



## **City of York Local Plan**

# **Regulation 22 (c) Consultation Statement Addendum**

# **Proposed Modifications and Evidence Base Report**

**September 2021**

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## 1. Introduction

- 1.1 This Consultation Statement follows consultation on City of York Local Plan Proposed Modifications and Evidence Base held between Tuesday 25 May 2021 and Wednesday 7 July 2021. The consultation gave York residents, businesses and other interested groups the opportunity to comment on additional evidence and modifications to the city's Local Plan since the Phase 1 Hearing Sessions in 2019. The consultation followed correspondence with the Local Plan Inspectors and formed the third Regulation 19 consultation.
- 1.2 As with preceding consultation statements, this statement has been prepared in accordance with Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). Its purpose is to show how we have met the legal requirements for consultation.
- 1.3 Regulation 22 (1) (c) requires a statement setting out:
- i) which bodies and persons the local planning authority invited to make representations under regulation 18;
  - ii) how those bodies and persons were invited to make representations under regulation 18;
  - iii) a summary of the main issues raised by the representations made pursuant to regulation 18;
  - iv) how any of those representations made pursuant to regulation 18 have been taken into account;
  - v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
  - vi) if no representations were made in regulation 20, that no such representations were made.
- 1.4 This statement provides an addendum to the submitted City of York Local Plan Consultation Statement (May 2018); it therefore does not restate its previously published summaries of consultation (which are set out CD13A Regulation 22 Consultation Statement, May 2018 and EX/CYC/22 Regulation 22 Consultation Statement update September 2019).
- 1.5 As with the Regulation 22(C) Consultation Statement (May, 2018), section 2 of this report is a factual representation of the consultation undertaken and section 3 sets out comments received. A brief response to these and, the potential next stages, are outlined in Section 4. .

## 2. Proposed Modifications and Evidence Base Consultation Process and Content

- 2.1 The City of York Local Plan was submitted for examination in public in May 2018. Following evidence base updates, the Council consulted on a series of 'Proposed Modifications' in June 2019 [EX/CYC/20]. In December 2019, the first phase of Examination Hearings to the City of York Local Plan took place, covering Duty to Co-operate, objectively assessed housing need and matters of Green Belt principle. Following the Phase 1 hearings the Council has prepared further documents to clarify matters which arose during the hearings, including various changes that may need to be made to the Plan in order to make the City of York Local Plan sound. The Inspectors undertaking the examination asked for the consultation as they consider the proposed modifications and further work to be fundamental to what they are examining - the soundness and legal compliance of the plan. This further consultation on proposed modifications and evidence base ran for 6 weeks from Tuesday 25 May to midnight on Wednesday 7 July 2021.
- 2.2 The modifications put forward are to assist the Inspectors' examination of the Plan and are subject to their final conclusions. The consultation related to:
- a comprehensive schedule of modifications to the plan [EX/CYC/58], Key Diagram Update [EX/CYC/46] and Sustainability Appraisal of modifications [EX/CYC/62] which:
    - clarify the Spatial Strategy set out in Section 3 of the Local Plan and as depicted on the Key diagram [CD001]. Principally this is to ensure clarity in the plan period, applicable housing requirement and the resultant spatial distribution resulting from the application of the strategy principles ('spatial shapers');
    - clarify the policy approach to on-site delivery under H5? for those Gypsy and Travellers not meeting the Planning definition, encouraging on-site provision unless proven unviable.
    - clarify that GB4 makes provision for small scale affordable sites for Gypsies and Travellers not meeting the PPTS definition of a Gypsy or Traveller, to address need that may not be accommodated on strategic sites through policy H5 and ensure the text is more explicitly aligned with evidence national policy requirements.
  - the updated Topic Paper 1: Approach to Defining York's Green Belt Addendum (2021) Main report and Annexes [EX/CYC/59a-j] which justify in detail the boundaries identified against a simplified and clarified methodology;
  - a further revision to the Habitat Regulation Assessment, in the Habitat Regulation Assessment [EX/CYC/45 and EX/CYC/45a] (2020) to ensure the approach is fully compliant with relevant case law and takes consideration of new evidence documents submitted in hearing statements in November 2019;

- reports updating and/or clarifying York's drivers of growth, including York Economic Outlook [EX/CYC/29], Housing Needs Update (EX/CYC/43a) and Joint Position Statement between Selby DC and CYC [EX/CYC/38] pertaining to meeting needs across the shared housing market area and further updates provided to the CYC Annual Monitoring Return [EX/CYC/32];
- An updated Strategic Housing Land Availability Assessment [EX/CYC/56], including a housing trajectory update and Audit Trail of Sites 35-100Ha [EX/CYC/37];
- Updated draft Strategic Flood Risk Assessment [EX/CYC/61] and SuDs Guidance for Developers [EX/CYC/57];
- Affordable Housing Note [EX/CYC/36] to clarify provision during the plan period; and
- Statement of Community Involvement Update [EX/CYC/49], which takes consideration of arrangements pertaining to the recent pandemic.

### **Who was invited to make representations**

#### **Specific Consultees**

- 2.3 Specific Consultees include Natural England, Historic England, the Environment Agency and Highways England, neighbouring authorities and parish councils. This group of consultees (approx. 100) was sent an email/letter informing them of the opportunity to comment and details of the web page and where to find more information. A list of Prescribed Bodies and Parish Councils is contained in Annex 1.

#### **General Consultees**

- 2.4 All other consultees on our database, which includes anyone who commented on any previous stages of the Local Plan or has otherwise registered an interest in planning in York (approx. 10,000), were sent an email/letter informing them of the opportunity to comment and details of the web page and where to find more information. A copy of the letter is contained in Annex 2.

#### **Wider public**

- 2.5 A target social media campaign was undertaken to reach as many of the wider public in York as possible.

#### **Internal Consultation**

- 2.6 All Members, Directors, Assistant Directors and other relevant officers were sent details of the consultation and informed where they could view the documents.

#### **Accessible Information**

- 2.7 Key consultation documents were made available in accessible formats on request, including large print or another language.

#### **Duty to Cooperate**

- 2.8 Discussions with prescribed bodies or other organisations is set out in the Duty to Co-operate Addendum (2021).

## How people were invited to make representations

### Media

- 2.9 In line with the Statement of Community Involvement, a formal public notice was released in the York Evening Press on 24 May 2021, signifying the start of the consultation. A York Press article has the potential to reach around 363,000 people. A Council press release was also issued publicising the start of the consultation.

### City of York Council Website

- 2.10 A new 'Local Plan Proposed Modifications and Evidence Base' consultation page was created, linked from the 'Current Consultations' section on the Council website homepage. Additionally, this was linked via an update on the Local Plan Examination webpage. The new webpage set out the purpose of consultation, listed the key evidence and supporting documentation and gave details of the consultation and how to respond. The existing 'New Local Plan' webpage was also updated with all of the consultation details and to the revised Statement of Community Involvement which clarifies current consultation procedures during the ongoing Coronavirus pandemic.
- 2.11 In summary, the Local Plan landing page was viewed 4,205 times during the consultation, including 2,744 unique views. The New Local Plan Proposed Modifications Consultation page was viewed 8,498 times, including 5,303 unique views.

### City of York Council Libraries and West Offices Reception

- 2.12 During the public consultation period, copies of the main documents associated with the City of York Local Plan Proposed Modifications and evidence base were available to view on the council's website at <https://www.york.gov.uk/LocalPlanConsultation>. Given the ongoing Coronavirus pandemic, consultees were advised that documents were available to view electronically at the city's libraries and made available for inspection by appointment only at City of York Council West Offices.

### Twitter Feed/Facebook

- 2.13 The Council's corporate social media accounts were used to publicise the consultation. Twitter/Facebook were used to publicise the start of the consultation and towards the end of the consultation period to make people aware that the deadline for comments was approaching. .
- 2.14 In summary, Facebook posts reached 11,060 users; Twitter reached 15,553 and engaging 154 users. Engagement relates to likes, comments, shares or clicks on the content.

### Council Engagement

- 2.15 Internal consultation was undertaken with relevant Council departments.

## Method of Response

2.15 A Statement of Representation Procedure was published which provided details on how to make representations, a copy can be found at Annex 3. There were several ways in which people and organisations were able to comment on the consultation documents. To help ensure responses were structured in the way the inspector will consider comments at the public examination, a response form was created, based on the Planning Inspectorate’s standard form. This was available to complete online on the consultation portal. It was also made available on request by contacting the Forward Planning team directly. A free post address was included for responses, alongside the Council offices postal address and the local plan email address. A copy of the response form is at Annex 4.

## Consultation Documents

2.16 During the public consultation period, copies of the main documents associated with the City of York Local Plan Proposed Modifications and evidence base were available to view on the council’s website. Given the ongoing pandemic, consultees were advised that documents were available to view electronically at the city’s libraries and made available for inspection by appointment only at City of York Council West Offices.

2.17 Documents available to view comprised the following:

<b>Proposed Modifications schedule</b>	
<b>Document Ref.</b>	<b>Document Title</b>
<a href="#">EX/CYC/58</a>	Composite Proposed Modifications Schedule (April 2021)
<a href="#">EX/CYC/46</a>	Key Diagram Update
<a href="#">EX/CYC/62</a>	Sustainability Appraisal of the Composite Proposed Modifications Schedule (April 2021)
Also, City of York Local Plan Publication Draft (February 2018) [ <a href="#">CD001</a> ] <b><i>to be read alongside the proposed modifications only</i></b>	

<b>Evidence Base</b>	
<b>Document Ref.</b>	<b>Document Title</b>
<a href="#">EX/CYC/29</a>	York Economic Outlook (December 2019)
<a href="#">EX/CYC/32</a>	CYC Annual Housing Monitoring and MHCLG Housing Flow Reconciliation Return (2019)
<a href="#">EX/CYC/36</a>	Affordable Housing Note Final (February 2020)
<a href="#">EX/CYC/37</a>	Audit Trail of Sites 35-100 Hectares

## City of York Local Plan Consultation Statement (2021)

<a href="#">EX/CYC/38</a>	Joint Position Statement between CYC and Selby DC Housing Market Area (April 2020)
<a href="#">EX/CYC/43a</a>	Housing Needs Update (September 2020)
<a href="#">EX/CYC/45</a> & <a href="#">EX/CYC/45a</a>	Habitat Regulations Assessment (2020) Habitat Regulations Assessment (2020) Appendices
<a href="#">EX/CYC/49</a>	Statement of Community Involvement Update (November 2020)
<a href="#">EX/CYC/56</a>	Strategic Housing Land Availability Assessment (SHLAA) Update (April 2021)
<a href="#">EX/CYC/57</a>	CYC SuDs Guidance for Developers (August 2018)
<a href="#">EX/CYC/59</a>	Topic Paper 1 Approach to defining Green Belt Addendum (January 2021)
<a href="#">EX/CYC/59a</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 1 Evidence Base
<a href="#">EX/CYC/59b</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 2 Outer Boundary
<a href="#">EX/CYC/59c</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 3 Inner Boundary Part 1 s1-4
<a href="#">EX/CYC/59d</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 3 Inner Boundary Part 2 s5-6
<a href="#">EX/CYC/59e</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 3 Inner Boundary Part 3 s7-8
<a href="#">EX/CYC/59f</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 4 Other Developed Areas
<a href="#">EX/CYC/59g</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 5 Freestanding Sites
<a href="#">EX/CYC/59h</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 6 Proposed Modifications
<a href="#">EX/CYC/59i</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 7 Housing Supply Update
<a href="#">EX/CYC/59j</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 7 Housing Supply Update Trajectory
<a href="#">EX/CYC/61</a>	Strategic Flood Risk Assessment (SFRA) (2021)

### 3. Summary of Main Issues Raised

3.1 The Council received 128 responses from 126 individuals, organisations or interest groups; this equates to over 2000 separate comments. An index of all respondents is contained at Annex 5, along with a Preferred Modifications Sequential Identification number (PM SID) which relates to their individual responses. All responses received have been submitted to the Planning Inspectorate for examination and have been published on the Council's website.

3.2 The **main** issues raised in response to the consultation relate to the:

1. *Approach to determining York's future housing requirement*

2. *Extent to which affordable housing needs can be met*
3. *Approach to assessing other development needs, including employment and education requirements*
4. *Robustness of the housing trajectory in relation to delivery and site capacity*
5. *Extent of Green Belt land needed to accommodate sustainable development needs*
6. *Appropriateness of the Green Belt methodology overall*
7. *Appropriateness of the Green Belt boundaries proposed (site specific issues)*
8. *Appropriateness of the plan period and implications for Green Belt permanency*
9. *Approach to Habitats and Appropriate Assessment and Implications for Development, particularly as it relates to Strensall Common SAC*
10. *Provision of Gypsies and Traveller sites*

3.3 A summary of responses received is set out in the remainder of this section, with reference to the relevant respondent. It should be noted that not all those listed will have commented on all of the stated issues. A full summary of each respondent's representation is set out in Annex 6.

### **1. Approach to determining York's Future Housing Requirement**

<b>Linked to Proposed Modifications</b>	<b>Key Evidence</b>
PM 50 - Policy SS1, PM 53 - Policy SS1, PM 54 - Policy SS1	Housing Needs Update [EX/CYC/43a], York Economic Outlook [EX/CYC/29], Affordable Housing Note Final (February 2020) [EX/CYC/36] and Joint Position Statement between Selby DC and CYC [EX/CYC/38]

3.4 The approach to calculating housing need and determining the target as a result of this was challenged in a number of representations. Issues highlighted included:

- whether the standard methodology, identifying a significantly higher housing target, rather than Objectively Assessed Need (OAN) represents the most appropriate starting point and is more relevant to the actual or 'true' housing needs of York
- concerns in relation to how the OAN has been calculated and the use of recent ONS household projections when compared to the Government's 'Standard Method', citing that upon review the Plan would be subject to a higher housing requirement.
- concerns that the economic growth projections on which housing projections are based are inconsistent with recent growth data, the Council's own growth aspirations and the broader national levelling up/ build back better agenda.
- concern that projections do not take into account changes to the pandemic and exit from the European Union;
- concern that the affordable housing need has been properly tested/ accounted for;
- whether the level of purpose built student housing in housing completion figures acts to obscure lower delivery and leads to an underestimate of land supply required.

*Representations: SID181 Gateway Development, SID 182 KCS Developments; SID220 Private Individual; SID253 Bellway Homes; SID255 Home Builders Federation; SID260 Lovell Developments (Yorkshire) Ltd; SID339 Barratt David Wilson Homes; SID345 Defence Infrastructure Organisation; SID350 Picton; SID378 Langwith Development Partnership Ltd; SID582 Private Individuals; SID583 Redrow Homes etc; SID 585 Taylor Wimpey UK; SID590 York and North Yorkshire Chamber of Commerce; SID594 TW Fields; SID601 Private Individual; SID604 L&Q Estates; SID607 Taylor Wimpey; SID620 Galtres Garden Village Development Company; SID826 Pilcher Homes; SID866 and SID934 Mulgrave Properties Ltd; SID867 Yorvik Homes; SID891 Redrow Homes; SID933 Crossways Commercial Estates; SID935 York Housing Association, Karbon Homes Ltd and Karbon Developments Ltd; SID936 Countryside Properties PLC; SID948 Persimmon Homes Ltd; SID955 Jomast Developments; SID957 Barratt Homes, David Wilson Homes, TW Fields.*

- 3.5 Representations were received in support of the level of housing proposed and approach to determination – including from the Council’s duty-to-cooperate neighbouring authorities. Further information is set out in the Council’s Duty to Cooperate Statement (September 2021).

*Representations: SID393 Cllr Nigel Ayre; SID 952 North Yorkshire County Council; SID927 Rufforth with Knapton Parish Council SID891 Redrow Homes.*

- 3.6 Noting the ongoing discussions between Authorities, Selby District Council (SID231) seeks assurance that City of York will be able to meet its own housing need without impacting on Selby district.

*Representations: Selby District Council (SID231)*

**2. Extent to which affordable housing needs can be met**

<b>Linked to Proposed Modifications</b>	<b>Key Evidence</b>
PM 50 - Policy SS1, PM 53 - Policy SS1, PM 54 - Policy SS1	Affordable Housing Note Final (February 2020) [EX/CYC/36], Housing Needs Update [EX/CYC/43a], York Economic Outlook [EX/CYC/29] and Joint Position Statement between Selby DC and CYC [EX/CYC/38]

- 3.7 Concerns were expressed by many that the overall affordable housing provision will fall significantly short of what is required when using the OAN as proposed. Other concerns were that:

- Annual provision of homes in the plan does not account for historically low delivery of affordable housing of less than 10% of completions.
- Use of 2016-based projections means there should be upward adjustments to account for market signals to elevate the OAN to a level that can address affordable housing need; this would be in excess of 1,000 homes per year.

- Projected delivery rates of affordable housing are unrealistic when pitched against the historic delivery of affordable housing, and include an overreliance on an early contribution from strategic sites.
- There had not been sufficient examination of the issues faced by those in the private rented sector nor explanation as to why this analysis had been omitted.

3.8 Comments were raised in relation to a failure to address the exacerbating social inequalities and the affordable housing crisis.

*Representations from: SID220 Private Individual; 255 Home Builders Federation; SID255 Defence Infrastructure Organisation; SID350 Picton; SID364 York Labour Party; SID378 Langwith Development Partnership Ltd; SID604 L&Q Estates; SID878 Private Individual; SID879 Private Individual; SID954 York Green Party; SID955 Jomast Developments; SID957 Barratt and David Wilson Homes and TW Fields.*

### **3. Robustness of the housing trajectory in relation to delivery and site capacity**

<b>Linked to Proposed Modifications</b>	<b>Key Evidence</b>
PM 52 - Policy SS1, PM 56 - Key Diagram, PM 62 - Policy H1, PM 63 - Policy H1; Table 5.1 Housing Allocations, PM63a- Policy H1 Housing Allocations, PM63b- Policy H1 Housing Allocations	Strategic Housing Land Availability Assessment [EX/CYC/56], including a housing trajectory update and Audit Trail of Sites 35-100Ha [EX/CYC/37]

3.9 Concerns were raised that the spatial strategy is too reliant upon a number of large key and/or complex sites and over optimistic and unsupported assumptions in relation to both timing and number of dwellings to be delivered. Alternative sites or alternative boundaries for existing allocations to provide an uplift have been suggested. Specific concerns about the trajectory were raised in relation to ST15 and an alternative site proposed.

*Representations: SID220 Private Individual; SID253 Bellway Homes; SID260 Lovell Developments (Yorkshire) Ltd; SID339 Barratt David Wilson Homes; SID345 Defence Infrastructure Organisation; SID378 Langwith Development Partnership Ltd; SID585 Taylor Wimpey UK; SID590 York and North Yorkshire Chamber of Commerce; SID604 L&Q Estates; SID607 Taylor Wimpey UK; SID620 Galtres Garden Village Development Company; SID956 Peter Vernon; SID948 Persimmon Homes; SID955 Jomast Developments; SID956 Private Individual;*

3.10 Several representations identified that windfall projection levels were too high as:

- historic rates have been achieved whilst York has not had an adopted plan in place and overreliance is at odds with the National Planning Policy Framework.
- windfalls should only be included outwith the first 5 years, to avoid overinflating housing delivery in the early years of the Plan;

*Representations: SID253 Bellway Homes; SID255 Home Builders Federation; SID339 Barratt David Wilson Homes; SID345 Defence Infrastructure Organisation; SID585 Taylor Wimpey; SID604 L&Q Estates; SID620 Galtres Garden Village Development Company; SID956 Peter Vernon; SID948 Persimmon; SID956 Private Individual.*

- 3.11 Fulford Parish Council support the inclusion of a higher windfall projection within the future supply to take account of relaxed permitted development rights and lower demand on commercial use due to Covid-19 impacts on working arrangements.

*Representation: SID231 Fulford Parish Council*

#### **4. Approach to assessing other development needs including employment and education requirements**

Linked to Proposed Modifications	Key Evidence
	Topic Paper 1: Approach to Defining York’s Green Belt Addendum (2021) Main report and Annexes [EX/CYC/59aj] and York Economic Outlook [EX/CYC/29]

- 3.12 Several representations considered that the plan fails to address employment needs by not allocating sufficient employment land with a greater suite of sites required to reflect the differing needs of different markets and occupiers considered necessary.

- 3.13 The use of only one economic-led scenario was considered inadequate in some responses. This does not reflect the potential for additional employment growth based on alternative trends since 2000 and leads to a reduction in expected jobs growth and consequent suppression of housing need (as noted under Issue 1).

*Representations: SID141 Lovell Developments (Yorkshire)Ltd; SID228 Bull Commercial Centre; SID345 Defence Infrastructure Organisation; SID350 Picton; SID378 Langwith Development Partnership Ltd; SID393 Cllr Nigel Ayre; SID604 L&Q Estates; SID940 Private Individual.*

- 3.14 Other representations highlighted concerns that major changes to the national economy, such as the Coronavirus pandemic and Brexit, have not been taken account of, and that growth figures are based upon an unrealistic steady rate of growth in the national economy from 2019 onwards.

*Representations: SID231 Fulford Parish Council; SID590 York and North Yorkshire Chamber of Commerce; SID826 Pilcher Homes; SID841 Jennifer Hubbard Planning; SID940 Private Individual;*

- 3.15 Representations from education institutes considered that the plan fails to assess or accommodate projected or existing growth needs sufficiently.

*Representations from: SID 613 Askham Bryan College; SID 849 University of York; SID883 St Peter's School; SID 901 York St John University*

**5. Extent of Green Belt land needed to accommodate sustainable development needs**

<b>Linked to Proposed Modifications</b>	<b>Key Evidence</b>
PM 55 - Policy SS1: Explanation	Topic Paper 1: Approach to Defining York's Green Belt Addendum (2021) Main report and Annexes [EX/CYC/59a-j]

3.16 A number of representations express the view that insufficient land has been excluded from the Green Belt to meet the development needs of the city, exacerbated by the absence of designated safeguarded land for future development. Most of these representations related to housing need and delivery matters (addressed under issue 1 to 3) suggesting a higher housing requirement figure would result in the need to identify new housing sites and to amend Green Belt boundaries to accommodate additional growth. This concern also extended to employment and education need (outlined under issue 4).

*Representations from: SID181 Gateway Development, SID 182 KCS Developments; SID220 Private Individual; SID253 Bellway Homes; SID255 Home Builders Federation; SID260 Lovell Developments (Yorkshire) Ltd; SID339 Barratt David Wilson Homes; SID345 Defence Infrastructure Organisation; SID350 Picton; SID378 Langwith Development Partnership Ltd; SID582 Private Individuals; SID583 Redrow Homes etc; SID 585 Taylor Wimpey UK; SID590 York and North Yorkshire Chamber of Commerce; SID594 TW Fields; SID601 Private Individual; SID604 L&Q Estates; SID607 Taylor Wimpey; SID620 Galtres Garden Village Development Company; SID826 Pilcher Homes; SID866 and SID934 Mulgrave Properties Ltd; SID867 Yorvik Homes; SID891 Redrow Homes; SID933 Crossways Commercial Estates; SID935 York Housing Association, Karbon Homes Ltd and Karbon Developments Ltd, SID936 Countryside Properties PLC; SID948 Persimmon Homes Ltd; SID955 Jomast Developments; SID957 Barratt Homes, David Wilson Homes, TW Fields. SID 613 Askham Bryan College; SID 849 University of York; SID883 St Peter's School; SID 901 York St John University*

3.17 Several respondents were concerned that the aim of the spatial strategy to deliver sustainable growth will not be met. There was objection to the proposed amendments to clarify the Council's approach to phasing in relation to brownfield land and sustainable location of development.

*Representations: SID364 York Labour Party; SID878 Private Individual; SID879 Private Individual;*

3.18 Representations were made objecting to the exclusion of safeguarded land in the Plan that would provide flexibility in the housing supply beyond the Plan period and to ensure that Green Belt boundaries will not need to be amended at the end of the development plan period.

*Representations: SID339 Barratt David Wilson Homes; SID345 Defence Infrastructure Organisation; SID364 York Labour Party; SID582 Private Individual; SID583 Redrow Homes and Private Individual; SID585 Taylor Wimpey; SID590 York and North Yorkshire Chamber of Commerce; SID601 Private Individual; SID604 L&Q Estates; SID607 Taylor Wimpey; SID612 Joseph Rowntree Housing Trust; SID620 Galtres Garden Village Development Company; SID826 Pilcher Homes; SID867 Yorvik Homes; SID891 Redrow Homes; SID934 Mulgrave Properties Ltd; SID935 York Housing Association, Karbon Homes Ltd and Karbon Developments Ltd; SID936 Countryside Properties PLC.*

**6. The appropriateness of the Green Belt Methodology (overall approach)**

Linked to Proposed Modifications	Key Evidence
	Topic Paper 1: Approach to Defining York’s Green Belt Addendum (2021) Main report and Annexes [EX/CYC/59a-j]

- 3.19 The majority of those commenting on the methodology raise concerns with the approach to defining the Green Belt boundaries. They suggest that there has been incorrect interpretation and application of Green Belt purposes defined in national policy and an inadequate scoring system to determine the suitability of sites/ boundaries leading to incorrect assessments of boundary permanence and openness. Some commented that more objective terminology should be used. Concerns were also raised in relation to the length, complexity, repetitive nature and contradictoriness of the Green Belt work and the failure to follow clear principles on setting of new Green Belt boundaries.
- 3.20 Further issues relate to the timings of defining the Green Belt, the requirement for more clarity and supporting explanation as to how the boundaries have been decided. Some respondents indicated that a comprehensive Green Belt review is necessary to ensure consistency with the spatial strategy and to ensure the boundaries will not need to be reviewed again at the end of the plan.
- 3.21 There was significant objection to presentation of the evidence and methodology as ‘revised’ with some considering that it represents a very different approach to defining the Green Belt boundaries than previously set out.

*Representations: SID141 Oakgate Group Plc; SID182 KCS Developments; SID199 Private Individual; SID231 Fulford Parish Council; SID253 Bellway Homes; SID260 Lovell Developments (Yorkshire) Ltd; SID339 Barratt David Wilson Homes; SID345 Defence Infrastructure Organisation; SID372 Gladman Homes; SID378 Langwith Development Partnership Ltd; SID407 Private Individual; SID418 Private Individual; SID585 Taylor Wimpey UK; SID601 Private Individual; SID603 The Retreat; SID604 L&Q Estates; SID612 Joseph Rowntree Housing Trust; SID833 Private Individual; SID841 Jennifer Hubbard Planning; SID867 Yorvik Homes; SID933 Crossways Commercial Estates; SID934 Mulgrave Properties Ltd; SID935 York Housing*

*Association, Karbon Homes Ltd and Karbon Developments Ltd; SID936 Countryside Properties PLC; SID957 Barratt David Wilson Homes and TW Fields.*

3.22 Those who support the approach presented comment on the simplified and clear methodology.

*Representations: SID118 Historic England; SID288 Wigginton Parish Council; SID927 Rufforth with Knapton Parish Council; SID938 Mr Brewster; SID946 Private Individual; SID956 Private Individual;*

**7. The appropriateness of the Green Belt boundaries proposed (site specific issues)**

<b>Linked to Proposed Modifications</b>	<b>Key Evidence</b>
PM72 - Hogg’s Pond, PM73 - Acomb Water Works; PM74 - St Barnabas School, PM75 - St Peters School, PM76 - Homestead Park, PM77 - 27 Shipton Road, PM78 - Clifton Park Hospital, PM79 - Burton Stone Primary School, PM80 - Nestle Factory, PM81 - Joseph Rowntree School, PM82 - Edge of Monks Cross/ Vanguard Car parks, PM83 - Pottery Lane, PM84 - Osbaldwick Gypsy and Traveller site, PM85 - University of York Campus East, Eastern Boundary, PM86 - University of York Campus East, Western Boundary, PM87- Heslington, PM88 - Heslington Lane south of University of York Campus West, PM89 - Heslington Road and The Retreat, PM90 - Imphal Barracks, PM91 – Germany Beck and Fordlands Road, PM92 - Rowntree Park, PM93 - York Racecourse, PM94 - Scarcroft Allotments, PM95 - York College, PM96 - Derwent Valley Industrial Estate, PM97 - Elvington Primary School, PM98 - Elvington Airfield Industrial Estate, PM99 - Poppleton Primary School, PM100 - Stockton on the Forest, PM101 – Strensall.	Topic Paper 1: Approach to Defining York’s Green Belt Addendum (2021) Main report and Annexes [EX/CYC/59a-j]

3.23 The majority of comments received to the consultation were in relation to Green Belt boundaries. Predominantly, these related to current proposed allocations and omission sites, with respondents often proposing new or different boundaries. A summary is provided below of the main issues raised.

## City of York Local Plan Consultation Statement (2021)

3.24 Support for the Green Belt boundaries was outlined in a number of representations, who agreed with the Council's conclusions on where the Green Belt boundaries should fall. Specific sites are summarised as follows:

<b>Site</b>	<b>Representations</b>
Housing allocation H38 'Land Rear Of Rufforth Primary School'	<i>SID866 Mulgrave Developments Ltd;</i>
Strategic allocation ST9 'Land North of Haxby'	<i>SID932 Vistry Homes</i>
Alt Site 740 Yorkfield Lane, Copmanthorpe	<i>SID938 Private Individual</i>
York Designer Outlet	<i>SID351 McArthurGlen - AVIVA INVESTORS</i>
The Retreat	<i>SID361 Cllr Andy D'Agorne</i>
Derwent Valley Industrial Estate	<i>SID316 Dunnington Parish Council.</i>
Homestead Park	<i>SID612 Joseph Rowntree Housing Trust</i>
Hogg's Pond	<i>SID381 Yorkshire Wildlife Trust</i>

3.25 There was a large number of objections to the Green Belt boundaries, where representors considered land should not fall within the Green Belt, with the majority of representors proposing alternative Green Belt boundaries. This included the following sites:

<b>Site</b>	<b>Representations</b>
St Peter's School	<i>SID883 St Peter's School</i>
27 Shipton Road (Limetrees), Clifton Park Hospital	<i>SID359 NHS Property Services</i>
Proposed strategic allocation ST27 'University of York Expansion'	<i>SID366 NHS Property Services;</i> <i>SID849 University of York</i>
The Retreat	<i>SID603 The Retreat York</i>
Proposed strategic allocation ST36 'Imphal Barracks'	<i>SID345 Defence Infrastructure Organisation</i>
York Racecourse	<i>SID122 York Racecourse</i>
Proposed strategic allocation ST7 'Land East of Metcalfe Lane'	<i>SID339 Barratt David Wilson Homes; SID957 Barratt Homes, David Wilson Homes, TW Fields (ST7 consortium)</i>
Proposed strategic allocation ST14 'Land West of Wigginton Road'	<i>SID826 Pilcher Homes; SID594 TW Fields; SID199 Private Individual; SID339 Barratt David Wilson Homes</i>
Proposed strategic allocation ST31 'Land at Tadcaster Road, Copmanthorpe'	<i>SID372 Gladman Homes</i>
Proposed strategic allocation ST8 'Land North of Monks Cross'	<i>SID582 Landowners of land west of ST8; SID583 Redrow Homes and private landowners of ST8; SID585 Taylor Wimpey UK; SID891 Redrow Homes;</i>

**City of York Local Plan Consultation Statement (2021)**

<b>Site</b>	<b>Representations</b>
Askham Bryan College	<i>SID613 Askham Bryan College</i>

3.26 Of the objections to the Green Belt boundary, a significant number of comments we received in relation to alternative sites (including some sites previously proposed for allocation in earlier stages of plan preparation) that should be allocated as they are not considered to perform a Green Belt role as follows:

<b>Site</b>	<b>Representations</b>
Alt Site 847 - Former proposed strategic allocation ST6 'Land North of Grimston Bar'	<i>SID951 Stephenson's</i>
Alt Site 320 - Former proposed strategic allocation ST11 'Land at New Lane'	<i>SID339 Barratt David Wilson Homes; SID955 Jomast Developments</i>
Alt Site 723 - Former proposed strategic allocation ST12 'Manor Heath Road'	<i>SID339 Barratt David Wilson Homes; SID585 Taylor Wimpey UK;</i>
Alt Site 131 - Former proposed strategic allocation ST13 'Land at Moor Lane, Copmanthorpe'	<i>SID933 Crossways Commercial Estates Ltd;</i>
Alt Site 779 - Former proposed strategic allocation ST29 'Land at Boroughbridge Road'	<i>SID935 York Housing Association, Karbon Homes Ltd, &amp; Karbon Developments Ltd</i>
Alt Site 187 - Former proposed strategic allocation ST30 'Land to the North of Stockton Lane'	<i>SID936 Countryside Properties PLC</i>
Alt Site 934 - Former proposed strategic allocation ST35 'Queen Elizabeth Barracks, Strensall'	<i>SID345 Defence Infrastructure Organisation</i>
Alt Site 825 - Former proposed safeguarded land SF1	<i>SID260 Lovell Developments (Yorkshire) Ltd</i>
Alt Site 319 - Former proposed housing allocation H9 'Land Off Askham Lane'	<i>SID267 York Diocesan Board of Finance Limited &amp; The York and Ainsty Hunt</i>
Alt Site 55 - Former proposed housing allocation H26 'Land at Dauby Lane, Elvington'	<i>SID84 Private Individual; SID333 Private Individual; SID867 Yorvik Homes; and SID879 Private Individual</i>
Alt Site 49 - Former proposed housing allocation H27 'Land at the Brecks'	<i>SID607 Taylor Wimpey UK</i>
Alt Site 11 - Former proposed housing allocation H28 'Land to North of North Lane, Wheldrake'	<i>SID826 Pilcher Homes; and SID934 Mulgrave Properties Ltd</i>
Alt Site 322 - Former proposed housing allocation H30 'Land to the South of Strensall Village'	<i>SID260 Lovell Developments (Yorkshire) Ltd</i>

**City of York Local Plan Consultation Statement (2021)**

<b>Site</b>	<b>Representations</b>
Alt Site 8 - Former proposed housing allocation H34 'Land North of Church Lane, Skelton'	<i>SID601 Private Individual</i>
Alt Site 305 - Former housing allocation H37 'Land to the South of Greystones Court Haxby'	<i>SID91 Westfield lodge and Yaldara Ltd</i>
Alt Site 936 - Former housing allocation H59 'Queen Elizabeth Barracks – Howard Road, Strensall'	<i>SID345 Defence Infrastructure Organisation</i>
Alt Site 873 'Naburn Business Park'	<i>SID141 Oakgate Group PLC (Oakgate)</i>
Alt Site 220 'Land at Simbalk Lane'	<i>SID181 Gateway Development</i>
Alt Site 942 'Land at Chapelfields'	<i>SID182 KCS Developments</i>
Alt Site 809 'St. Leonards Hospice'	<i>SID215 Wilberforce Trust</i>
Alt Site 826 – Former safeguarded land SF5 'Land at Moor Lane, Copmanthorpe'	<i>SID220 Private Individual</i>
Alt Site 966 'Land East of Strensall Road'	<i>SID253 Bellway Homes</i>
Alt Site 795 'South of Murton Industrial Estate'	<i>SID358 Mark Miller</i>
Alt Site 871 'Land at North Field',	<i>SID604 L&amp;Q Estates</i>
Alt Site 964 'Galtres Garden Village,	<i>SID620 Galtres Garden Village Development Company</i>
Alt Site 191/968 'Avon Drive'	<i>SID826 Pilcher Homes</i>
Alt Site 141 'Northfields'	<i>SID901 York St John University</i>
Alt Site 907 'Land North of Northminster Business Park/ South of Poppleton Park & Ride'.	<i>SID956 Peter Vernon</i>
New site - Land North of Rawcliffe Bar	<i>SID956 Peter Vernon</i>
New site - Land North of Mill Lane	<i>SID956 Peter Vernon</i>

3.27 Some locations/sites were considered by representors to perform a Green Belt role and should be shown to fall within the GB. Comments related to allocated sites predominantly, including the following:

<b>Site</b>	<b>Representation</b>
Proposed housing allocation H31 'Eastfield Lane, Dunnington'	<i>SID316 Dunnington Parish Council.</i>
Proposed housing allocation H39 'North of Church Lane, Elvington'	<i>SID84 Private Individual; SID127 Private Individual; SID333 Private Individual; SID407 Private Individual;</i>

**8. The appropriateness of the plan period and implications for Green Belt permanency**

Linked to Proposed Modifications	Key Evidence
PM 47 - Whole Plan reference change - 'post plan period', PM 48 - Whole Plan reference change – 'plan period', PM 49- Policy SS1.	Topic Paper 1: Approach to Defining York's Green Belt Addendum (2021) Main report and Annexes [EX/CYC/59a-j]

3.16 A number of objections challenge the proposed modification to amend plan wide references to plan period to 2017-2032/33 on the basis that it was considered to already be out of date and would have significant consequences for the permanence of the Green Belt. Several representations suggested a longer plan period, typically one that corresponds with the likely adoption date of the plan and run at least from 15 years from that point.

*Representations from: SID220 Private Individual; SID260 Lovell Developments (Yorkshire) Ltd; SID345 Defence Infrastructure Organisation; SID364 York Labour Party; SID378 Langwith Development Partnership Ltd; SID 585 Taylor Wimpey UK; SID590 York and North Yorkshire Chamber of Commerce; SID612 Joseph Rowntree Housing Trust; SID620 Galtres Garden Village Development Company; SID826 Pilcher Homes; SID955 Jomast Developments.*

**9. Approach to Habitats and Appropriate Assessment and Implications for Development, particularly as it relates to Strensall Common SAC**

Linked to Proposed Modifications	Key Evidence
PM 58 – Policy SS9; PM 59 -Policy SS10; PM 60 – Policy SS11; PM 61 - Policy SS12, PM 65 - Policy H1: Explanation, PM 70 - New Policy G12a, PM 71 - New Policy G12a Justification	Habitat Regulation Assessment [EX/CYC/45 and EX/CYC/45a] (2020)

3.28 Support was received for the updated Habitats Regulations Assessment, 2020 (EX/CYC/45 and Appendices EX/CYC/45a) which were considered to set out clearly the requirements of a recreation and open space strategy, and helpfully cross refers to Policies G12a and G16 for more detail as recommended in the updated Habitats Regulation Assessment. Proposed new policy G12a is considered sound by a number of respondents as the approach is proportionate, evidence based and positive for nature conservation.

*Representations from: SID381 Yorkshire Wildlife Trust; SID383 Natural England; SID925 Private Individual; SID939 Friends of Strensall; SID594 TW Fields; SID957 Barratt David Wilson Homes, Taylor Wimpey & TW Fields.*

3.29 Other representations considered that the Habitats Regulations Assessment, 2020 (EX/CYC/45 and Appendices EX/CYC/45a) was unsound leading to unjustified deletions of ST35 and H59.

3.17 There was strong objection from developers against the application of a 400m exclusion zone for residential development in relation to PM70/PM71 and that the new policy G12a is overly prescriptive and does not provide opportunity for residential development to come forward where it may be acceptable. It was suggested that there is no demonstrative information to suggest that any housing development proposed within 400m of the boundary would cause harm to the integrity of Strensall SAC and that such harmful effects could not be prevented or mitigated.

*Representations from: SID345 Defence Infrastructure Organisation; SID260 Lovell Developments (Yorkshire) Ltd; SID620 Galtres Garden Village Development Company; SID607 Taylor Wimpey UK*

3.18 Specific comments were received to support PM58 in relation to Policy SS9/ST7 and PM61 in relation to Policy SS12/ST14. It was considered that the distance of the sites from Strensall Common, the provision of high quality publicly accessible open space and the provision of sustainable urban drainage systems will ensure there is a negligible impact on Strensall Common. Reference was also made to a number of specific measures that the site would deliver that will reduce the need and desire for future residents to visit Strensall Common.

*Representations from: SID594 TW Fields; SID957 Barratt David Wilson Homes, Taylor Wimpey & TW Fields.*

3.19 Objections to site allocation H39 'North of Church Lane, Elvington' related to the impact the expected occupancy rate will have on the local environment and infrastructure, the main issues related to a lack of evidence and a lack of consideration of the River Derwent as a RAMSAR/SSI/SAC/SPA. It was considered that out of date information has been used as environmental conditions have changed since the plan was submitted in 2018, including traffic levels and air quality.

*Representations from: SID127 Private Individual; SID407 Private Individual.*

## **10. Provision of Gypsies and Traveller sites**

<b>Linked to Proposed Modifications</b>	<b>Key Evidence</b>
PM 51 - Policy SS1, PM 66 - Policy H5	

3.30 Permitting gypsies and traveller sites in green belt was considered contrary to national policy. Challenges to the need for gypsy and traveller provision on strategic sites were outlined on the basis that there is not considered to be an inherent relationship between the delivery of strategic housing allocations and the need for on-site gypsy and traveller accommodation/pitches. Further questions were raised around the practicalities of implementing affordable gypsy and traveller provision on privately owned sites.

*Representations from: SID073 Private Individual; SID231 Fulford Parish Council; SID255 Home Builders Federation; SID372 Gladman Homes;*

**3.20 A range of other issues were highlighted in representation including:**

- Concerns from various organisations and individuals about the impact of specific site allocations on local character, the natural environment or infrastructure including relation to site allocations (detailed in Annex 6).
- York Labour Party (SID364) and Yorkshire Chamber of Commerce (SID590 York and North Yorkshire Chamber of Commerce) highlight more concerns about whether the strategy would deliver sufficient growth and settlements at a sufficient scale to meet needs overall.
- Highways England (SID850) notes the housing requirement of 822dpa and plan period to 2022/23 and, given that 4,174 dwellings are to be delivered as part of strategic sites 'beyond the Plan period', seeks to agree an approach to strategic mitigation with CYC. Further data requested to standardise transport modelling.
- National Grid (SID344) identifies potential conflicts with assets at sites ST9 and ST1 and advises further ongoing engagement is necessary to ensure their continued safe operation.
- York and Scarborough Teaching Hospitals NHS Foundation Trust (SID949) consider that there has been a lack of engagement and that impact of population growth as a result of new planned development on services at York Hospital has not been adequately considered.

3.31 A summary schedule is included in Annex 6 by proposed modification and by respondent. This summary of responses has been prepared to highlight the broad issues raised during this stage of consultation. It should not be taken as a substitute for the full and comprehensive set of all duly made representations. As noted above, copies of full representations have been supplied to the Inspector and published on the Council's website (with personal details redacted) via the Local Plan Examination and proposed modifications consultation webpages. Hard copies of the representation will be made available upon request via pre-booked appointment only with the Forward Planning Team at the City of York Council Customer Centre, West Offices, Station Rise, York, if open, in line any requirements associated with the ongoing Covid-19 pandemic.

## 4. Concluding Remarks

3.32 This consultation statement has been submitted to the examination Inspectors who will determine the next stage process which, may include a further stage of hearings sessions. These hearings sessions are likely to be organised around the specific Matters, Issues and Questions that the inspectors wish to discuss informed by the representations highlighted in this report or those received earlier in the examination process.

3.33 The Council has reviewed the representations received and considers that the Local Plan (as modified) represents a sound approach. It sets out a positive strategy which will:

- Enable delivery of at least **13,152 homes** in York in sustainable locations to meet needs of the authority.
- Provide allocations capable of delivering more than **239,000 sqm** of new commercial floorspace in addition to a new **knowledge based business park** associated with the University of York.
- Maintain a **vital and vibrant city centre** reinforcing its role as a **major economic centre** regionally.
- Protect and reveal the natural and historic environs and **unique character of York** that contribute to its attractiveness to business economic success and, which helps create the value that drives development of new homes *and* the potential to secure new affordable homes as part of this new development.

3.34 The emerging York Local Plan is founded on and justified by appropriate and, proportionate evidence which the authority has sought to clarify and where appropriate update to reflect new data. Due to the National Planning Policy Framework (NPPF) 2012 transitional arrangements applicable to this plan, the starting point for assessing housing need has been objectively assessed housing need (OAN) assessment rather than the Standard Method published in 2020 and advocated for use NPPF 2021. However, as the Government has made clear, the standard method is not housing requirement or ‘target’ rather a starting point to determining need. The strategy we have adopted seeks to maximise provision to meet local needs. So while the methodological starting may differ – the resultant strategy for delivery does not as the constraints and opportunities in York are constant irrespective of this starting point.

3.35 The spatial strategy articulated in the emerging Local Plan represents a sustainable approach that responds to the special character York, maximising opportunities to accommodate the development needs of the city while minimising the impact on protected landscape and environments. This position is supported by the *Sustainability Appraisal Draft Regulation 19 (May 2018) [SD008 and SD009A-D]*, the *Sustainability Appraisal Addendum of the proposed modifications Consultation June 2019 [EX/CYC/241-c]* and the *Sustainability Appraisal of the Composite Modifications Schedule, April 2021 [EX/CYC/62]*. The approach to defining Green Belt underpinning the Local Plan is robust and a recent appeals confirm the appropriateness of rationale adopted in defining boundaries (APP/C2741/W/21/3271045 Land at Boroughbridge Road). Notwithstanding this, the

Council will continue to work with those organisations that have made representations on the emerging Local Plan to narrow the scope of conflicting positions ahead of hearing sessions and if appropriate and necessary, clarify and ensure the Local Plan text is more positively worded, potentially through further minor modifications. A further update on the outcomes of this engagement will be submitted to Inspectors and published in readiness for further hearing sessions (alongside any further responses to specific Matters Issues and Questions issued by Inspectors).

- 3.36 In common with the experience other Local Plan at examinations across England over the last 18 months, there *have* undoubtedly been wider national legislative and policy changes with the potential for impacts on policy approaches; for example, recent changes to the Town and Country Planning (Use Classes) Order 1987 and permitted development rights as well as emerging provisions of the Environment Bill. We consider that these could be addressed through *minor* modifications to ensure policies align with these changes and support the usability of the Local Plan (a step several other authorities in the same position have done as part of their examination). The Council can make a schedule of such minor modifications available ahead of hearings along with any further responses to specific Matters Issues and Question issued by Inspectors.
- 3.37 The impact of Covid-19, experienced globally, has impacted the way in which we work, socialise and travel in York. A global pandemic was not envisaged when we submitted the Regulation 19 Local Plan in 2018 – and it has had the short-term effect of accelerating some trends and disrupting others. There continues to be uncertainties associated with the long-term implications of Covid-19 and there has been contrary/ opposing commentary on the effects (evident even in the varied perspectives in the representations received). The economic strategy is ambitious and consistent with York’s broader economic ambitions. But while embracing a pro-growth stance, the Local Plan does not ignore the potential for some slowing of growth in parallel with significant changes to the utilisation of living and working space both linked to and independent of these economic shifts. The growth assumptions adopted in the Local Plan have been scrutinised in this light and remain reasonable and justified basis to take the plan forward.
- 3.38 We also acknowledge the possibility of further change to the Planning System on the horizon, as signalled by the Government’s [Planning for the Future Paper, August 2020<sup>1</sup>](#). These proposals for reform retain the focus the importance and primacy of the development plan and propose a new system for plan making (which it is expected all authorities will transition when the related legislation takes effect). This reinforces the ongoing nature of plan making *and* the need to progress swiftly to plan adoption for York to provide clear long-term strategy for development – and potentially a foundation to take forward work under any new system.
- 3.39 These wider changes to context outlined do not fundamentally erode the evidence on which the Local Plan is based. The minor modifications alluded to do not go to the heart of the proposed spatial strategy espoused or fundamental policy approaches. In this context, and irrespective of the unexpected more protracted examination

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<sup>1</sup> <https://www.gov.uk/government/consultations/planning-for-the-future>

duration, a restart of the plan process does not represent an appropriate or pragmatic response. The Council wants to continue to engage effectively and constructively through the next stages examination process with the Inspectorate and those who have made representations. Adopting a Local Plan for York, for the first time, as quickly as possible will support decision making and provide greater certainty for developers, health and other infrastructure bodies/ service operating in the area and crucially York's residential and business communities.

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## **Annex 1: List of Prescribed Bodies and Parish Councils**

Acaster Malbis Parish Council  
Askham Bryan Parish Council  
Askham Richard Parish Council  
Bishopthorpe Parish Council  
BT Openreach  
Clifton Without Parish Council  
Copmanthorpe Parish Council  
Craven District Council  
Deighton Parish Council  
Department for Transport Rail Group  
Dringhouses and Woodthorpe Parish Councillors  
Dunnington Parish Council  
Earswick Parish Council  
East Riding of Yorkshire Council  
Elvington Parish Council  
Environment Agency  
Escrick Parish Council  
Fulford Parish Council  
Hambleton District Council  
Harrogate Borough Council  
Haxby Town Council  
Heslington Parish Council  
Hessay Parish Council  
Heworth Without Parish Council  
Highways England  
Historic England  
Holtby Parish Council  
Homes and Communities Agency  
Huntington Parish Council  
Kexby Parish Council  
Leeds City Region LEP  
Murton Parish Council  
Naburn Parish Council  
National Grid  
National Grid Property Ltd  
Natural England  
Nether Poppleton Parish Council  
Network Rail  
New Earswick Parish Council  
NHS Vale of York Clinical Commissioning Group  
North York Moors National Park Authority  
North Yorkshire County Council  
North Yorkshire County Council (Highways)  
North Yorkshire County Council (Planning)  
North Yorkshire Fire & Rescue Service  
North Yorkshire Police  
North Yorkshire Police Authority  
Northern Gas Networks

Northern Power Grid  
Office of Rail and Road  
Osbalwick Parish Council  
Rawcliffe Parish Council  
Rufforth with Knapton Parish Council  
Ryedale District Council  
Scarborough Borough Council  
Selby District Council  
Skelton Parish Council  
Stockton on the Forest Parish Council  
Strensall with Towthorpe Parish Council  
Tees, Esk and Wear Valleys NHS Foundation Trust  
The Coal Authority Planning & Local Authority Liaison Department  
Upper Poppleton Parish Council  
Wheldrake Parish Council  
Wigginton Parish Council  
York Consortium of Drainage Boards  
York Hospitals NHS Foundation Trust  
York North Yorkshire and Eastriding Local Enterprise Partnership (YNER LEP)  
York Teaching Hospital NHS Foundation Trust  
York, North Yorkshire and East Riding Local Enterprise Partnership (LEP)  
Yorkshire Ambulance Service  
Yorkshire Dales National Park Authority  
Yorkshire Water

## **Annex 2: Copy of Consultation Letter**



Directorate of Place  
Forward Planning Team  
West Offices  
Station Rise  
York YO1 6GA

Date: 25 May 2021

Dear Sir/Madam,

**City of York Local Plan Proposed Modifications and Evidence Base  
Consultation (2021)**  
**in compliance with Regulation 19 of the Town and Country Planning (Local  
Planning) (England) Regulations 2012**

I am writing to inform you about the opportunity to comment on the Proposed Modifications (2021) to the City of York Local Plan and supporting evidence base. The emerging Local Plan aims to support the city's economic growth, provide much needed housing and help shape future development over the next 15-years and beyond. It balances the need for housing and employment growth with protecting York's unique natural and built environment.

The City of York Local Plan is currently in the process of Examination by Independent Planning Inspectors following submission of the plan to the Secretary of State for Housing, Communities and Local Government on 25 May 2018. Following the phase 1 hearing sessions held in December 2019 we are now publishing a series of proposed modifications to the City of York Local Plan and supporting evidence base.

This consultation gives York residents, businesses and other interested groups the opportunity to comment on the additional evidence and proposed modifications to the city's Local Plan prior to further hearing sessions as part of the Examination. The Planning Inspectors undertaking the Examination have asked for the consultation as they consider the proposed modifications to be fundamental to what they are examining - the soundness and legal compliance of the plan.

The consultation period for the proposed modifications starts on **Tuesday 25 May 2021 for a period of 6 weeks**. All consultation documents will be live on the Council's website ([www.york.gov.uk/LocalPlanModificationsConsultation](http://www.york.gov.uk/LocalPlanModificationsConsultation)). Printed copies of the consultation documents will be available at West Offices, if open in line with the Government's Coronavirus restrictions, by appointment only. Documents are also available to view electronically via Libraries, if open. Members of the library can book computer sessions up to a week in advance. Please see the Statement of Representation Procedure, which accompanies this letter for more information.

Representations must be received by **midnight on Wednesday 7 July 2021** and should be made on a response form. You can complete an online response form via

[www.york.gov.uk/form/LocalPlanConsultation](http://www.york.gov.uk/form/LocalPlanConsultation). Alternative format response forms are available on the Council's website via: [www.york.gov.uk/LocalPlanModificationsConsultation](http://www.york.gov.uk/LocalPlanModificationsConsultation).

Any representations received will be considered alongside the Local Plan Publication draft and the proposed modifications through the Examination in Public. 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 (see below). 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.

### **Legal Compliance**

To be legally compliant the plan has to be prepared in accordance with the Duty to Cooperate and legal and procedural requirements, including the 2011 Localism Act and Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

### **Soundness**

Soundness is explained in paragraph 182 of the National Planning Policy Framework (NPPF). The Inspector conducting the Examination in Public has to be satisfied that the Local Plan is 'sound' –namely that it is:

- ▮ **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- ▮ **Justified** - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- ▮ **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- ▮ **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework (NPPF).

To help you respond, we have included Guidance Notes as part of the response form. We recommend that you read this note fully before responding.

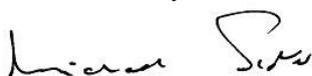
At this stage, unless you indicate you wish to appear at the Examination to make a representation you will not have the right to do so. Any written representations made will be considered by the independent Planning Inspectors.

All of the consultation and further evidence base documents published at previous rounds of consultation are also available on the Council's website at [www.york.gov.uk/localplan](http://www.york.gov.uk/localplan).

If you require any further information on the consultation please contact Forward Planning at [localplan@york.gov.uk](mailto:localplan@york.gov.uk) or on (01904) 552255.

We look forward to receiving your comments.

Yours faithfully



Mike Slater  
Interim Assistant Director – Place Directorate

## **Annex 3: Statement of Representation Procedure**

**STATEMENT OF REPRESENTATION PROCEDURE  
AND AVAILABILITY OF DOCUMENTS  
CITY OF YORK COUNCIL  
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)  
REGULATIONS 2012 – REGULATION 19  
CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS AND  
EVIDENCE BASE CONSULTATION 2021**

### **Title of Document**

City of York Local Plan Proposed Modifications and Evidence Base Consultation  
(May 2021)

### **Subject Matter and Area Covered**

City of York Council has prepared a Publication version of the Local Plan which was submitted to the Secretary of State for Communities and Local Government on 25 May 2018. We are now publishing a series of proposed modifications to the City of York Local Plan and supporting evidence base prepared following the Phase 1 hearing sessions in December 2019. The Local Plan sets out the broad spatial planning and policy framework for the City of York 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 Proposed Modifications for a period of 6 weeks, from Tuesday 25 May 2021 until Wednesday 7 July 2021 up until midnight. This statement provides details on how to make representations.

### **Statement of fact – How to view the documents**

During this public consultation period, copies of the main documents associated with the City of York Local Plan Proposed Modifications and evidence base will be available to view on the council's website at <https://www.york.gov.uk/LocalPlanConsultation>.

In line with the current pandemic, we are also making the documents available for inspection by appointment only at **City of York Council West Offices**, if open in line with the Government's Coronavirus restrictions:

- City of York Council, West Offices, Station Rise, York (Mon – Fri 8:30 – 17:00, Sat and Sun closed)

To make an appointment to view the documents, please contact the Forward Planning team via:

- Email at: [localplan@york.gov.uk](mailto:localplan@york.gov.uk)
- Phone on: 01904 552255

Documents are also available to view electronically via the city's **Libraries**, if open in line with the Government's Coronavirus restrictions. Current opening times are set out below. Members of the library can book computer sessions up to a week in advance and you can use the booking webpage

(<https://pcbookings.exploreyork.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://exploreyork.org.uk/digital/computers-and-wifi-in-libraries/>

**Acomb Explore**, Front Street, Acomb (Mon, Tues and Thu 10:00 – 17.00, Wed 10:00 – 14:00, Fri 10:00 – 17:00, Sat 10:00 – 15:00, Sun closed)

**Bishopthorpe Library**, Main Street, Bishopthorpe (Mon 14:00 – 17.00, Tue, closed, Wed and Thu 10:00- 12:30 and 14:00 – 17:00, Fri 14:00 – 17:00, Sat 10:00 – 12:30, Sun closed)

**Clifton Explore**, Rawcliffe Lane, Clifton (Mon 14:30 – 17.30, Tue, Wed and Fri 10:00 – 17:30, Thu 14.30 – 17.30, Sat 10:00 – 13:00, Sun closed)

**Copmanthorpe Library**, Village Centre, Main Street, Copmanthorpe (Mon 9:00 – 13:00 and 14:00 – 17:30, Tue 14:00 – 17:30, Wed and Sun closed, Thu and Sat 9:00 – 13:00, Fri 14:00 – 17:30)

**Dringhouses Library**, Tadcaster Road, Dringhouses (Mon 14:00 – 18:00, Tue and Thu 9:30 – 12:30 and 14:00 – 17:30, Wed closed, Fri 14:00 – 17:30, Sat 9:30 – 13.00 , Sun closed)

**Dunnington Library**, The Reading Room, Church Street, Dunnington (Mon 10:00 – 13:30, Tue 14:00 – 17:30, Wed, Fri and Sun closed, Thu 14:00 – 17.00, Sat 9:00 – 12:30)

**Explore at York Stadium**, Kathryn Avenue, Monks Cross Drive, Huntington, (Mon – Fri 7:00 – 21:30, Sat 8:00 – 18:00)

**Fulford Library**, St Oswald's CE School, Heslington Lane, Fulford (Mon, Wed and Sun closed, Tue, Thu and Fri 14:00 – 17:00, Sat 1:00 – 12:30)

**Haxby and Wigginton Library**, Oaken Grove Community Centre, Reid Park, Haxby (Mon, Tue and Wed 10:00 – 16:00, Thur and Fri closed)

**Huntington Library**, Garth Road, Huntington, York (Mon, Tue, Thu and Fri 9:30 – 12:00 and 14:00 – 17:00, Wed and Sun closed, Sat 9:30 – 12:30)

**New Earswick Library**, Hawthorn Terrace, New Earswick (Mon 9:00 – 12:30, Tue 9:00 – 12:30 and 13:30 – 17:00, Wed closed, Thu and Fri 13:30 – 17:00, Sat 10:00-12:00, Sun closed)

**Poppleton Library**, The Village, Upper Poppleton (Mon 10:00 – 12:30 and 14:00 – 17:00, Tue and Sun closed, Wed and Fri 10:00 – 12:30 and 14.00 –17:00, Thu and Sat 10:00 – 12:30)

**Strensall Library**, 19 The Village, Strensall (Mon and Fri 14:00 – 17:00, Tue and Thur 10:30 – 12:30 and 14:00 – 17:00, Wed and Sun closed, Sat 10:00 – 12:30)

**Tang Hall Explore**, The Centre @ Burnholme, Mossdale Avenue, York (Mon -Fri 9:00 – 17:00, Sat 9:30 – 16:00, Sun closed)

**York Explore**, Library Square, York, YO1 7DS (Mon - Thu 9:00 – 16:00, Fri 10:00 – 16:00, Sat 9:00 – 16:00, Sun closed)

## Documents which are available to view are:

Proposed Modifications schedule	
Document Ref.	Document Title
<a href="#">EX/CYC/58</a>	Composite Proposed Modifications Schedule (April 2021)
<a href="#">EX/CYC/46</a>	Key Diagram Update
<a href="#">EX/CYC/62</a>	Sustainability Appraisal of the Composite Proposed Modifications Schedule (April 2021)
Also, City of York Local Plan Publication Draft (February 2018) <a href="#">[CD001]</a> <b><i>to be read alongside the proposed modifications only</i></b>	

Evidence Base	
Document Ref.	Document Title
<a href="#">EX/CYC/29</a>	York Economic Outlook (December 2019)
<a href="#">EX/CYC/32</a>	CYC Annual Housing Monitoring and MHCLG Housing Flow Reconciliation Return (2019)
<a href="#">EX/CYC/36</a>	Affordable Housing Note Final (February 2020)
<a href="#">EX/CYC/37</a>	Audit Trail of Sites 35-100 Hectares
<a href="#">EX/CYC/38</a>	Joint Position Statement between CYC and Selby DC Housing Market Area (April 2020)
<a href="#">EX/CYC/43a</a>	Housing Needs Update (September 2020)
<a href="#">EX/CYC/45</a> & <a href="#">EX/CYC/45a</a>	Habitat Regulations Assessment (2020) Habitat Regulations Assessment (2020) Appendices
<a href="#">EX/CYC/49</a>	Statement of Community Involvement Update (November 2020)
<a href="#">EX/CYC/56</a>	Strategic Housing Land Availability Assessment (SHLAA) Update (April 2021)
<a href="#">EX/CYC/57</a>	CYC SuDs Guidance for Developers (August 2018)
<a href="#">EX/CYC/59</a>	Topic Paper 1 Approach to defining Green Belt Addendum (January 2021)
<a href="#">EX/CYC/59a</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 1 Evidence Base
<a href="#">EX/CYC/59b</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 2 Outer Boundary
<a href="#">EX/CYC/59c</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 3 Inner Boundary Part 1 s1-4
<a href="#">EX/CYC/59d</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 3 Inner Boundary Part 2 s5-6
<a href="#">EX/CYC/59e</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 3 Inner Boundary Part 3 s7-8
<a href="#">EX/CYC/59f</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 4 Other Developed Areas
<a href="#">EX/CYC/59g</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 5 Freestanding Sites
<a href="#">EX/CYC/59h</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 6 Proposed Modifications

<a href="#">EX/CYC/59i</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 7 Housing Supply Update
<a href="#">EX/CYC/59i</a>	Topic Paper 1 Green Belt Addendum January 2021 Annex 7 Housing Supply Update Trajectory
<a href="#">EX/CYC/61</a>	Strategic Flood Risk Assessment (SFRA) (2021)

## Representations

Representations on the plan can be made throughout the representation period but must be made **before midnight on Wednesday 7 July 2021**. Please note that late representations cannot be accepted.

To structure your response in the way the inspector will consider comments at the public examination, the Planning Inspectorate has issued a standard form that is available to complete online on the consultation portal <https://www.york.gov.uk/form/LocalPlanConsultation>

Alternatively you can download from our website, or request a response form by contacting us directly and return it to us by post to FREEPOST RTEG-TYYU-KLTZ, Local Plan, City of York Council, West Offices, Station Rise York YO1 6GA or email [localplan@york.gov.uk](mailto:localplan@york.gov.uk). All representations should include your name and postal address.

All individual representations received will be provided to the Planning Inspectors, together with a summary of the main issues raised during the representations period and considered as part of the Local Plan examination. Representations at this stage should only be made on the legal and procedural compliance of the City of York Local Plan Proposed Modifications, the soundness of the City of York Local Plan Proposed Modifications and whether the City of York Local Plan Proposed Modifications are in conformity with the Duty to Cooperate. Please refer to the guidance on the comments form 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 inspector appointed to carry out the independent examination; and
- the adoption of the local Plan.

You can also indicate whether at this stage whether you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

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

## **How we will use your Personal Data**

When we use your personal data, CYC complies with data protection legislation and is the registered 'Controller'. Our data protection notification is registered with the Information Commissioner's Office (ICO) – reference **Z5809563**.

### **What information will be collected?**

We are collecting personal details, including your name and address, alongside your opinions and thoughts.

### **What will we do with the information?**

We are using the information you give us with your consent. You can withdraw your consent at any time by contacting the Forward Planning team at [localplan@york.gov.uk](mailto:localplan@york.gov.uk) or 01904 552255. The information we collect will be provided to the Planning Inspectors, together with a summary of the main issues raised during the representations period and considered as part of the Local Plan examination<sup>1</sup>. Response will be made available to view as part of the Examination process and must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full.

We will protect it and make sure nobody has access to it who shouldn't and we will not keep it for longer than is necessary.

We will not use the information for any other purpose than set out in this privacy notice and will not disclose to a third party i.e. other companies or individuals, unless we are required to do so by law for the prevention of crime and detection of fraud, or, in some circumstances, when we feel that you or others are at risk.

You can find out more about how the City of York Council uses your information at <https://www.york.gov.uk/privacy>

We will also ask you if you want to take part in future consultations on planning policy matters including Supplementary Planning Documents and Neighbourhood Plans.

### **Storage of information**

We will keep the information you give us in CYC's secure network drive and make sure it can only be accessed by authorised staff.

### **How long will we keep the information?**

The response you submit relating to this Local Plan consultation can only cease to be made available 6 weeks after the date of the formal adoption of the Plan<sup>2</sup>. When we no longer have a need to keep your information, we will securely and confidentially destroy it.

Where required or appropriate, at the end of the retention period we will pass onto the City Archives any relevant information.

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<sup>1</sup> Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17, 22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

<sup>2</sup> Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012.

### **Further processing**

If we wish to use your personal information for a new purpose, not covered by this Privacy Notice, we will provide you with a new notice explaining the purpose prior to commencing the processing and the processing conditions. Where and whenever necessary, we will seek your consent prior to the new processing.

### **Your rights**

To find out about your rights under data protection law, you can go to the Information Commissioners Office (ICO): <https://ico.org.uk/for-the-public/>

You can also find information about your rights at <https://www.york.gov.uk/privacy>

If you have any questions about this privacy notice, want to exercise your rights, or if you have a complaint about how your information has been used, please contact us at [information.governance@york.gov.uk](mailto:information.governance@york.gov.uk) on 01904 554145 or write to: Data Protection Officer, City of York Council, West Offices, Station Rise, York YO1 6GA.

## **Annex 4: Copy of Response Form**

# City of York Local Plan Proposed Modifications Consultation Response Form 25 May – 7 July 2021

OFFICE USE ONLY:

ID reference:

This form has three parts: **Part A** How we will use your Personal Information, **Part B** Personal Details and **Part C** Your Representation

To help present your comments in the best way for the Inspectors to consider them, we ask that you use this form because it structures your response in the way in which the Inspectors will consider comments at the Public Examination. Using the form to submit your comments also means that you can register your interest in speaking at the Examination.

Please read the guidance notes and Part A carefully before completing the form. Please ensure you sign the form on page 2.

Please fill in a separate Part C for each issue/representation you wish to make. Failure to fully complete Part C of this form may result in your representation being returned. Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

## Part A - How we will use your Personal Information

When we use your personal data, CYC complies with data protection legislation and is the registered 'Controller'. Our data protection notification is registered with the Information Commissioner's Office (ICO) – reference **Z5809563**.

**What information will be collected:** The consultation only looks at the specific proposed modifications and specific evidence base documents and not other aspects of the plan. The representations should therefore focus only on matters pertaining to those main modifications and documents being consulted upon. We are collecting personal details, including your name and address, alongside your opinions and thoughts.

**What will we do with the information:** We are using the information you give us with your consent. You can withdraw your consent at any time by contacting the Forward Planning team at [localplan@york.gov.uk](mailto:localplan@york.gov.uk) or 01904 552255.

The information we collect will be provided to the Planning Inspectors, together with a summary of the main issues raised during the representations period and considered as part of the Local Plan examination<sup>1</sup>. Response will be made available to view as part of the Examination process and must be made available for public inspection and published on the Council's website; they cannot be treated as confidential or anonymous and will be available for inspection in full. We will protect it and make sure nobody has access to it who shouldn't and we will not keep it for longer than is necessary.

<sup>1</sup> Section 20(3) Planning & Compulsory Purchase Act 2004 Regulations 17, 22, 35 & 36 Town and Country Planning (Local Planning) England) Regulations 2012

We will not use the information for any other purpose than set out in this privacy notice and will not disclose to a third party i.e. other companies or individuals, unless we are required to do so by law for the prevention of crime and detection of fraud, or, in some circumstances, when we feel that you or others are at risk.



You can find out more about how the City of York Council uses your information at <https://www.york.gov.uk/privacy>

We will also ask you if you want to take part in future consultations on planning policy matters including Supplementary Planning Documents and Neighbourhood Plans.

**Storage of information:** We will keep the information you give us in CYC's secure network drive and make sure it can only be accessed by authorised staff.

**How long will we keep the information:** The response you submit relating to this Local Plan consultation can only cease to be made available 6 weeks after the date of the formal adoption of the Plan<sup>2</sup>. When we no longer have a need to keep your information, we will securely and confidentially destroy it. Where required or appropriate, at the end of the retention period we will pass onto the City Archives any relevant information.

**Further processing:** If we wish to use your personal information for a new purpose, not covered by this Privacy Notice, we will provide you with a new notice explaining the purpose prior to commencing the processing and the processing conditions. Where and whenever necessary, we will seek your consent prior to the new processing.

**Your rights:** To find out about your rights under data protection law, you can go to the Information Commissioners Office (ICO): <https://ico.org.uk/for-the-public/>

You can also find information about your rights at <https://www.york.gov.uk/privacy>

If you have any questions about this privacy notice, want to exercise your rights, or if you have a complaint about how your information has been used, please contact us at [information.governance@york.gov.uk](mailto:information.governance@york.gov.uk) on 01904 554145 or write to: Data Protection Officer, City of York Council, West Offices, Station Rise, York YO1 6GA.

1. Please tick the box to confirm you have read and understood the privacy notice and consent to your information being used as set out in the privacy notice

2. Please tick the box to confirm we can contact you in the future about similar planning policy matters, including neighbourhood planning and supplementary planning documents.

Signature

Date

<sup>2</sup>Regulation 35 Town and Country Planning (Local Planning) England) Regulations 2012.

## Part B - Personal Details

Please complete in full; in order for the Inspectors to consider your representations you must provide your name and postal address.

3. Personal Details		4. Agent's Details (if applicable)
Title		
First Name		
Last Name		
Organisation (where relevant)		
Representing (if applicable)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Address – line 5		
Postcode		
E-mail Address		
Telephone Number		

# Guidance note

## Where do I send my completed form?

Please return the completed form **by Wednesday 7 July 2021, up until midnight**

- ▮ To: FREEPOST RTEG-TYYU-KLTZ Local Plan, City of York Council, West Offices, Station Rise, York, YO1 6GA
- ▮ By email to: [localplan@york.gov.uk](mailto:localplan@york.gov.uk)

You can also complete the form online at:

[www.york.gov.uk/form/LocalPlanConsultation](http://www.york.gov.uk/form/LocalPlanConsultation).

## What can I make comments on?

This consultation provides the opportunity for anyone to make a representation on the proposed modifications and supporting evidence base, further to the Local Plan which was submitted to the Planning Inspectorate in May 2018 and following the phase 1 hearing sessions in December 2019 as part of the Examination into the Plan. You can make comments on any of the proposed modifications and a number of evidence base documents as set out below. The purpose of this consultation is for you to say whether you think the proposed modifications and/or new evidence make the Local Plan 'Legally Compliant' and 'Sound'. These terms are explained as you go through this form.

- ▮ City of York Local Plan Composite Modifications Schedule (May 2021) [[EX/CYC/58](#)] and City of York Local Plan Publication Draft (February 2018) [[CD001](#)] **to be read alongside the comprehensive schedule of proposed modifications only**
- ▮ York Economic Outlook (December 2019) Oxford Economics [[EX/CYC/29](#)]
- ▮ CYC Annual Housing Monitoring and MHCLG Housing Flow Reconciliation Return (December 2019) [[EX/CYC/32](#)]
- ▮ Affordable Housing Note Final (February 2020) [[EX/CYC/36](#)]
- ▮ Audit Trail of Sites 35-100 Hectares (June 2020) [[EX/CYC/37](#)]
- ▮ Joint Position Statement between CYC and Selby DC Housing Market Area (April 2020) [[EX/CYC/38](#)]
- ▮ G L Hearn Housing Needs Update (September 2020) [[EX/CYC/43a](#)]
- ▮ Habitat Regulation Assessment (HRA) (October 2020) Waterman Infrastructure and Environment Limited [[EX/CYC/45](#)] and Appendices (October 2020) [[EX/CYC/45a](#)]
- ▮ Key Diagram Update (January 2021) [[EX/CYC/46](#)]
- ▮ Statement of Community Involvement Update (November 2020) [[EX/CYC/49](#)]
- ▮ SHLAA Update (April 2021) [[EX/CYC/56](#)]
- ▮ CYC SuDs Guidance for Developers (August 2018) [[EX/CYC/57](#)]
- ▮ Topic Paper TP1: Approach to defining York's Green Belt (Addendum) (January 2021) [[EX/CYC/59](#)]
  - Annex 1: Evidence Base (January 2021) [[EX/CYC/59a](#)]
  - Annex 2: Outer Boundary (February 2021) [[EX/CYC/59b](#)]
  - Annex 3: Inner Boundary (Part: 1 March 2021 [[EX/CYC/59c](#)], Part 2: April 2021 [[EX/CYC/59d](#)] and Part 3 April 2021) [[EX/CYC/59e](#)]
  - Annex 4: Other Urban Areas within the General Extent (April 2021) [[EX/CYC/59f](#)]
  - Annex 5: Freestanding Sites (March 2021) [[EX/CYC/59g](#)]
  - Annex 6: Proposed Modifications Summary (April 2021) [[EX/CYC/59h](#)]
  - Annex 7: Housing Supply Update (April 2021) [[EX/CYC/59i](#)] and Trajectory Summary (April 2021) [[EX/CYC/59j](#)]
- ▮ City of York Council Strategic Flood Risk Assessment (SFRA) Level 1 Report [[EX/CYC/60](#)]
- ▮ Sustainability Appraisal of the Composite Modifications Schedule (April 2021) [[EX/CYC/61](#)]

### **Do I have to use the response form?**

Yes please. This is because further changes to the plan will be a matter for a Planning Inspectors to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible and **use one response form for each topic or issue you wish to comment on**. You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination.

You can use our online consultation form via [www.york.gov.uk/form/LocalPlanConsultation](http://www.york.gov.uk/form/LocalPlanConsultation) or send back your response via email to [localplan@york.gov.uk](mailto:localplan@york.gov.uk). **However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response. We also need your confirmation that you consent to our Privacy Policy (Part A of this form).**

### **Can I submit representations on behalf of a group or neighbourhood?**

Yes, you can. Where there are groups who share a common view, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached. Please indicate in Part B of this form the group you are representing.

### **Do I need to attend the Public Examination?**

The scope of the Public Examination will be set by the key issues raised by responses received and other matters the Inspector considers to be relevant. You can indicate if you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspectors will use their own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

### **Where can I view the Consultation documents?**

Copies of the consultation documents are available to view on the council's website at <https://www.york.gov.uk/LocalPlanConsultation>.

In line with the current pandemic, we are also making the documents available for inspection by appointment only at City of York Council Offices, if open in line with the Government's Coronavirus restrictions. To make an appointment to view the documents, please contact the Forward Planning team via [localplan@york.gov.uk](mailto:localplan@york.gov.uk) or on 01904 552255.

Documents are also available to view electronically via Libraries, if open in line with Government Coronavirus restrictions. See our [Statement of Representations Procedure](#) for further information.

# Part C -Your Representation

(Please use a separate Part C form for **each** issue to you want to raise)



## 5. To which Proposed Modification or new evidence document does your response relate?

Proposed Modification Reference:

Document:

Page Number:

## What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at [www.york.gov.uk/localplan](http://www.york.gov.uk/localplan) or sent by request.

## 6. Based on the Proposed Modification or new evidence document:

### 6.(1) Do you consider that the Local Plan is Legally compliant?

Yes

No

### 6.(2) Do you consider that the Local Plan complies with the Duty to Cooperate?

Yes

No

### 6.(3) Please justify your answer to question 6.(1) and 6.(2)

## What does 'Sound' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'tests of soundness' listed below.

## What makes a Local Plan "sound"?

**Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

**Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.



**Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

**Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

**7. Based on the Proposed Modification or new evidence document:**

**7.(1) Do you consider that the Local Plan is Sound?**

Yes

No

**7.(2) Please tell us which tests of soundness are applicable to 7.(1):**

(tick all that apply)

**Positively prepared**

**Justified**

**Effective**

**Consistent with national policy**

**7.(3) Please justify your answers to questions 7.(1) and 7.(2)**

Please use extra sheets if necessary

**8. (1) Please set out any change(s) you consider necessary to make the City of York Local Plan legally compliant or sound, having regard to the tests you have identified at Question 7 where this relates to soundness.**



You will need to say why this modification will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text and cover succinctly all the information, evidence and supporting information necessary to support/justify your comments and suggested modification, as **there will not normally be a subsequent opportunity to make further representations unless at the request of the Inspectors, based on the matters and issues they identify for examination.**

**9. If your representation is seeking a change at question 8.(1)**

**9.(1). Do you consider it necessary to participate at the hearing sessions of the Public Examination?** (tick one box only)

**No**, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

**Yes**, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspectors by way of written representations.

**9.(2). If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

**Please note:** the Inspectors will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

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Representations must be received by Wednesday 7 July 2021, up until midnight.  
Representations received after this time will not be considered duly made.

## **Annex 5: Index of Respondents**

## **Representation and Unique 'SID'**

**Reference SID 73** Peter Heptinstall

**SID 75** Heslington Parish Council

**SID 84** Tim Tozer

**SID 91** Westfield lodge and Yaldara Ltd

**SID 102** Elvington Parish Council

**SID 114** Ian Henderson

**SID 118** Historic England

**SID 119** Environment Agency

**SID 122** York Racecourse

**SID 127** Christopher Stapleton

**SID 141** Oakgate Group PLC

**SID 160** CPRE North Yorkshire (CPRENY)

**SID 181** Gateway Development

**SID 182** KCS Developments

**SID 191** Martin Moorhouse

**SID 192** Selby District Council

**SID 199** Mr Jolyon Harrison

**SID 215** Wilberforce Trust

**SID 217** Peter Moorhouse

**SID 220** Mr M Ibbotson

**SID 228** The Bull Commercial centre

**SID 231** Fulford Parish Council

**SID 238** Gillian Shaw

**SID 253** Bellway Homes

**SID 255** Home Builders Federation

**SID 257** Henry Boot Developments Limited

**SID 260** Lovel Developments (Yorkshire) Ltd

**SID 267** York Diocesan Board of Finance Limited & The York and Ainsty Hunt

- SID 269** Janet Hopton
- SID 288** Wigginton Parish Council
- SID 298** New Earswick Parish Council
- SID 304** Huntington and New Earswick Liberal Democrats
- SID 316** Dunnington Parish Council
- SID 329** Murton Parish Council
- SID 333** Alison Stead
- SID 338** Alan Cook
- SID 339** Barratt David Wilson Homes
- SID 342** Andy Bell
- SID 344** National Grid
- SID 345** Defence infrastructure Organisation
- SID 350** Picton
- SID 351** McArthur Glen
- SID 358** Mark Miller
- SID 359** NHS Property Services
- SID 361** Cllr Andy D’Agorne
- SID 364** York Labour Party
- SID 366** NHS Property Services
- SID 372** Gladman Homes
- SID 375** Wheldrake Parish Council
- SID 378** Langwith Development Partner
- SID 381** Yorkshire Wildlife Trust
- SID 383** Natural England
- SID 393** Cllr Nigel Ayre – Residents of Heworth Without
- SID 399** Cllr Anthony Fisher
- SID 407** Rob Littlewood
- SID 418** Chris Wedgewood
- SID 422** Peter and David Nicholson

- SID 582** Landowners of land west of ST8
- SID 583** Redrow Homes, GM Ward Trust, Mr K Hudson, Mrs C Bowes, Mr and Mrs J Curry and Mrs E Crocker
- SID 585** Taylor Wimpey UK
- SID 590** York and North Yorkshire Chamber of Commerce
- SID 594** TW Fields
- SID 601** Procter Family
- SID 603** The Retreat York
- SID 604** L&Q Estates
- SID 607** Taylor Wimpey UK
- SID 612** Joseph Rowntree Housing Trust
- SID 613** Askham Bryan College
- SID 620** Galtres Garden Village Development Company
- SID 625** Roy Brown
- SID 825** Cllr Mark Warters
- SID 826** Pilcher Homes
- SID 833** George Wright
- SID 841** Jennifer Hubbard
- SID 849** University of York
- SID 850** Highways England (National Highways)
- SID 863** Mr R Arnold
- SID 866** Mulgrave Developments Ltd/ Mulgrave Properties Ltd
- SID 867** Yorvik Homes
- SID 872** Jeffrey Stern
- SID 876** Joanne Kinder
- SID 878** Sarah Mills
- SID 879** Pat Mills
- SID 883** St Peter's School
- SID 888** Geoff Beacon
- SID 891** Redrow Homes

- SID 901** York St John University
- SID 920** J Owen-Barnett
- SID 921** Pauline Ensor
- SID 922** Peter Rollings
- SID 923** York Consortium of Drainage Boards
- SID 924** Jacqueline Ridley
- SID 925** John Pilgrim
- SID 926** Amanda Garnett
- SID 927** Rufforth with Knapton Parish Council
- SID 928** S Walton
- SID 929** Neighbourhood Plan Committee
- SID 930** Mal Bruce
- SID 931** Linda Donnelly
- SID 932** Vistry Homes
- SID 933** Crossways Commercial estates Ltd
- SID 934** Mulgrave Properties Ltd
- SID 935** York Housing Association, Karbon Homes Ltd & Karbon Developments Ltd
- SID 936** Countryside Properties PLC
- SID 937** Andrew Jackson
- SID 938** Mr Brewster
- SID 939** Friends of Strensall
- SID 940** John Burley
- SID 941** Karen Marshall
- SID 942** Stuart Gunson
- SID 943** Haxby St Mary's Parochial Church Council
- SID 944** North lane Developments
- SID 946** Gemma Edwardson
- SID 947** Maureen Lyon
- SID 948** Persimmon

**SID 949** York and Scarborough Teaching Hospitals NHS Foundation Trust

**SID 950** Kyle & Upper Ouse Internal Drainage Board

**SID 951** Stephensons

**SID 952** North Yorkshire County Council

**SID 953** Mr Adrian Kelly

**SID 954** York Green Party

**SID 955** Jomast Developments

**SID 956** Peter Vernon

**SID 957** Barratt Homes, david Wilson Homes, TW Fields (ST7 Consortium)

**SID 958** M Beresford

**SID 959** Clifton (without) Parish Council

**SID 960** Jane Granville

**SID 961** Mrs Carole Arnold

## **Annex 6: Summary of All Comments Raised**