

York's Local Plan: FAQs

What is a Local Plan?

A Local Plan is a citywide plan which will help shape future development in York over the next 20-years. It sets out the opportunities and policies on what will or will not be permitted and where, including new homes and businesses.

Why are we producing a Local Plan?

The council has a statutory duty to produce a Local Plan. Currently, York does not have a development plan in place. This can make planning decisions more difficult and in line with the recent National Planning Policy Framework (NPPF), a plan needs to be in place if the council wants to retain its power to make decisions rather than the NPPF being the development plan for York.

Why was the previous Draft Local Plan halted in 2014?

Officers produced a draft Local Plan in the autumn of 2014 but this was halted by a Council resolution. Following the elections in May 2015 the agreement between the new joint administration was to prepare a revised evidence-based Local Plan.

What is the Preferred Sites Document

The Preferred Sites Document summarises work undertaken by officers to date on housing and employment need and identifies a potential portfolio of sites to meet it. In doing this it shows how the plan has progressed since 2014 and allows both the public and other interested parties to express their views.

How will the Local Plan help our economy?

The Local Plan is a critical part of helping to grow York's economy and create up to 11,000 job opportunities by identifying land for employment uses. The Preferred Sites Document highlights the current view on economic growth and potential sites for comment.

Why do we need to allocate land for new homes?

Overall, the proposals will deliver land for at least 8,277 homes for the period up to 2032 and 2,540 homes for the period 2032 and 2037 (see table below). These projections are in line with York's independently-assessed housing need taking account of completed sites, sites with permission and supplemented by small windfalls (sites which come forward during the plan period).

Committed Supply and Windfalls

Plan period 1st April 2012 to 31st March 2032	
Total Need 2012 -2032 (based on 841)	16,820
Completions 1st April 2012 to 31st March 2016	2455
Unimplemented Permissions @ 1st April 2016	4112
Windfalls (from Year 4) @ 152 pa	1976
Requirement Remaining	8,277

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How much land is being earmarked for housing and employment?

The Preferred Sites Document identifies approximately 480 hectares of land for housing and approximately 57 hectares of land for employment. The previous publication draft plan included approximately 960 hectares of land for housing and 61 hectares of land for employment.

How will the plan protect our natural and built environment which is so important to York?

The role of the plan is to balance the need for housing and employment growth with protecting York's unique natural and built environment. This is a key part of the site identification process and underpins the work undertaken to support the Preferred Sites Document.

The Local Plan once fully developed will set permanent Green Belt Boundaries that will endure for at least 20 years. The Preferred Sites Document consultation comprises potential sites that would allow this to happen.

How much land originally earmarked for development has been removed from the Green Belt?

The majority of the land removed sits within the draft Green Belt with proposed green field housing sites cut by over 50 per cent from 862 hectares to 366.

The vast majority of draft green belt sites proposed in 2014 have been removed entirely, substantially altered and/or reduced in size.

In addition to this, the previous publication draft included 335 hectares of safeguarded land identified for longer term need. All safeguarded land has now been removed from the plan. A small element has been reallocated for employment uses at Grimston Bar and Northminster.

Are we proposing to develop on more Brownfield sites?

Yes, proposed housing on Brownfield land has increased from 85 hectares (in 2014) to 101 hectares, with York Central alone earmarked for 1,500 new homes.

We previously submitted a site or made comments, will this be considered?

When the Preferred Sites Document is published for consultation following Executive approval, all sites submitted as part of the call for sites in autumn 2012 will have been assessed as part of preparing the Local Plan along with the comments made at previous stages.

The Preferred Sites Document draws on the previous stages of consultation and technical work undertaken to support the plan. Its purpose is to allow the public and other interested parties to comment on additional work relating to housing and employment land need and supply.

Can I see a map of the proposals?

Yes, to view a map please visit www.york.gov.uk/localplan or to see a paper copy, visit West Offices.

What happens next?

Provisional timetable:

June 2016:

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Following Executive approval, members of the public will have an opportunity to have their say on the Local Plan further sites consultation document through an 8 week consultation, running from July to September.

November 2016

The Publication draft of the Local Plan and the results of the Preferred Sites Consultation will go before the LPWG/Executive

January/February 2017

Members of the public will be given the opportunity to feedback and comment on the Publication Draft Local Plan during a statutory 6 week consultation

May 2017:

The plan is expected to be submitted to the Government's Secretary of State for examination in May 2017

How can I find out more or get involved?

- Visit: www.york.gov.uk/consultation
- Attend: Public drop-in events [to follow]
- Get involved on Twitter/Facebook via the hashtag #YorkLocalPlan
- Look out for a special edition of [Our City](#) hitting doormats from July/August
- Email: local.plan@york.gov.uk
- Send us your thoughts or comments via the FREEPOST address:

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- Pop into your local library or the council's West Offices to see the proposals
- Telephone: 01904 552255