
Meeting	Local Plan Working Group
Date	23 January 2018
Present	Councillors Ayre (Chair), Carr (Vice-Chair), N Barnes, Derbyshire, Lisle, Looker, Mercer, Reid, Steward, Williams, Cuthbertson (Substitute) and Kramm
Apologies	Councillors D'Agorne, Orrell and Warters

14. DECLARATIONS OF INTEREST

Members were asked to declare, at this point in the meeting, any personal interests, not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests they may have in respect of business on the agenda. None were declared.

15. MINUTES

During consideration of the minutes of the meeting held on 10 July 2017, clarification was sought on minute 9 regarding the inclusion of site H56 in the Local Plan site selection. The Head of Strategic Planning Officer gave clarification on the site selection for site H56, and it was:

Resolved: That the minutes of the meetings held on 10 July 2017 and 12 October 2017 be approved as a correct record and then signed by the Chair.

16. PUBLIC PARTICIPATION

It was reported that there had been 8 registrations to speak on item 4, City of York Local Plan, under the Council's Public Participation Scheme.

Mark Johnson, representing Johnson Mowatt, spoke in relation to site ST8 he raised a number of points relating to housing numbers and sustainability, site selection, and the

environmental impact of car travel on from sites selected in the Local Plan.

Tim Wedgewood on behalf of Save Windmill Lane Playing Fields, spoke in relation to site H56, which he suggested failed the site selection methodology. He raised a number of points regarding Sport England objection and Regulation 18 consultation response, and requested that site H56 be removed from the Local Plan.

Eamonn Keogh spoke on behalf of the York and North Yorkshire Local Chamber of Commerce and York Property Forum . He commented on key strategic issues in the Local Plan, noting that the plan made inadequate provision for the future housing needs of the city and does not include enough employment land to meet the future demands of the York economy.

Janet O'Neill from O'Neill Associates, spoke on behalf of the University of York. She spoke in relation to the proposed extension site for the University of York at Campus East (site ST27). She outlined the benefits of the proposed extension and detailed vehicular access to the site.

Martin Hawthorne, on behalf of Galtres Garden Village Development Company spoke in relation to the proposed Galtres Garden Village scheme. He gave an overview of the scheme and noted a commitment to provide 30% affordable homes, which would be offered to City of York Council.

Tim Waring from Quod, acting on behalf of Sandby (York) Ltd, and Oakgate/Caddick Group and TW Fields, spoke in support of the Langwith Garden Village to the south east of York (ST15), the Site West of Wiggington Road (ST14) and the Site East of Metcalfe Lane (ST7). He commented on the need to the need to increase the housing figure and raised a number of points in relation to site ST15 in the Local Plan, noting that sites ST7, ST14 and ST15 as included within the previous consultation document were unviable.

Robert Powell spoke in support of the inclusion of arts and culture in the Local Plan. He noted that three public meetings on arts and culture in the Local Plan had been held in the last 12 months. He noted the need to acknowledge the value of arts and culture in the plan and made reference to Policy D3. He

made reference to the inclusion of arts and culture in the NPPF. He noted that it was right for the council to ask developers to include arts and culture through a cultural wellbeing statement and to consider the environment, archaeology, design and access through guidance and policy including a supplementary planning document to facilitate that process.

Chris Bailey, Chair of York@Large, a cultural partnership, also spoke in support of the inclusion of arts and culture in the Local Plan. He noted the importance of economic strategy and noted that York was unique in being a designated UNESCO City of Media and Arts. He made a number of points in connection with the importance of Policy D3 in the Local Plan.

The Chair reported that three written representations had been received from:

- Tim Waring, Director of Quod (acting on behalf of Sandby (York) Ltd and Oakgate/Caddick Group (promoters of the Langwith Garden Village to the south east of York. In his letter, he raised a number of points in relation to site ST15 in the Local Plan and also the importance of meeting housing needs.
- Barratt David Wilson Yorkshire East, which in their letter raised a number of concerns regarding the proposals contained in the Local Plan, and recommendation that previously assessed sites (specifically land at New Lane, Huntington (site ST11) and Manor Heath, Copmanthorpe (site ST12) be reconsidered by the Working Group.
- Andrew Bell, a local resident, who registered his objection to site ST33 and support for site ST15. He also expressed concerns about the accuracy of reporting objections.

17. CITY OF YORK LOCAL PLAN

Members considered a report that:

- i. Provided a background summary of the previous iterations of draft policies and the circumstances which led to the rationale of the Executive decision to approve the Pre-Publication Draft Local Pre publication draft Local Plan for consultation;

- ii. Provided a summary of the present national policy and legislative context, including the “soundness” requirement and potential for Government intervention;
- iii. Reported responses to the Autumn 2017 Pre Publication Draft Local Pre publication draft Local Plan Consultation;
- iv. Provided Officers’ advice regarding appropriate responses to the Consultation outcomes; and
- v. Sought Member approval of the next steps in the York Local Pre publication draft Local Plan making process.

The Assistant Director for Planning and Public Protection highlighted the next steps in the process, highlighting that following Regulation 19 consultation, Officers will report the responses to the Local Pre publication draft Local Plan Working Group (LPWG), Executive and Council, seeking approval to submit a pre publication draft Local Plan for public examination before the end of May 2018. A Full Council meeting would be held in May to determine whether the pre publication draft Local Plan is ‘Sound’ to enable for submission under Regulation 20.

The Head of Strategic Planning outlined amendments to Annex A of the Local Pre publication draft Local Plan Report. These were as follows:

Policy SS4: York Central

Suggested boundary amendment to include in the pre publication draft Local Plan following discussion with the York Central Partnership and CYC Major Projects team.

SS12: Land to the West of Wigginton Road

It will deliver approximately 1672 dwellings (amended from 1348 dwellings), approximately 1350 units (amended from 1200 units) of which will be delivered within the pre publication draft Local Plan period. This was to accord with the proposed changes outlined in the proforma following consultation and consideration of technical evidence.

SS13: Land to the West of Elvington Lane

It will deliver approximately 3,900 dwellings (amended from 3339 dwellings), around 2,400 units (amended from 2200 units) of which will be delivered within the pre publication draft Local Plan period. This was to accord with the proposed changes outlined in the proforma following consultation and consideration of technical evidence.

H10:Affordable Housing Table 5.4

- Urban Greenfield sites 5-10 dwellings = 19%(amended from 15%)
- Urban Greenfield sites 2-4 dwellings = 10%(amended from 6%)

This was because in the policy is determined by a viability assessment and confirmation had now been received via the consultants.

In response to a Member question, the Head of Strategic Planning explained the options available to Members regarding the proposed non housing and employment site related policy changes.

In response to a Member questions, the Head of Strategic Planning responded that:

- The level of risk associated with making changes was a matter of judgement and that this was quantified in the report after each of the tables.
- The amended boundaries to site SS4 reflected the outcome of discussion with the York Central Partnership and allowed the site to be seen in its wider context.
- In relation to the green spaces on the eastern boundary of SS4, that there are policies in the plan which give protection to green spaces.
- All of the different access routes to SS4 had been considered in coming up with the revised boundary. If the new DCLG methodology was in place it would be relevant to the plan. The indication from government was that the initial proposed implement date could change as changes to the NPPF were due to be made in Summer 2018. It was not known with certainty when the changes would come into effect.

It was moved and seconded that the recommendations in the report be approved subject to the following amendment to recommendation (i):

To agree the changes to the pre publication draft Local Plan (Regulation 18) as set out in the report and annexe with the exception of the following tables:

- Housing – accept Table 1 and reject Tables 2, 3 and 4
- Employment – accept Table 5 and reject Tables 6 and 7.

These amendments relate to boundary changes and proposed changes to housing numbers. This is to be reflected in amendments to all specified policies detailed in the report.

Following a full debate in which Members expressed their opinions concerning the amendment, a vote was taken and it was:

Resolved: That the LPWG recommend to Executive:

- (i) To agree the changes to the pre publication draft Local Plan (Regulation 18) as set out in the report and annexe with the exception of the following tables:
- Housing – accept Table 1 and reject Tables 2, 3 and 4
 - Employment – accept Table 5 and reject Tables 6 and 7.

These amendments relate to boundary changes and proposed changes to housing numbers. This is to be reflected in amendments to all relevant policies detailed in the report.

Reason: So that an NPPF compliant Local Pre publication draft Local Plan can be progressed.

- (ii) That the proposed non housing and employment site related policy changes highlighted in Annex A be accepted.

Reason: So that an NPPF compliant Local Pre publication draft Local Plan can be progressed.

- (iii) That following decisions on the matters referred to in (i) above, that authority be delegated to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader to approve all policies necessary for the production of a composite Local Plan for the purposes of public consultation. The Leader and Deputy Leader to keep Group Leaders informed through Group Leaders meetings.

Reason: So that an NPPF compliant Local Pre publication draft Local Plan can be progressed.

- (iv) To delegate to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader the consideration and approval

of further technical reports and assessments to support the Local Plan including, but not limited to the SA/ SEA, HRA, Viability Study and Transport Assessment. The Leader and Deputy Leader to keep Group Leaders informed through Group Leaders meetings.

Reason: So that an NPPF compliant Local Pre publication draft Local Plan can be progressed.

(v) To delegate authority to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader to approve a consultation strategy and associated material for the purposes of a city wide consultation and to undertake consultation on a composite Plan in accordance with that agreed strategy. The Leader and Deputy Leader to keep Group Leaders informed through Group Leaders meetings.

Reason: So that an NPPF compliant Local Pre publication draft Local Plan can be progressed.

Cllr N Ayre, Chair

[The Meeting started at 6.00pm and finished at 7.20pm].