

Executive

12th February 2008

Report of the Director of City Strategy

City of York Local Development Framework (LDF) – Allocations Development Plan Document (DPD)

Summary

1. The purpose of this report is to request that the Council's Executive approve the emerging LDF Allocations DPD (attached at Annex A) subject to the recommendations of the LDF Working Group meeting on 22nd January 2008 (Minutes included at Annex D), for consultation purposes. The intention, subject to Members' approval is for the Issues and Options for the Allocations DPD to be published for public consultation in March.

Background

2. The Allocations DPD is a key document in the LDF and will identify specific sites for development. The Allocations DPD sits alongside the Core Strategy which will identify an overall spatial strategy, in terms of identifying different options for the growth of York. The Allocations DPD will aim to deliver the visions and objectives as set out in the Core Strategy and will therefore need to bring forward sites that reflect the Spatial Strategy.
3. As Members are aware each Development Plan Document (DPD) produced is required to go through 3 main stages of production:
 - **Issues and Options Stage** – at this point the Council highlights key issues and options for consultation to inform the content, scope and direction of the DPD.
 - **Preferred Options Stage** – consultation on the Council's intended approach.
 - **Submission Stage** – consultation on the final document submitted by the Council to the Secretary of State for examination. Any comments received at this stage will be forwarded to the Planning Inspectorate for consideration.
4. The Allocations DPD is currently at its Issues and Options stage. This document sets out the Council's current position on site allocations in York; effectively the Local Plan position coupled with new evidence base findings. It is important to note that the sites put forward in this Issues and Options

document do not represent the Council's preferred sites or allocations. This will follow at the next stage of the development of this document. This first stage will primarily act as a "call for sites", allowing consultees to submit sites for any range of uses using the response form provided by ourselves (attached at Annex C). These will then be assessed against the spatial strategy developed as a part of the Core Strategy process, alongside sites that the Council is already aware of such as those sites which were identified through the Strategic Housing Land Availability Assessment and the Local Plan.

5. The document consists of three introductory chapters which set out how the Allocations DPD fits in with the LDF process, "what makes a good site?", and how people can become involved. The chapters which follow are topic-based and include: Green Belt and Settlement Limits, Housing, Employment, Retail, Transport, Waste and Minerals and Other Uses. These chapters set out topic-specific national and regional policy, any relevant evidence base and in some cases a list of potential sites. All the sites included by the Council are identified within the specific chapters and plans of the sites are contained in the Map Annex (Annex B of this report).
6. At this stage, the Council has identified 35 sites that could potentially be allocated for a residential use and 17 potential employment sites. These are located throughout York and vary greatly in size and character. Castle Piccadilly has been identified as the only potential retail site. Further sites may come forward through the new Retail Study which we hope to bring to Members in the spring. Two site options have been included as a potential replacement site for the Beckfield Lane Household Waste Recycling Centre. General areas have been identified for new, replacement or expanded transport facilities such as park and rides, a multi-modal interchange, a tram-train network and highway improvements.
7. The Allocations Issues and Options document was taken to the LDF Working Group meeting on 22nd January 2008. The discussions and recommendations of this meeting are included in Annex D of this report.
8. The next step, before progressing to the Preferred Options stage, will be to assess all of the sites. The Core Strategy provides the overall spatial strategy for the city and it is important that the sites allocated in the Allocations DPD will deliver the vision and aims set out in the Core Strategy in terms of the general location of new development. They will therefore be assessed for how they 'fit' with the Core Strategy and those that do not fit will be rejected. Following this, the methodologies that have already been produced for housing and employment, in the Strategic Housing Land Availability Assessment and the Employment Land Review respectively will be used to assess the acceptability of sites against a more detailed list of site specific criteria. Other key factors that need to be taken into account when assessing the suitability of sites are the emerging Regional Spatial Strategy and National Government Policy as contained in Planning Policy Guidance/Statements.

Sustainability Appraisal (SA)

9. When producing LDFs local authorities are required to consider, at each stage of production, the impacts their proposals are likely to have on sustainable development. This is done through undertaking a joint strategic environmental assessment and sustainability appraisal of the document concerned in accordance with EU Directives and the Planning and Compulsory Purchase Act and the publication of the Appraisal so that those responding to any consultation are aware of the economic, social and environmental implications of certain approaches. It is intended to test the performance of a plan against the objectives of sustainable development and thereby provide the basis for its improvement.
10. A Scoping Report has been completed and a Sustainability Statement will be produced to accompany the Allocations DPD Issues and Options once this document has been approved by Members. This will provide a brief overview of sustainability matters raised at the Issues and Options stage and will provide a reference for those wishing to comment on the Issues and Options by highlighting the implications for sustainable development of the proposed development options.

Consultation

11. A draft of the document has been consulted on internally and the comments received have been considered and incorporated into this version.
12. The proposed external consultation will comply with York's newly adopted Statement of Community Involvement (SCI) and Regulation 25 of The Town and Country Planning (Local Development) (England) Regulations 2004 which requires Local Authorities to consult on the Issues and Options stage of a DPD. It is anticipated that the external consultation will run for a 8-week period. As part of the consultation a press release will be issued, copies of the document will be available in public libraries, Council offices and on the Council's website, and existing consultees included on the Council's database will be contacted. Following this meeting and further discussions with Members, a Consultation Strategy will be produced which will set out the precise methodology to be used.
13. Consultees will have the opportunity to comment on the potential sites as set out in the Issues and Options document and Annex and will also be invited to submit sites which they think are suitable for development.

Options

14. Members have the following options to consider in relation to the Allocations DPD Issues and Options Document:

Option 1: To approve the document subject to the recommendations of the LDF Working Group for consultation purposes;

Option 2: To seek amendments to the document through recommendations of the Executive; or

Option 2: To defer the document and request further work from officers

Analysis

15. It is important that the Allocations DPD is progressed broadly in accordance with the timetable set out in the Council's Local Development Scheme. As the Issues and Options stage of the Allocations DPD is the beginning of a process which is timetabled to take three years to complete, it is important to meet the LDS in order to avoid delays later in the process.
16. As mentioned previously, the Allocations DPD will support the Core Strategy by identifying specific sites for development in line with the spatial strategy and other general locational objectives. The outcome of this Issues and Options report will feed into the next stage of the Core Strategy and therefore any delay to this document will impact on the Core Strategy timetable.

Corporate Priorities

17. The Allocations DPD accords with the following corporate priorities:
 - Reduce the environmental impact of council activities and encourage, empower and promote others to do the same.
 - Decrease the tonnage of biodegradable waste and recyclable products going to landfill
 - Increase the use of public and other environmentally friendly modes of transport
 - Improve the quality and availability of decent, affordable homes in the city

Implications

18. The following implications have been assessed:
 - **Financial** - The cost of preparing the Allocations DPD will be met through current budgets provided for the LDF.
 - **Human Resources (HR)** - None
 - **Equalities** - None
 - **Legal** - None
 - **Crime and Disorder** - None
 - **Information Technology (IT)** - None

- **Property** – As the purpose of this document is to identify and allocate land for future development, there is a high probability that some of the allocated sites will be Council-owned land.
- **Other** - None

Risk Management

19. In compliance with the Council's risk management strategy, there are no risks associated with the recommendations of this report.

Recommendations

20. That the Executive:

- i) approve the draft Issues and Options document for public consultation subject to any changes recommended at the LDF Working Group and at the meeting of the Executive.

Reason: So that the Allocations DPD can be progressed to its next stage of development as highlighted in the Council's Local Development Scheme.

- ii) delegate to the Director of City Strategy, in consultation with the Executive Member and Shadow Executive Member for City Strategy the making of any incidental changes to the draft document that are necessary as a result of the recommendations of this report.

Reason: So that changes recommended as a result of discussions at the meeting can be made.

- iii) delegate to the Director of City Strategy in consultation with the Executive Member and Shadow Executive Member for City Strategy the approval of the Sustainability Statement to accompany the Issues and Options document consultation.

Reason: So that the report and accompanying documents can progress.

- iv) delegate to the Director of City Strategy in consultation with the Executive Member and Shadow Executive Member for City Strategy the approval of a Consultation Strategy and final layout of the document that will set out the Issues and Options consultation methodology.

Reason: To ensure that the proposed methods of consultation are satisfactory to Members.

Contact Details

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Report Approved Date

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Wards Affected:

All

For further information please contact the author of the report

Background Papers

None

Annexes

Annex A: Allocations DPD Issues and Options
Annex B: Map Annex
Annex C: Response Form
Annex D: Minutes from LDF Working Group 22/01/08