

## City of York Core Strategy Examination

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Inspector: David Vickery DipT&CP MRTPI

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### To All Representors to City of York Core Strategy Submission Document

Dear

#### City of York Core Strategy Examination: Notice of Exploratory Meeting

I am writing to you as you have made representations on the City of York Core Strategy and to inform you of an Exploratory Meeting on Monday 23 April 2012. The appointed Inspector is David Vickery, DipT&CP MRTPI, who will conduct the Examination in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 to determine whether the Strategy is sound and legally compliant, and he will submit a report on this to the City of York.

I have been appointed as the Programme Officer for the Examination and will deal with all procedural, administrative and programming matters under the direction of the Inspector. I shall be happy to answer any questions you have about the administration of the Examination, though I must point out that I am not allowed to discuss the details of your representations with you.

The Inspector has undertaken a preliminary assessment of the Core Strategy and other submitted material and he has identified a number of significant concerns relating to the soundness and legal compliance of the document. Therefore, in order to inform the way forward for the Examination, the Inspector has called an Exploratory Meeting. This will take place at 14.00 hours (2pm) on Monday 23 April 2012 at the Friends Meeting House, Lower Friargate, York YO1 9RL.

The purpose of the meeting is to clarify how best to proceed with the Examination in the light of the Inspector's initial concerns. The Council will be given the opportunity to provide clarification and to suggest how the Inspector's concerns may be addressed, possibly through changes to the submitted Core Strategy and/or additional work being undertaken. The Council and other participants will be asked to indicate how they consider the Examination should proceed.

The Inspector's main concerns are set out in the attached note (Annex 1), to which he has invited the Council to reply. An agenda is attached as Annex 2. More details about the purpose of an Exploratory Meeting and the possible outcomes from such a meeting are explained in section 9 on page 32 of the Planning Inspectorate's publication "*Examining Development Plan Documents: Procedure Guidance*" of August 2009. This can be found at:

[http://www.planningportal.gov.uk/uploads/pins/dpd\\_procedure\\_guide.pdf](http://www.planningportal.gov.uk/uploads/pins/dpd_procedure_guide.pdf)

All those who made representations on the Core Strategy are being notified of the meeting, which will be open to the public. However, there will not be a discussion of the merits of the Core Strategy as such and the meeting will not replace the hearing sessions which would take place later should the Examination proceed. It is at these later hearing sessions that those who made representations on the Core Strategy would have the opportunity to present their views, and where the soundness and legal compliance of the Core Strategy would be tested.

No further representations from you are required since views on the soundness of the plan have already been submitted in response to the original public consultation. Some planning policy changes by the National Policy Planning Framework are likely to be announced soon by the Government and, assuming that the Examination proceeds, the Inspector will be asking all respondents for their views on these later.

I will contact you again when it is known if and when the Examination will progress, but this will probably not be known until after the meeting. The Inspector's Preliminary Questions to the Council and its replies, any response from the Council on the Inspector's concerns, and a note of the meeting are and will be published on the Council's web site:

<http://www.york.gov.uk/environment/Planning/ldf/corestrategy/Examination/>

Should you wish to attend the Exploratory Meeting, I would be grateful if you would let me know by Wednesday 11 April 2012 in order that I can estimate and provide for the number of people attending. A map showing the location of the Friends Meeting House is viewable by the web link below, as are details of nearby car parks and public transport:

<http://g.co/maps/d72jh>

[http://www.york.gov.uk/transport/Parking/Car\\_parks/](http://www.york.gov.uk/transport/Parking/Car_parks/)

[http://www.york.gov.uk/transport/Public\\_transport/](http://www.york.gov.uk/transport/Public_transport/)

If you have any mobility problems or require assistance of any kind, please let me know. Please do not hesitate to contact me if you have any queries.

Yours sincerely,

Bob Lancaster