



City of York Council
Local Plan Examination

Matter 4
Spatial Strategy and Site Selection Process

March 2022



gladman.co.uk



01260 288888

Page intentionally left blank

MATTER 4: SPATIAL STRATEGY AND SITE SELECTION PROCESS

Spatial Strategy

Q4.1 Is the Spatial Strategy set out in the Plan based on an appropriate and reasonable assessment and justified by robust evidence?

Q4.2 Is the approach taken in informing the Spatial Strategy and the distribution of development across the Plan area justified, effective and in accordance with national policy?

Q4.3 Does Policy SS1 provide an appropriate basis for the delivery of sustainable development and growth within the City of York?

Q4.4 Policy SS1 sets out a spatial principle for sustainable modes of transport and Paragraph 3.12 of the submitted Plan says support will be provided for a pattern of development that favours and facilitates the use of more sustainable transport to minimise the future growth of traffic.

Q4.5 Is the proposed approach to new development and its location, as outlined by Policy SS1, sufficiently clear within the submitted Plan and is it supported by a robust and up to date evidence base

1.1.1 Gladman consider that the spatial strategy is based upon and justified through proportionate and robust evidence which seeks to distribute development across the plan area, provides for a wide range of sites and promotes housing delivery in the early stages of the plan period.

1.1.2 The plan supports vitality and vibrancy of the villages of the plan area by planning proportionate growth subject to constraints and opportunities. The Spatial Strategy also allocates sites based on the capacity of the environment and settlements to absorb and support the development. For example, Copmanthorpe is a large village located to the south west of the City. The Plan identifies two sites in Copmanthorpe for a total capacity of 246 dwellings. This is proportionate to the scale of the settlement and the level of services the village supports. The growth will help retain existing services without resulting in

significant pressure. The proposed strategy for Copmanthorpe is contained and sensitive to the nature, character and sustainability of the settlement and its capacity for further development. The spatial strategy as submitted therefore represents a sound approach to development in the village which also benefits from local support.

- 1.1.3 Finally, the Sustainability Appraisal clearly supports the Council's submitted strategy for the Local Plan. Sites identified, on balance, represent the most appropriate and sustainable locations for development considering impact on the Green Belt, environmental constraints, accessibility to services, facilities and public transport, infrastructure capacity, deliverability of housing, and providing for a range of sites

Spatial Distribution of Development

Q4.6 Are the (broad) locations for new development the most appropriate locations when considered against all reasonable alternatives?

Q4.7 What factors have influenced the distribution of development proposed?

Q4.8 Are the factors which shape growth, as set out in Section 3 of the Plan, clearly explained, justified and set out and are they supported by robust and up to date evidence?

Q4.9 With regard to the impact of distribution of development on the transport network...

Q4.10 What role has the sustainability appraisal had in influencing the distribution of development?

- 1.1.4 As highlighted in response to questions 4.1 – 4.5 the Council has sought to establish a spatial strategy and development distribution responding to constraints, opportunities and infrastructure provision alongside access to sustainable modes of transport.

- 1.1.5 York is a compact authority, made up of a core central city, surrounded by several medium to large and generally suburban in character villages. There are strong social, environmental and economic links between the city and the villages meaning that the area essentially operates as a single area (although different character areas and identities exist within). The

implications of this means that it is difficult to distinguish between the settlements and sub-areas of York and how the headline development needs are to be distributed.

1.1.6 The Council has sought to do this through the use of five spatial principles which promote sustainable patterns of development and relate to the purposes of the Green Belt.

1.1.7 Gladman consider the spatial distribution is responsive to needs, constraints and opportunities of the City and achieves the right balance to securing a positive and deliverable plan. Gladman therefore consider that the spatial distribution as set out in the Local Plan is sound and supported through the SA.

Site Selection Process

Q4.11 With regard to the sites proposed for all types of development (i.e. housing and non-housing):

a) How have the sites been identified, assessed and selected?

b) Is the methodology used for each justified?

c) What role has the Sustainability Appraisal had in this process?

d) have any site size thresholds been applied in the site selection process? If so, what how and why?

1.1.8 Gladman reserve the right to comment following the Council providing the additional requested information.

Q4.12 How has the Council taken into account Green Belt issues in the site selection process?

Q4.13 Have any other factors come forward - or steps been taken - since the sites identified in the Plan were selected which would exclude any sites from inclusion in the Plan for any particular reason? If so, what and why?

1.1.9 Gladman reserve the right to comment following the Councils response.

