafted to set out a criteria based policy or policies against which planning applications can be determined. Without doing so, policy SD1 will not be effective.                                                                                                                                                                                                                                                                                                                                                                                               | 1592/17589  | York Civic Trust                                                  |

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| <b>Policy SD1 Sustainable Development Continued</b> | Comment- do not object the principle of applying a local level policy to guide sustainable development rather than to rely on the National Planning Policy Framework is important that policy SD1 portrays implementing sustainable design techniques as aspiration rather than setting minimum requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1668/15023  | Barratt & David Wilson Homes                 |
|                                                     | Support - the preferred approach to sustainable development is considered appropriate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1736/9811   | Oakgate Group PLC                            |
|                                                     | Support – supportive of the policy as it follows the requirements set out by the Planning Inspectorate and the overall aim of the National Planning Policy Framework.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2769/7315   |                                              |
|                                                     | Support- supportive of Policy SD1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2846/7538   |                                              |
|                                                     | Support - support the general development principles outlined in Policy SD1. The key however will be how the Council seeks to apply these principles in the determination of planning applications and the allocation of development sites in the rest of the Local Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4355/11595  | Henry Boot Development Ltd                   |
|                                                     | Support - agree with the preferred approach, the plan should provide local level policy to guide sustainable development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5178/12331  |                                              |
|                                                     | Support - welcome Policy SD1 which states that the Council will take a positive approach to future development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 5245/14328  | Hogg Builders (York) Ltd                     |
|                                                     | Support-agree with the preferred option of the local level policy to guide sustainable development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5609/13170  |                                              |
|                                                     | Support and comment- would certainly support the preferred approach to provide local level policy guidance on sustainable development as they believe such decisions should be made at the local level. They would prefer to see the guidance offered in this plan to be strengthened to support an environmentally sustainable vision for the future quality of life of all its citizens and to retain a setting appropriate to City’s heritage. Comment- don’t accept that energy conservation and sustainable transport planning are particular difficult in York-every City and its heritage of cycling culture is a positive advantage that has not been fully exploited. Nor do they accept the comfortable assumption that environmental social and economic sustainability can all be happily assessed side by side without mentioning or giving much weight to the places where they contradict each other( as in the rather inadequate sustainability appraisal supplied with the plan) | 6518/16362  | York Green Party                             |
|                                                     | Objection- does not think the preferred approach contributes towards sustainable development. The county has difficulty feeding itself yet under ‘Natural Resources’ there is nothing about safeguarding agricultural land. The plan proposes to allocate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 6519/16459  | Cllr Jenny Brooks                            |

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|                                               | 22,000 acres of agricultural land for housing.                                                                                                                                                                                                       |             |                                              |
| <b>Para 4.02</b>                              | Support - shares the stated commitment for York to be a sustainable city.                                                                                                                                                                            | 1665/9979   | York Environment Forum                       |
| <b>Para 4.02 – 4.04</b>                       | Comment – recommend that the following paragraph is added “future development is concentrated in locations accessible by walking and cycling, well served by public transport and services, maximising the use of deliverable and developable sites. | 659/15066   | Persimmon Homes                              |

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| <b>Question 4.01</b>                          | Comment –the preferred approach to sustainable development should be adopted                              | 943/16948   |                                              |
|                                               | Comment - sustainable development should be guided by local level policy.                                 | 1109/17062  |                                              |
|                                               | Support – supports the preferred approach to provide local level policy to guide sustainable development. | 1665/9980   | York Environment Forum                       |