

# City of York Council

## Examination of the City of York Local Plan 2017 – 2033

### Schedule of Matters, Issues and Questions for the Examination

#### Phase 4 Hearings

Green Belt Boundaries, the University of York, Castle Gateway, Placemaking, Design, Heritage and Culture, Green Infrastructure, Green Belt, Transport and Air Quality, Economy and Retail, Environmental Matters, Waste and Minerals Management, Communications Infrastructure, General Development Management, Climate Change, Infrastructure and Developer Contributions, and Health and Wellbeing

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*When respondents answering the following questions identify a deficiency in the Local Plan, they should make clear how it should be changed.*

*In accordance with the Transitional Arrangements set out at paragraph 220 in Annex 1 of the National Planning Policy Framework 2021, where a plan is being examined that was submitted on or before 24 January 2019, the policies in the previous 2012 version of the Framework will continue to apply, as will any previous guidance which has been superseded. Accordingly, the Local Plan is being examined against the 2012 version of the National Planning Policy Framework. As such, all further references in this document to the 'National Planning Policy Framework' or 'the Framework' are to that 2012 version.*

### **Matter 1 – Green Belt Boundaries**

- 1.1 Are the inner Green Belt boundaries (Topic Paper 1 Addendum Annex 3 – Sections 1-4) reasonably derived?
- 1.2 Are the inner Green Belt boundaries (Topic Paper 1 Addendum Annex 3 – Sections 5-7) reasonably derived?
- 1.3 Are the Green Belt boundaries of 'Other Densely Developed Areas' (Topic Paper 1 Addendum Annex 4) reasonably derived?
- 1.4 Are the outer Green Belt boundaries (Topic Paper 1 Addendum Annex 2) reasonably derived?

### **Matter 2 – University of York**

- 2.1 What are the needs of the University of York?
- 2.2 How many jobs are projected to be created by the University of York in the Plan period?
- 2.3 Will that level of job creation have any consequent impact on the Plan's OAN for housing?
- 2.4 Does the Plan properly provide for the needs of the University?
- 2.5 Are Policies ED1-ED3 effective as an approach to the University of York?
- 2.6 Is the 23% restriction on the developed footprint in Policy ED3 justified?
- 2.7 Is Policy SS22 (ST27) soundly based?
- 2.8 Will it be sufficient for the needs of the University of York?

- 2.9 Is the 23% restriction on developed footprint in Policy SS2 justified?
- 2.10 Is the approach of the Plan to the University of York justified in Green Belt terms (whether in terms of Green Belt boundaries, or ‘washing over’)?

### **Matter 3 – Castle Gateway and York Central**

- 3.1 Is the approach to Castle Gateway (ST20) in Policy SS5 a suitable one in heritage and any other terms?
- 3.2 Does Policy SS5 provide sufficient guidance for any development that might come forward as a result of the allocation?
- 3.3 Is Policy SS4 (ST5) a sufficiently comprehensive guide for the redevelopment of York Central?

### **Matter 4 – Placemaking, Design, Heritage, and Culture**

- 4.1 Is Policy D1 soundly based as a general approach?
- 4.2 Is the approach to landscape and setting in Policy D2 soundly based?
- 4.3 Does Policy D3 offer sufficient encouragement for new cultural facilities and protection for existing ones?
- 4.4 Is the way in which Policy D4 treats conservation areas and their settings, well founded?
- 4.5 Is the manner that listed buildings and their settings are treated in Policy D5 sound?
- 4.6 Does Policy D6 deal with archaeology in a way that offers sufficient protection?
- 4.7 Is the approach of Policy D7 to non-designated heritage assets reasonable in the light of national policy?
- 4.8 Are Historic Parks and Gardens properly dealt with by Policy D8?
- 4.9 What is the basis for Policy D9?
- 4.10 Will Policy D10 offer appropriate protection for the City Walls and St Mary’s Abbey Walls (York Walls) and their settings?
- 4.11 Is the approach to the alteration and/or extension of existing buildings in Policy D11 soundly based?

4.12 Will Policy D12 effectively protect existing shop-fronts and secure acceptable new one?

4.13 Is Policy D13 an acceptable approach to advertisements?

4.14 Is Policy D14 an acceptable approach to security shutters?

### **Matter 5 – Green Infrastructure**

5.1 Is the general approach of Policy GI1 to green infrastructure sound?

5.2 Does Policy GI2 deal with biodiversity and access to nature in a reasonable way?

5.3 Will (new) Policy GI2A and the associated text be effective in protecting Strensall Common SAC?

5.4 Is Policy GI3 sufficient to protect or enhance the city's Green Infrastructure Network?

5.5 Will Policy GI4 offer appropriate protection to trees and hedgerows?

5.6 Does Policy GI5 offer proper protection to open space and playing fields?

5.7 Is the approach of Policy GI6 to the provision of new open space sound?

5.8 Does Policy GI7 deal with burial and memorial grounds in a reasonable manner?

### **Matter 6 – Development in the Green Belt**

6.1 Does Policy GB1 accord with national policy?

6.2 Is Policy GB2 a sound approach to development in settlements in (washed over by) the Green Belt?

6.3 Does the approach of Policy GB3 to the re-use of buildings an appropriate one?

6.4 Is Policy GB4 that deals with exception sites in the Green Belt in accord with national policy?

6.5 Does Policy SS2 properly reflect the role of York's Green Belt?

### **Matter 7 – Transport and Air Quality**

7.1 Will the transport impacts of the Plan fall within reasonable bounds? In other words, having regard to paragraph 32 of the Framework, can

improvements be undertaken within the transport network that cost effectively limit the significant impacts of development or will the residual cumulative impacts be severe?

- 7.2 Are Policies T1 to T9 justified and would they be effective?
- 7.3 Will the (cumulative) effect of the Plan on air quality be acceptable?
- 7.4 Will Policy ENV1 prove effective?

### **Matter 8 – Economy and Retail**

- 8.1 Are Policies EC1 to EC5 soundly based in terms of employment and York's economy?
- 8.2 Do Policies R1 to R4 deal effectively with the retail sector?
- 8.3 Is Policy SS3 a sufficient guide to development in the City Centre?

### **Matter 9 – Environmental Matters**

- 9.1 Will Policy ENV2 properly manage environmental quality?
- 9.2 Can Policy ENV3 offer sufficient protection in terms of contaminated land?
- 9.3 Does Policy ENV4 accord with national policy, and will it provide an appropriate response to flood risk?
- 9.4 Will Policy ENV5 effectively secure sustainable forms of drainage?

### **Matter 10 – Waste and Minerals**

- 10.1 Is the approach to waste and minerals in Policies WM1 and WM2 respectively soundly based?

### **Matter 11 – Communications Infrastructure**

- 11.1 Can Policy C1 be said to accord with national policy?

### **Matter 12 - General Development Management**

- 12.1 Does the approach of Policy DP1 (York Sub Area) accord with the Plan as a whole?
- 12.2 Is the approach of Policy DP2 to 'sustainable development' a sound one?
- 12.3 Do Policies DP3 and DP4 provide an effective basis for subsequent decision-making?

12.4 Is the approach of Policy DM1 to infrastructure and developer contributions a justified one?

13.1 Is Policy SS1 a proper reflection of the Plan as a whole?

### **Matter 13 – Climate Change**

14.1 Is the suite of Policies CC1 to CC3 (as proposed for modification) a sufficiently comprehensive response to this issue?

14.2 Does the approach of Policy CC1 to renewable and low-carbon energy generation and storage appropriately reflect national policy?

14.3 Is the approach of Policy CC2 to sustainable design and construction justified?

14.4 Will Policy CC3 be effective in its approach to district heating and CHP networks?

### **Matter 14 – Health and Wellbeing**

15.1 Does Policy HW1 offer sufficient protection to existing community assets?

15.2 Does Policy HW2 provide a sound basis for the provision of new community facilities?

15.3 Will Policy HW3 adequately address built sports facilities?

15.4 Is the approach of Policy HW4 to childcare provision a reasonable one?

15.5 Can the manner in which Policy HW5 deals with healthcare services be described as sound?

15.6 Is Policy HW6 a reasonable approach to the emergency services?

15.7 Will Policy HW7 be sufficient to secure healthy places?

Paul Griffiths

INSPECTOR

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