



## Notice of a public meeting of

### Corporate and Scrutiny Management Committee (Calling In)

**To:** Councillors Galvin (Chair), Fraser, Horton, Jeffries, King, McIlveen, Potter, Runciman (Vice-Chair) and Steward

**Date:** Monday, 12 May 2014

**Time:** 5.00 pm

**Venue:** The Thornton Room - Ground Floor, West Offices (G039)

## AGENDA

### 1. **Declarations of Interest**

At this point, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

### 2. **Public Participation**

It is at this point in the meeting that members of the public who have registered to speak can do so. The deadline for registering is **5.00pm on Friday 9 May 2014**. Members of the public can speak on agenda items or matters within the remit of the committee.

To register to speak please contact the Democracy Officer for the meeting, on the details at the foot of the agenda.

## **Filming, Recording or Webcasting Meetings**

*“Please note this meeting may be filmed and webcast or audio recorded and that includes any registered public speakers, who have given their permission. The broadcast can be viewed at <http://www.york.gov.uk/webcasts> or, if sound recorded, this will be uploaded onto the Council’s website following the meeting.*

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- 3. Minutes** (Pages 1 - 8)  
To approve and sign the minutes of the last meeting of the Committee held on 21 October 2013.
- 4. Called In Item: City of York Local Plan Further Sites Consultation** (Pages 9 - 132)  
To consider the decisions made by Cabinet at their meeting held on 23 April 2014 in relation to the above item, which has been called in by Councillors Ayre, Reid and Runciman in accordance with the Council’s Constitution. A cover report is attached setting out the reasons for the call-in and the remit and powers of the Corporate and Scrutiny Management Committee (Calling-In) in relation to the call-in, together with the original report and the decisions of the Cabinet.
- 5. Urgent Business**  
Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Name : Jill Pickering

Contact Details:

- Telephone : 01904 552061
- E-mail : jill.pickering@york.gov.uk

For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

**This information can be provided in your own language.**

**我們也用您們的語言提供這個信息 (Cantonese)**

**এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)**

**Ta informacja może być dostarczona w twoim własnym języku. (Polish)**

**Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)**

**یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)**

** (01904) 551550**

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City of York Council

Committee Minutes

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Meeting	Corporate and Scrutiny Management Committee (Calling In)
Date	21 October 2013
Present	Councillors Galvin (Chair), Jeffries, McIlveen, Potter, Runciman (Vice-Chair), Steward, Riches (Sub for Cllr King), Barnes (Sub for Cllr Horton) and Burton (Sub for Cllr Fraser)
In attendance	Councillors Doughty, Levene, Reid and Richardson
Apologies	Councillors Fraser, Horton and King

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**18. Declarations of Interest**

At this point in the meeting, Members were asked to declare any personal interests not included on the register of interests, any prejudicial interests or any disclosable pecuniary interest which they might have in respect of the business on the agenda. No additional interests were declared.

**19. Public Participation/Other Speakers**

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme; however one Member of Council had requested to speak in respect of the winter maintenance review.

Councillor Doughty confirmed that following representations one concession had been made in his ward in relation to the winter maintenance programme, adjacent to the primary school. Concerns were raised however that no consultation had been undertaken with Strensall Parish Council. More general city wide concerns were expressed regarding the restrictive online survey which gave residents little choice. It was felt that basic, essential services were being cut affecting vulnerable residents and he asked that the decisions were referred back to the Cabinet Member for further consideration.

**20. Minutes**

Resolved: That the minutes of the last meeting of the Committee held on 16 September 2013 be confirmed as a correct record and signed by the Chair.

**21. Called In Item: Winter Maintenance Review For The 2013/14 Season**

Members received a report which asked them to consider the decisions made by the Cabinet Member for Environmental Services at his meeting held on 9 October 2013, in relation to amendments to the winter maintenance services for the 2013/14 season. It was reported that this option had been chosen to address the majority of gritting route concerns following an analysis of the consultation data and in response to resident's feedback.

Details of the Cabinet Members decision were attached as Annex A to the report and the original report to the Cabinet Member attached as Annex B. The decision had firstly been called in by Cllrs Reid, Ayre and Aspden on the grounds that:

- The consultation on the proposed changes was inadequate. It was only available online so excluded residents who do not or cannot use the internet, there was limited choice, leading questions, and no room for "any other comments". Throughout the process there has been a consistent lack of proper engagement with residents on the proposed cuts.
- The key issues identified by residents, based on the comments from the consultation, were the concerns over cycle routes, elderly and vulnerable residents, and schools and shops. However, there is a lack of evidence that resources have been targeted to address these issues.
- The report confirms that the Council will be treating a lower percentage of the road network than our APSE family group and around two-thirds of salt bins will be lost.
- The consultation and approved report lacked information and were difficult to understand for

residents, residents groups or opposition councillors. They should have included:

1. List of current salt bins and a simple yes/no as to whether they will continue.
  2. List of primary gritting routes and a simple yes/no as to whether they will continue.
  3. List of secondary routes and a simple yes/no as to whether they will continue.
- It is difficult to understand how this can be a comprehensive winter maintenance report when salt bin provision by other organisations such as Parish Councils and Residents Associations or even by other parts of City of York Council (such as Housing and Parking) were not included.
  - The report talks about an “adopted criteria” for salt bins, but does not explain precisely what this criteria is, who approved it, or when it was approved.
  - We do not believe that even this criteria has been applied consistently – the report ignores the fundamental difference between gritting roads for traffic and providing self-help bins for pedestrians. Gritting a road does not help pedestrians and justifying the removal of another 8 bins because they are now on a PGR (Primary Gritting Route) is nonsense. Either a location meets the criteria or it doesn't.
  - Cllr Levene was quoted in the paper as saying that bins would be provided where there are schools, elderly people's homes and gradients. However, many of the bins being removed meet this criteria. Just taking the west of York this includes:
    - On inclines - Barkston Avenue, Chapelfields Road/Marston Avenue, Ridgeway, St Stephen's Mews, Grove Terrace/Front Street at the junction of Tadcaster Rd and Pulleyn Drive at the junction of Grantham Drive and Howe Hill Close.
    - At schools - loss of salt bin at Dringhouses School, loss of salt bin at

crossing patrol area on Askham Lane for Westfield Primary School, loss of salt bin at Carr School

- Furthermore, cuts will hit Elderly Persons accommodation near Abbeyfields House off Royal Chase, Vyner House and Gale Farm Court.
- Salt bins will be lost at key community facilities such as Acomb Explore and bus routes such as Woodlands/Straylands Grove in Heworth Without and the Middlethorpe Estate off Tadcaster Rd will be taken off Primary Gritting Routes.
- The CIA (Communities Impact Assessment) is unsatisfactory as it doesn't fully consider what the impact will be on vulnerable residents and doesn't take into account that large groups of residents were excluded from the consultation as it was online only.
- No proper cost analysis of the Snow Warden scheme is included despite the role this system will play in future winter maintenance provision. A breakdown of the cost of providing this scheme (equipment, training, etc) should have been included and then compared to the cost of providing salt bins.

Councillor Reid addressed the meeting on behalf of the Calling In Members. She expanded on the ten reasons given for the call in referring to the petition presented to Council on 10 October 2013. The petition had been signed by a number of residents opposed to the proposed cuts to the winter maintenance services whose signatories from across the city had now risen to 600. Reference was made to her Groups lengthy submissions to the Cabinet Member following which no changes had been made to the proposals. Concerns were also expressed at the criteria put forward for the provision of bins which did not appear to have been consistently applied.

Subsequently the decision had been called in by Cllrs Richardson, Doughty and Barton for the following reasons:



1. On the grounds that the consultation was by online access only, this excluded residents not online from taking part in what was a City Wide Consultation.
2. The proportion of roads gritted in Haxby and Wigginton under the plan (bus routes) do not provide protection to the 2958 pensioners who are vulnerable to injuries from slipping on ice. Residents need clear roads to access the bus services and to access the schools in the area. One of the four primary schools in the area, Wigginton Primary School, is by passed by the PGR.
3. The ward salt bins were provided on the grounds that a need was evident and the service was warranted. The practice of leaving bins empty is causing confusion with residents and infers Councillors and Officers have made incorrect decisions in the placing of salt bins.

Councillor Richardson spoke on behalf of the second group of calling in members making reference to the questionnaire which had only being available online, difficulties in accessing the survey and in viewing the accompanying maps. Reference was also made to the low response rates and the effects of the cuts on elderly residents.

Councillor Levene, as Cabinet Member for Environmental Services went through in detail the individual reasons given for the call in, pointing out that hard copies of the consultation document had been available on request. It was confirmed that publicity had been undertaken through press releases and contact with Parish Council's, Residents Associations and community groups with the consultation extended from 4 to 5 weeks. It was pointed out that school bus and less frequent bus routes had been reinstated for gritting and that the criteria for assessment of grit bin locations had also been agreed at his Decision Session. It was confirmed that Mill Lane adjacent to Wigginton Primary School would also now be gritted.

In answer to questions Officers provided details of the number of snow wardens confirming that recruitment was ongoing and that there were around 6 'adopted bins' provided around the city at a cost of £50 per bin. A copy of the technical/operational document, used to score criteria for provision of grit bins was circulated at the meeting. Officers confirmed that a copy of this would be provided for Members following the meeting together

with further information on the cost of the snow warden's scheme.<sup>1</sup>

Members were then asked to decide whether to confirm the decision made by the Cabinet Member (Option A) or to refer it back to the Cabinet Member for re-consideration (Option B).

After a full debate, Cllr Potter moved and Cllr Riches seconded that Option A be confirmed and the Cabinet Members decision be confirmed.

Cllr Runciman then moved and Cllr Jeffries seconded that Option B be approved and the matter referred back to the Cabinet Member with a request that he reviews his decision to ensure that:

1. All deleted salt bins at schools, elderly persons homes, sheltered housing, community hubs (libraries and shops) and for pedestrian routes on a gradient are restored.
2. A review of remaining deleted bins is undertaken disregarding the gritting position on the nearby highway, taking into account the financing of the snow warden scheme, and corporate priorities for public safety and a thorough Communities Impact Assessment. That the outcome of this review is shared with Parish Council's, and Residents Associations to allow the prioritisation of local funding to consider those salt bins which might be deleted from the network.
3. Gritting routes are restored on all bus routes to ensure that they are able to keep running in the winter, and that communities do not have the threat of disconnection from public transport.
4. Cabinet reviews the equalities issues of conducting on-line only consultations in holiday periods.

On being put to the vote five Members voted for Option A to confirm the decision and four voted against for Option B and it was

Resolved: That Option A be approved and that the decision of the Cabinet Member be confirmed.

Reason: In accordance with the requirements of the Council's Constitution.

Action Required

1. Provide salt bin scoring document together with details of Snow Warden costs for Committee Members.

AB

Cllr J Galvin, Chair

[The meeting started at 5.00 pm and finished at 6.10 pm].

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**Corporate and Scrutiny Management Committee  
(Calling – In)**

**12 May 2014**

Report of the Assistant Director, Governance and ICT

**Called-in Item: City of York Local Plan Further Sites Consultation**

**Summary**

1. This report sets out the reasons for the call-in of the decision made by Cabinet at their meeting on 23 April 2014 relating to ongoing work with potential Local Plan allocations and the decision to undertake public consultation on potential new sites and boundary changes on some of the sites originally identified. This cover report sets out the powers and role of the Corporate and Scrutiny Management Committee in relation to dealing with the call-in.

**Background**

2. An extract from the Decision Sheet issued after the Cabinet meeting is attached as Appendix 1 to this report. This sets out the decisions taken by Cabinet on the called-in item. The original report to the Cabinet meeting on the called-in item is attached as Appendix 2 to this report.
3. The Cabinet decision has been called in by Councillors Ayre, Reid and Runciman for review by the Corporate and Scrutiny Management Committee (CSMC) (Calling-In), in accordance with the constitutional requirements for call-in. The following are the reasons given for the call-in:
  - The proposed public consultation documents exclude projected housing numbers for the new residential sites or revised housing numbers for either the amended allocated sites or the amended strategic sites.
  - This exclusion is contrary to the Local Plan Preferred Options paper (June 2013) which included housing numbers; however, no proper explanation is offered as to why this approach has been abandoned.

- Housing numbers are not provided for potentially large sites such as Stockton Lane, Boroughbridge Road, North of Escrick or in New Earswick.
- It is not fully explained how the changes to strategic sites such as Metcalfe Lane, North of Haxby or Whinthorpe will affect proposed housing numbers on these sites.
- The papers fail to provide sufficient information on the infrastructure plans for the new sites or how the new sites will impact upon existing residents and on other proposed sites identified last year.
- Failure to include housing numbers and other key information is symptomatic of an approach where there is no opportunity for group leaders to agree the contents and structure of public consultations.
- The Further Sites consultation papers should include projected housing numbers and other key details so residents have all the information they need to respond.
- Until all key information is published and included in the papers it is inappropriate for consultation to begin.

### **Consultation**

4. In accordance with the requirements of the Constitution, the calling-in Members have been invited to attend and/or speak at the Call-In meeting, as appropriate.

### **Options**

5. The following options are available to CSMC (Calling-In) Members in relation to dealing with this call-in, in accordance with the constitutional and legal requirements under the Local Government Act 2000:
  - a. To decide that there are no grounds to make specific recommendations to Cabinet in respect of the report. If this option is chosen, the original decision taken on the item by Cabinet at their meeting on 23 April 2014 will be confirmed and

will take effect from the date of the CSMC (Calling-In) meeting;  
or

- b. To make specific recommendations to Cabinet on the report, in light of the reasons given for the call-in. If this option is chosen, the matter will be reconsidered by Cabinet at a meeting of Cabinet (Calling-In) to be held on 27 May 2014.

### **Analysis**

6. Members need to consider the reasons for call-in and the report to Cabinet and form a view on whether there is a basis to make specific recommendations to Cabinet in respect of the report.

### **Council Plan**

7. There are no direct implications for this call-in in relation to the delivery of the Council Plan and its priorities for 2011-15.

### **Implications**

8. There are no known Financial, HR, Legal, Property, Equalities, or Crime and Disorder implications in relation to the following in terms of dealing with the specific matter before Members; namely, to determine and handle the call-in.

### **Risk Management**

9. There are no risk management implications associated with the call in of this matter.

### **Recommendations:**

10. Members are asked to consider all the reasons for calling in this decision and decide whether they wish to confirm the decisions made by Cabinet or refer the matter back for reconsideration and make specific recommendations on the report to Cabinet.

**Reason:** To enable the called-in matter to be dealt with efficiently and in accordance with the requirements of the Council's Constitution.

**Contact details:**

**Author:**

Dawn Steel  
Head of Civic &  
Democratic Services  
01904 551030

**Chief Officer Responsible for the  
report:**

Andrew Docherty  
Assistant Director, Governance and ICT

**Report  
Approved**



**Date** 30 April 2014

**Specialist Implications Officer(s)** None

**Wards Affected:**

**All**



**For further information please contact the author of the report**

**Annexes**

Appendix 1 – Extract from the Decision Sheet produced following the Cabinet meeting on the called-in item.

Appendix 2 – City of York Local Plan Further Sites Consultation, Report of the Cabinet Member for Transport, Planning and Sustainability to Cabinet, 23 April 2014.

Appendix 3 – Minutes of the Local Plan Working Group meeting, 17 April 2014

**Background Papers**

None



**CABINET****WEDNESDAY, 23 APRIL 2014*****Extract from DECISIONS Sheet***

Set out below is a summary of the decisions taken at the Cabinet meeting held on Wednesday, 23 April 2014. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

Members are reminded that, should they wish to call in a decision, notice must be given to Democracy Support Group no later than **4.00pm on Friday 25 April 2014**.

If you have any queries about any matters referred to in this decision sheet please contact Jill Pickering (01904) 552061.

**3. City of York Local Plan Further Sites Consultation**

Resolved: That, Cabinet agree the recommendations of the Local Plan Working Group from their meeting held on 17 April 2014, circulated at the meeting, namely to:

- (i) Approve the City of York Local Plan – Further Sites Consultation attached at Annex A, along with supporting information for public consultation, subject to the inclusion of:
  - the addendum to the report to address the shortfall of sites for Gypsies, Roma and Travellers and Travelling Showpeople.
  - the technical amendments agreed at the LPWG meeting
  - details of the covenant in relation to the Old Vinery site, Cinder Lane (Site 733) and
  - amendment to technical appendix 5 (Strategic Sites) to reflect the need to

ensure appropriate access to the Whinthorpe site (ST15).

- (ii) Delegate to the Director of City and Environmental Services, in consultation with the Cabinet Member, the making of any incidental changes to the draft document that are necessary as a result of the recommendations of Cabinet.
- (iii) Delegate to the Director of City and Environmental Services, in consultation with the Cabinet Member, the approval of a consultation strategy and associated documents.
- (iv) Delegate to the Director of City and Environmental Services, in consultation with the Cabinet Member, the approval of supporting information and documentation to be published during public consultation.

- Reason:
- (i) So that a National Planning Policy Framework compliant Local Plan can be progressed.
  - (ii) So that changes recommended as a result of discussions at this meeting can be made.
  - (iii) To ensure that the proposed methods of consultation are satisfactory to Members.
  - (iv) To ensure that the proposed methods of consultation are satisfactory to Members.



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**Cabinet****23<sup>rd</sup> April 2014**

Report of the Cabinet Member for Transport, Planning and Sustainability

**City of York Local Plan Further Sites Consultation****Summary**

1. The purpose of this report is to inform Members of on going work relating to potential Local Plan allocations and seeks permission to undertake public consultation on potential new sites and boundary changes on some of the sites originally identified. These are included in the proposed consultation document – City of York Local Plan – Further Sites Consultation (attached as Annex A to this report).
2. The aim of this consultation is to help inform future recommendations on the portfolio of sites for inclusion in the publication draft Local Plan. This document will be subject to public consultation later this year before being submitted to the Secretary of State for public examination.
3. The report also provides a general update on Local Plan progress.
4. This paper was considered by Members of the Local Plan Working Group on 17<sup>th</sup> April 2014. An update on the outcomes of that meeting will be provided at Cabinet.

**Background**

5. The Local Plan will be the development plan for York over the 15 year period from 2015-2030. In addition it will set Green Belt boundaries that will endure beyond this period. It includes a vision for the future development of the city and a spatial strategy and covers both strategic policies and allocations, alongside detailed development management policies.
6. The preparation of the Local Plan follows on from the previous Local Development Framework (LDF) process. The Local Plan Preferred

Options document (June 2013) draws from the responses that were received during earlier consultations on the Core Strategy and other LDF documents. The preferred options consultation was subject to consultation between June - July 2013. As reported to Members in autumn last year approximately 5,000 responses were received including around 17,000 comments and a further 9,000 individuals signed petitions. The highest number ever received in York for a consultation of this type.

7. The responses from statutory bodies such as English Heritage, Natural England and the Environment Agency were released publicly at the end of October 2013.
8. With regard to the other responses following legal advice regarding data protection, it was deemed necessary to remove all personal data before making publically available. This is now substantially complete. In addition to aid anyone viewing this information, officers have been working on a summary to help identify responses. This information will be uploaded to the council's website and will be available before the end of April. It will be ensured that this is done before the consultation detailed below commences.
9. The majority of concerns/objections from respondents related to: the overall level of development proposed for York; specific housing sites; sites for Gypsies, Roma & Travellers and Showpeople; and wind turbines (concerns both about particular areas of search and the overall amount included in the plan).

### **Further Site Work**

10. During the preferred options consultation, additional information on sites was submitted by landowners and developers. This included the submission of new sites and further evidence on existing sites. In addition Officers have also been undertaking work with the agent and landowners of strategic sites. This is a key part of the process of assessing suitability and deliverability before progressing to the Local Plan's publication stage. The work undertaken is detailed below.
11. The sites included in the Local Plan Preferred Options Document were selected on the basis of a methodology relating to the plans spatial strategy. It aimed to ensure that through the site selection process the following was achieved by the Local Plan for York:

- **The City's unique heritage is protected** – it involved effectively ruling out sites deemed to be in areas important to the historic character and setting of York, such as, land forming 'Green Wedges' around the historic Strays and river corridors, areas preventing coalescence of villages between themselves and to the main urban area; and areas that retain the rural setting of the city providing views of key landmarks such as the Minster.
- **The protection of environmental assets** – The protection and management of York's Green Infrastructure is considered central to managing any future growth, whether it is publicly or privately owned, statutory or non statutory, identified for its nature conservation or recreational value. Any sites affecting such areas were ruled out of consideration to completely protect environmental assets.
- **Flood risk is appropriately managed** – The geography of the city and its surroundings are such that there are significant areas at risk of flooding. Areas that are considered at high risk of flooding where ruled out.
- **Achieving accessibility to sustainable modes of transport and a range of services** – York is a compact city with generally good public transport services. The relationship of potential sites to this network and ensuring that future sites are in proximity to basic service was a key factor in site selection. Although it was acknowledged that sites over a certain size would be big enough to create their own services and public transport.

12. All new sites put forward for housing and employment were evaluated on the basis of this methodology. In addition where sites had been previously rejected in terms of this methodology, but new evidence had been submitted then this has been reviewed.
13. In terms of Strategic Sites identified in the Local Plan Preferred Options document officers have been liaising with landowners and developers to assess site suitability, viability and deliverability. This is a key requirement of the National Planning Policy Framework (NPPF).
14. The approach taken has involved the application of a four step approach highlighted in Table 1 below. Understanding problems and issues with sites and seeking to resolve them is a key part of the process of developing a 'sound' Local Plan.

## Further Sites

15. The outcome of the work identified in paragraphs 10 to 14 above has been the identification of:
  - potential new sites;
  - the reconsideration of some sites that were previously rejected; and
  - potential boundary changes on some of the strategic allocations.
16. These three groups of sites are identified in the document attached as Annex A to this report – ‘City of York Local Plan – Further Sites Consultation’. Before making any final recommendations on sites to include in the Local Plan for publication and examination the Council would like to understand the public views on this additional information and associated work.
17. In addition the document also details the outcomes of further work that has been done in relation to sites for safeguarded land, Gypsy, Roma & Traveller and Travelling Showpeople, renewable energy, open space and transport. Again the views of the public are considered essential in taking this work forward.
18. Annex A is supported by a range of technical appendices which provide additional background information and analysis. It is proposed that they are made available alongside Annex A for public consultation. They are also provided as Annex C to this report and are listed as such at the end of the report.

**Table 1: Approach to Strategic Sites**

	Stage 1	Stage 2	Stage 3	Stage 4
	<b>Confirming the principle</b>	<b>Review</b>	<b>Pre-submission</b>	<b>Submission and beyond</b>
	<p>We need a general understanding of what your site will deliver and for you to confirm that this site should be included within the plan.</p> <p>We need to know that the landowner/developer is willing</p>	<p>We need to have confidence that the site can stay in the Local Plan.</p> <p>We need to understand and agree when the site can potentially be delivered</p> <p>We need to know how any 'showstoppers' can be dealt with</p>	<p>Where the site is to be delivered early on in the plan period, we will need to know the site is deliverable and viable. In other cases, we will need to know how we will work towards delivery</p> <p>We need to know when and what you are going to deliver</p>	<p>We need you to submit your evidence to prove deliverability. For early deliverable sites we will need to demonstrate site viability and for others, an indication of what issues are outstanding</p> <p>Preparation of an outline application / early delivery</p>
<b>Framework</b>	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> <li>✓ Set out the vision and aims for your site</li> <li>✓ Explain the relationship to the Local Plan Vision</li> <li>✓ Confirm that the Landowner/ developer is proved to be willing and working together for delivery</li> <li>✓ Demonstrate you are aware of any Potential 'showstoppers' or critical issues affecting deliverability, inc. viability</li> <li>✓ Set out potential levels and timescale of delivery; i.e. indicative numbers, phasing, density</li> </ul>	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> <li>✓ Likely trajectory for delivery inc. phasing and delivery</li> <li>✓ An understanding of general, key infrastructure requirements for the site</li> <li>✓ An understanding of key constraints and potential 'showstoppers' and critical issues</li> <li>✓ Addressing issues raised through Local Plan Preferred Options Consultation</li> </ul>	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> <li>✓ 'Showstoppers' are capable of being addressed within the timescales set out for delivery</li> <li>✓ Delivery trajectory and phasing is understood</li> <li>✓ Where sites are coming forward early in the plan period:                             <ul style="list-style-type: none"> <li>○ An indication of high level viability.</li> <li>○ An indicative concept plan</li> </ul> </li> <li>✓ For sites proposing delivery later in the period: we will need a general 'route map' to delivery of how key issues will be addressed</li> </ul>	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> <li>✓ Evidence to include:                             <ul style="list-style-type: none"> <li>○ Aims and objectives</li> <li>○ Identification and mitigation of show-stoppers</li> <li>○ Land-uses and proposals</li> <li>○ Infrastructure needs</li> <li>○ Phasing and delivery</li> <li>○ Implementation route map and key milestones</li> </ul> </li> </ul> <p>NB: the level of detail required in relation to the above will depend on when the site is likely to come forward.</p>

## Consultation

19. At this stage of plan preparation there is no regulatory framework to adhere to regarding consultation, however, the approach must be in accordance with the Council's adopted Statement of Community Involvement (2007).
20. There will be a 6 week period of consultation which will commence as soon as possible after Cabinet. All documents will be available online and to view in West Offices Reception and the libraries around York.
21. Statutory Consultees including organisations such as Natural England and English Heritage and General Consultees on the Local Plan database (approximately 8,000 individuals and organisations) will be sent an email/letter informing them of the opportunity to comment and details of the webpage and where to find additional information.
22. In order to conform with the Duty to Cooperate consultation with neighbouring authorities will also take place. Where possible this will use the existing established officer and member groups.
23. Parish Council's will be sent an email/letter informing them of the consultation. In addition officers intend to set up an event for all Parish Council's from the York area to ensure that they have the opportunity to be fully briefed on the current Local Plan position. If possible this will be done through existing organisations.
24. A press release will also be issued to publicise the consultation. Information will also be available via twitter/facebook and if possible through 'Your Voice'.

## Options

25. Officers request that Members consider the following options relating to the 'City of York Local Plan – Further Sites Consultation' document (attached as Annex A to this report):

**Option 1:** that Cabinet, subject to any identified amendments, approve the document attached as Annex A, along with supporting information for public consultation.



**Option 2:** that the Cabinet request that officers make changes to the document and produce a further report and draft for consideration.

### **Analysis**

26. National guidance currently indicates that for a plan to be 'sound' it must be 'justified'. This means a plan must be founded on a robust and credible evidence base. It also highlights the importance of undertaking and reflecting public consultation and indicates that a plan must be 'effective', that is to say, 'deliverable' and 'flexible'.
27. It is important to test any new sites and previously rejected sites with new evidence to enable the sites to be given equal consideration, when compared to sites included in the preferred options Local Plan. An important part of this exercise is public consultation. Furthermore and for the same reasons it is beneficial to test with the public any significant changes to sites proposed in the Local Plan at the preferred options stage, particularly strategic allocations.
28. It is important to carry out this additional consultation prior to the preparation of the submission document in order to demonstrate that all reasonable alternatives have been tested and that the Plan submitted for examination is fully justified. Not carrying it out risks both an unsound Plan at examination and legal challenge at adoption stage.
29. It should be noted that the final draft Local Plan will not be consulted on and submitted for public examination until later in the year. The 'City of York Local Plan – Further Sites Consultation' document (attached as Annex A to this report) is part of the development of the final Local Plan and there will be opportunities to consider comments and reflect on policy development. In addition there will also be opportunities to do further technical work and consider any legal and regulatory issues. Option 1 is therefore recommended as the most appropriate way forward.

### **Next Steps**

30. It is anticipated that a final draft of the Local Plan will be published for consultation mid-year and submitted for examination in autumn.

## Council Plan

31. The options outlined above accords with the following priorities from the Council Plan:

- Create jobs and grow the economy
- Get York moving
- Build strong communities
- Protect the environment

## Implications

32. The following implications have been assessed.

- **Financial** – *Work on the Local Plan is funded through the Local Plan Reserve.*
- **Human Resources (HR)** – *The production of a Local Plan and associated evidence base requires the continued implementation of a comprehensive work programme that will predominantly, although not exclusively, need to be resourced within CES.*
- **Community Impact Assessment** *A Community Impact Assessment has been carried out and highlights the positive impact on the following groups: age, disability and race. The full CIA is attached to this report in Annex B. To gather further evidence and additional feedback the following groups will be consulted directly as part of this consultation: Age UK York, York Racial Equality Network, York Travellers Trust and the Showmen's Guild.*
- **Legal** – *The Local Plan has been produced in a way that reflects legal and regulatory requirements. In due course Council will be asked to approve a publication draft Local Plan which will be subject to examination by a member of the Planning Inspectorate before being finally adopted. Members of Council must only finally make their mind up on whether particular sites should or should not be included with particular designations once that plan comes before them for approval.*
- **Crime and Disorder** - *None*
- **Information Technology (IT)** - *None*
- **Property** - *None*
- **Other** – *None*

## **Risk Management**

33. In compliance with the Council's risk management strategy, the main risks in producing a Local Plan for the City of York are:
- The potential damage to the Council's image and reputation if a development plan is not adopted in an appropriate timeframe.
  - Risks arising from failure to comply with the laws and regulations relating to Planning and the Sustainability Appraisal and Strategic Environmental Assessment processes and not exercising Local control of developments.
  - Risk associated with hindering the delivery of key projects for the Council and key stakeholders.
  - Financial risk associated with the Council's ability to utilize planning gain and deliver strategic infrastructure.
34. Measured in terms of impact and likelihood, the risk associated with this report have been assessed as requiring frequent monitoring.

## **Recommendations**

35. In accordance with Option One, that Cabinet:

(i) approve the document attached as Annex A, along with supporting information for public consultation.

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

(ii) delegate to the Director of City and Environmental Services (CES) in consultation with the Cabinet Member the making of any incidental changes to the draft document that are necessary as a result of the recommendations of Cabinet.

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

(iii) delegate to the Director of CES in consultation with the Cabinet Member the approval of a Consultation Strategy and associated documents.

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

(iv) delegate to the Director of CES in consultation with the Cabinet Member the approval of supporting information and documentation to be published during public consultation.

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

### Contact Details

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Manager  
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#### Chief Officer Responsible for the report:

Mike Slater  
Assistant Director of CES  
Tel: 551300

#### Cabinet Member Responsible for the Report:

Cllr Dave Merrett  
Cabinet Member for Transport, Planning,  
and Sustainability

Report  
Approved



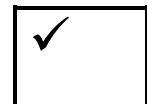
Date 9th April 2014

### Specialist Implications Officer(s)

Legal: Sandra Branigan, Senior Solicitor  
01904 551040

**Wards Affected:** *List wards or tick box to indicate all*

All



**For further information please contact the author of the report**

**Annex A: City of York Local Plan – Further Sites Consultation**

**Annex B: Community Impact Assessment**

**Annex C: City of York Local Plan – Further Sites Consultation**

**Technical Appendices** (*Available online only or on request owing to size of documents*)

1: Residential, Employment, Retail Methodology

2: Residential Site Assessment Proformas

- 3: Employment/Retail Site Assessment Proformas
- 4: Changes to Allocated Sites
- 5: Changes to Strategic Sites
- 6: Safeguarded Land Assessment
- 7: Openspace Site Assessment Proformas
- 8: Renewable Energy Methodology and Site Assessment Proformas
- 9: Gypsy, Roma & Traveller and Travelling Showpeople Accommodation Assessment
- 10: Education Site Assessment Proformas
- 11: Transport Site Assessment Proformas
- 12: Sustainability Appraisal Technical Note

**Annex D: Abbreviations**

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YORK

CITY OF YORK  
LOCAL PLAN  
ANNEX A  
Further Sites Consultation  
April 2014

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Note: the appendices below are separate documents

**APPENDIX 1: RESIDENTIAL, EMPLOYMENT AND RETAIL METHODOLOGY**

**APPENDIX 2: RESIDENTIAL SITE ASSESSMENT PROFORMAS**

**APPENDIX 3: EMPLOYMENT/RETAIL SITE ASSESSMENT PROFORMAS**



**APPENDIX 4: CHANGES TO ALLOCATED SITES**

**APPENDIX 5: CHANGES TO STRATEGIC SITES**

**APPENDIX 6: SAFEGUARDED LAND ASSESSMENT**

**APPENDIX 7 : OPENSOURCE SITE ASSESSMENT PROFORMAS**

**APPENDIX 8: RENEWABLE ENERGY METHODOLOGY AND SITE ASSESSMENT PROFORMAS**

**APPENDIX 9: GYPSY, ROMA, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION ASSESSMENT**

**APPENDIX 10: EDUCATION SITE ASSESSMENT PROFORMAS**

**APPENDIX 11: TRANSPORT SITE ASSESSMENT PROFORMAS**

**APPENDIX 12: SUSTAINABILITY APPRAISAL TECHNICAL NOTE**

## 1. Introduction

---

We consulted on the Preferred Options for the City of York Local Plan in summer of last year. We received a huge response to that consultation including some proposals for additional sites that we were asked to consider for a range of development possibilities - housing, employment, retail, education, gypsy and travellers and renewable energy generation. Proposals were also made for new open space around the city. In addition, we received some proposals to make significant changes to the boundaries of sites we had proposed in our Preferred Options consultation; along with additional evidence to support sites that we had previously considered but were not proposed as potential sites in the Preferred Options Consultation.

To help in deciding which sites we should include in the Submission Local Plan we are asking for your views on the merits of the additional sites and the major changes to the sites we consulted on last summer. **In this consultation we are only seeking your views on these specific new proposals and the changes to existing sites that have been suggested.**

Where sites are new or revised and were not included in the preferred options draft Local Plan the site references used are those used in the 'call for sites'. Where sites were included in the preferred options Local Plan the reference number from that document is used.

There will be opportunity to make a response to all the factors we have considered in deciding the final package of sites as part of the consultation on the publication draft Local Plan that will follow in summer 2014. The publication draft Local Plan will be informed by all your responses made last summer to the Preferred Options Local Plan as well as any responses made to this consultation on further sites and changes to sites.

Your responses to the current consultation will provide information which will help us make a fair comparison of all the possible sites that we could include in the submission Local Plan. This fair comparison of the merits of individual sites is important because it will help ensure that the decisions on which sites to include in the submission Local Plan are properly justified.

## 1.1 Consultation timetable

The consultation will last for **six weeks** with the final deadline for your comments being **XXXXX** .

You can respond to the consultation using a response form which is available from the City of York Council website, the Council reception at West Offices or in any of the libraries. Alternatively please contact the Forward Planning team using the contact details given below.

Further information is available on our website:

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

or please contact us:

FREEPOST RTEG-TYYU-KLTZ  
City of York Council  
West Offices  
Station Rise  
York  
YO1 6GA

Tel: 01904 552255

Email: [localplan@york.gov.uk](mailto:localplan@york.gov.uk)

## 2. New Residential, Employment and Retail Sites Considered

---

### 2.1 The assessment methodology

The assessment methodology for new sites proposed for Housing, Employment and Retail that we have used is the same one that was used to test the sites that we included in the Preferred Options Local Plan last summer. This will enable a fair comparison of the results of this assessment and the earlier one. The flow diagram (**Appendix 1**) describes in detail the process of analysing sites.. In summary, there are 4 stages to this process, which is set out in the bullet points below.

- Criteria 1: Environmental Assets
- Criteria 2: Openspace
- Criteria 3: Flood Risk
- Criteria 4a: Access to facilities and services
- Criteria 4b: Access to Transport

The size threshold for sites is 0.2 hectares and above. Any site over 5 hectares is considered a Strategic Site.

Any sites which passed the criteria were then taken to our Technical Officer Group for more detailed consideration regarding their potential for development<sup>1</sup>. Further views were sought from City of York's Economic Development Unit regarding the potential of any employment sites. Additional comments regarding the potential retail sites were also gained from consultants White Young Green who have been employed by the Council to undertake an update to the York Retail Study.

As a result of the Technical Officer Group, several residential sites also had green space/ openspace suggested to provide recreation land for future occupiers, land for nature conservation purposes and / or a green edge to development. These areas are depicted on the maps set out in section 2.2.

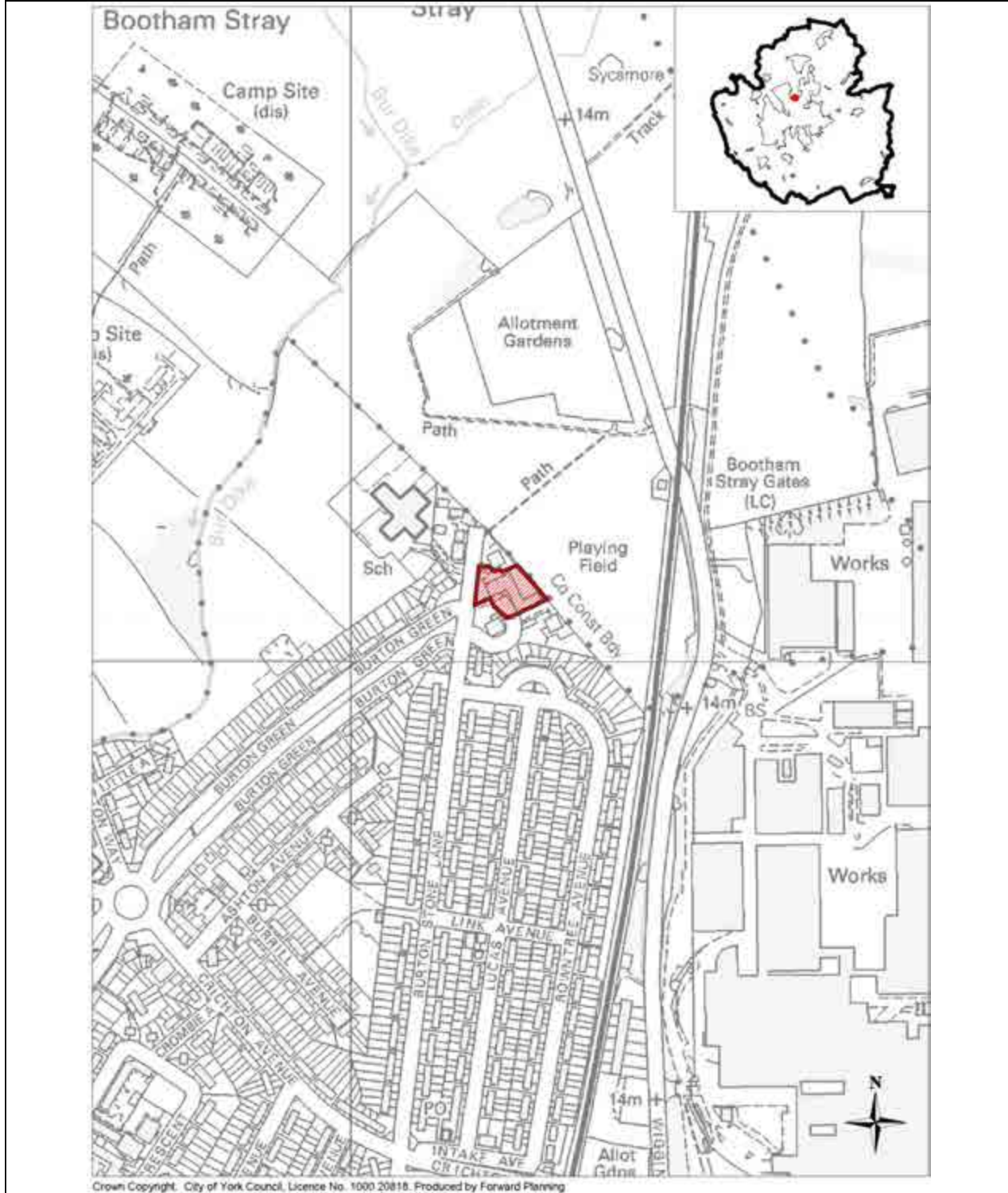
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<sup>1</sup> It should be noted that retail sites were not subject to Criteria 4 assessment given that a sequential test approach would be taken upon any application in line with the retail policy set out in the Local Plan.

## 2.2 Residential Site Outcomes

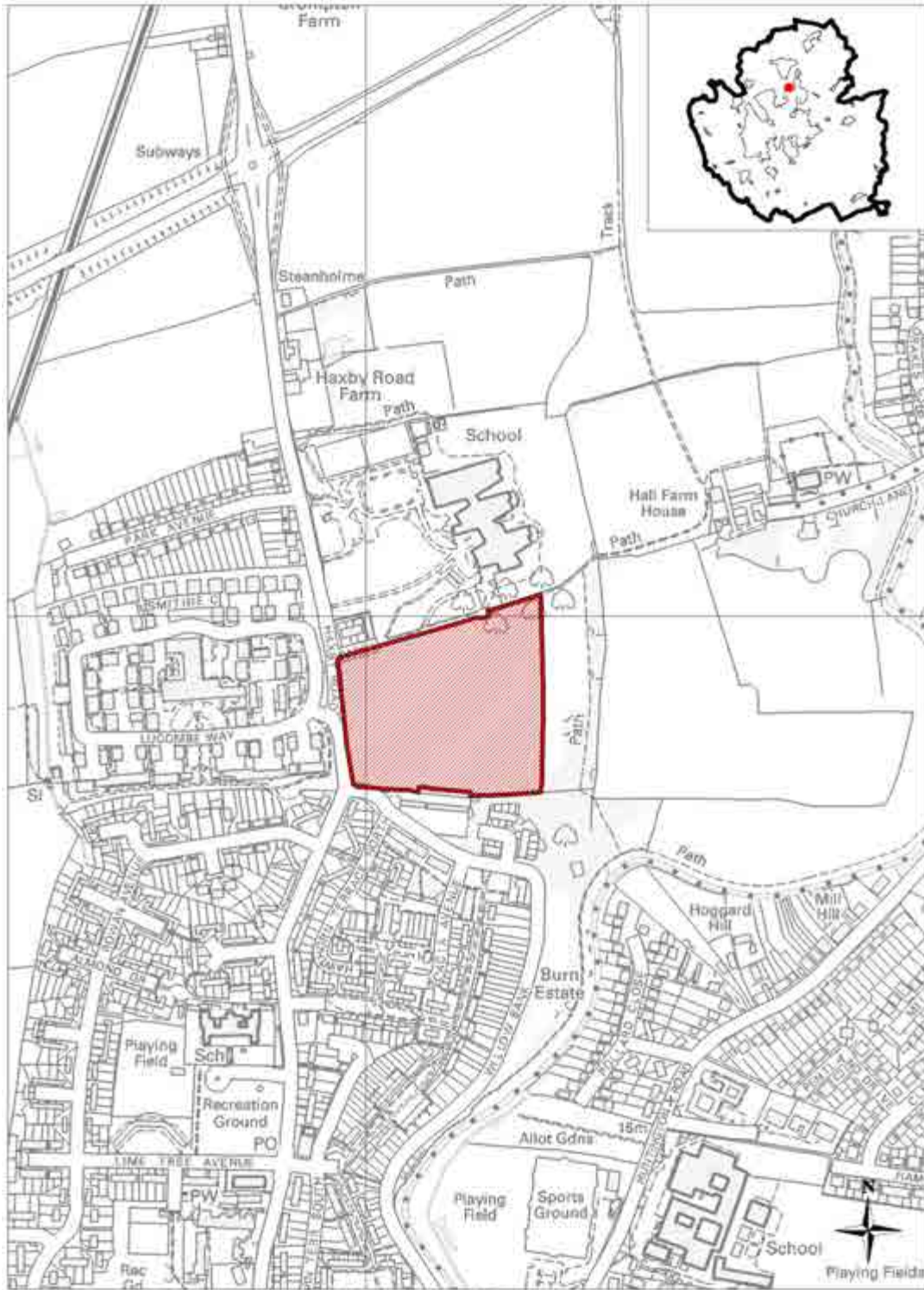
This section of the report details those sites which have been identified as having potential for residential development (further detail is provided in **Appendix 2** which also includes sites that were assessed as not having potential for residential development).

<b>Site ref:</b> 125	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	Morrell House Elderly Persons Home



<b>Site size:</b>	0.23 ha
<b>Recommendation:</b>	To include the site for residential development within the Local Plan

<b>Site ref:</b> 182	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	Old School Playing Field, New Earswick

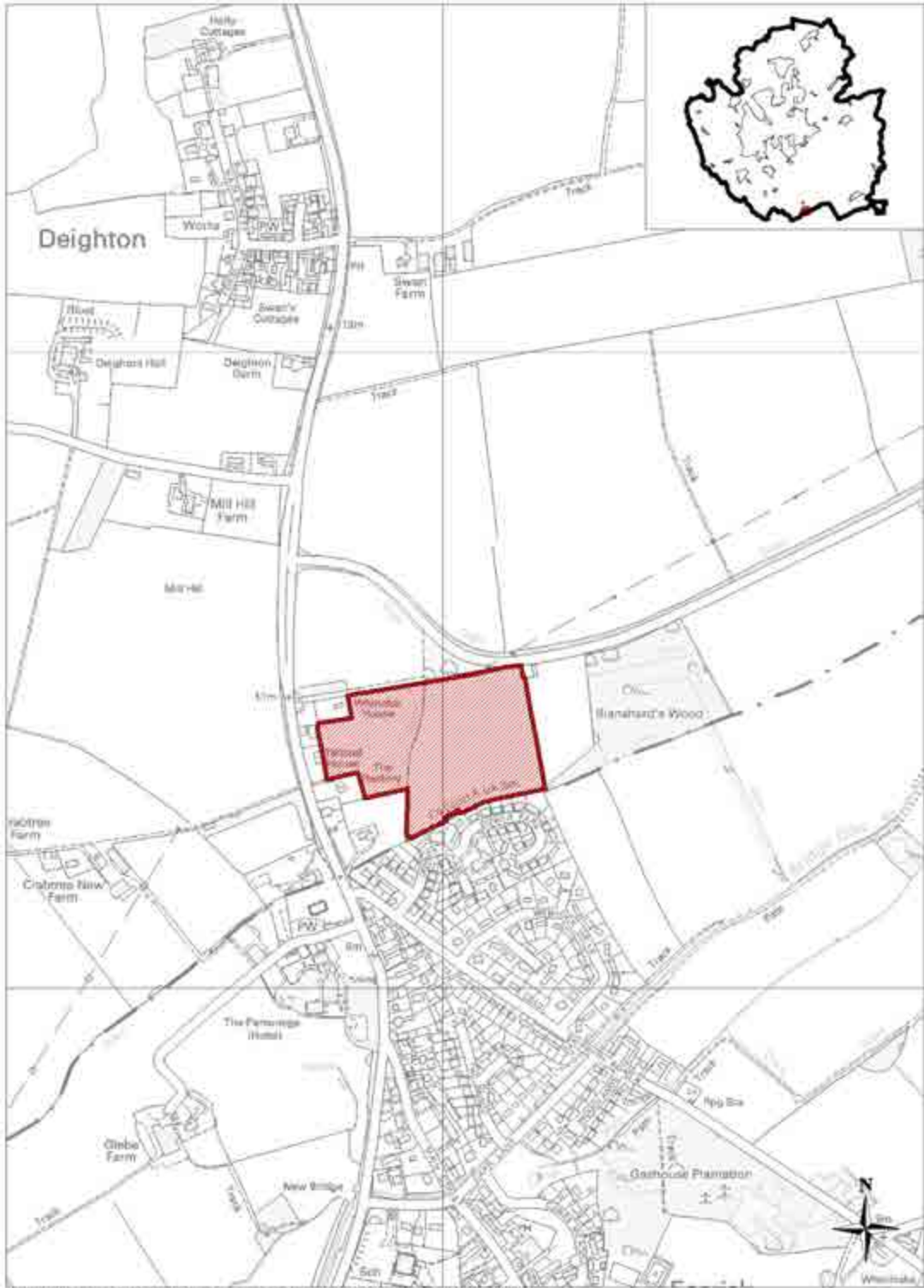


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<b>Site size:</b>	4.2 ha
<b>Recommendation:</b>	To include the site for residential development within the Local Plan



<b>Site ref:</b> 183	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	Land to the North of Escrick

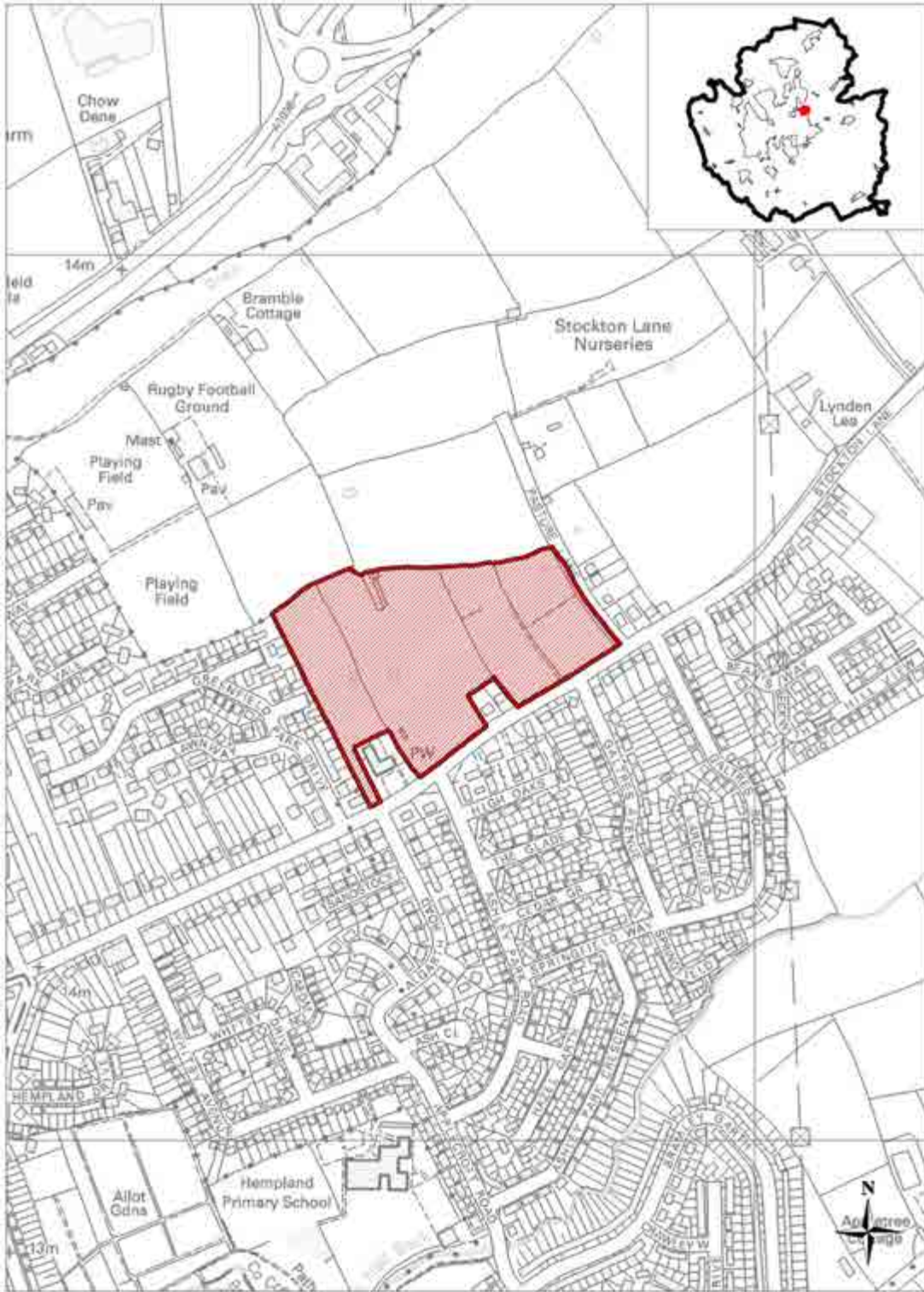


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<b>Site size:</b>	6.1 ha
<b>Recommendation:</b>	To include the site as a strategic site for residential development within the Local Plan



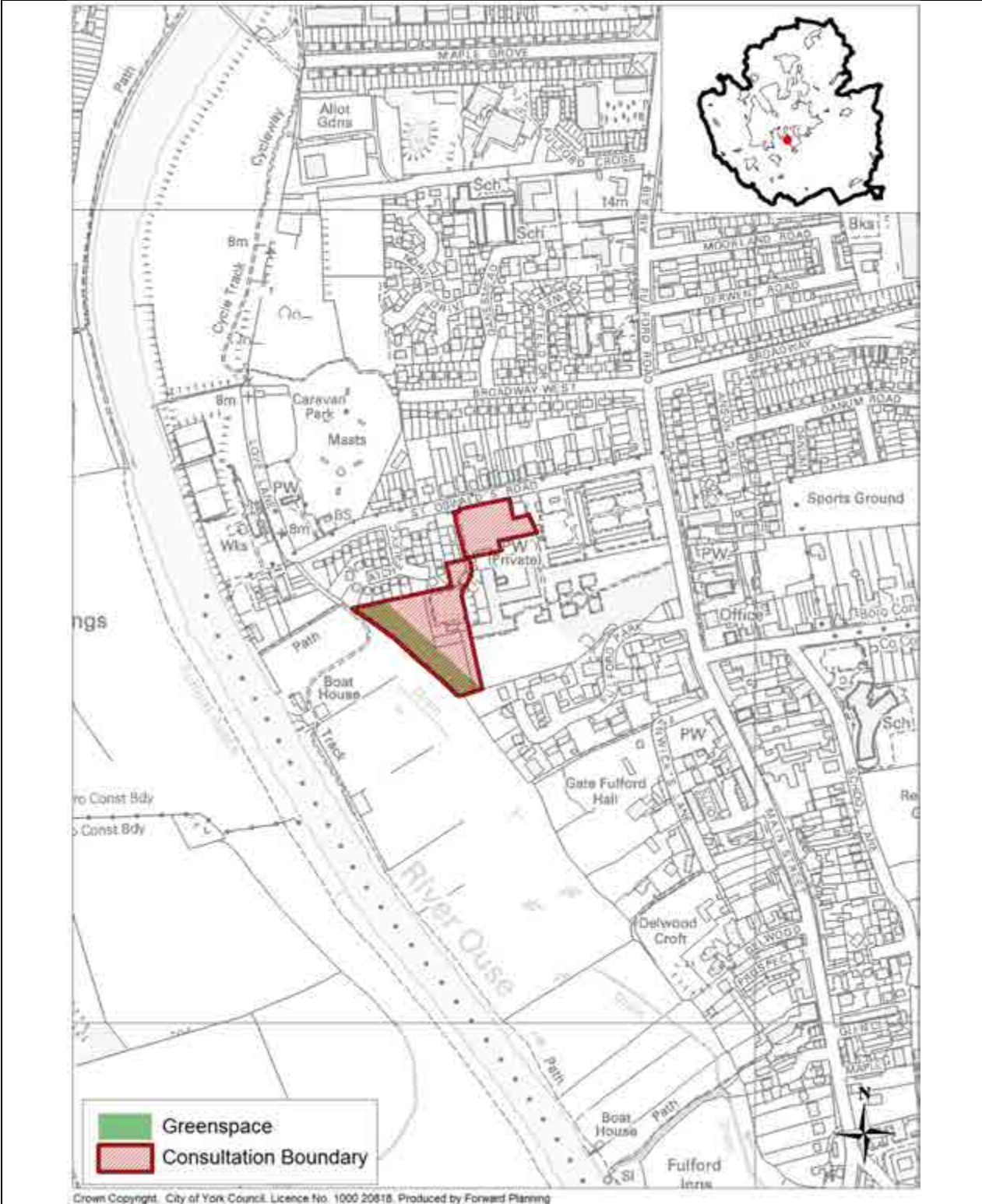
<b>Site ref:</b> 187	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	Land to the North of Stockton lane



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<b>Site size:</b>	5.9 ha
<b>Recommendation:</b>	To include the site as a strategic site for residential development within the Local Plan

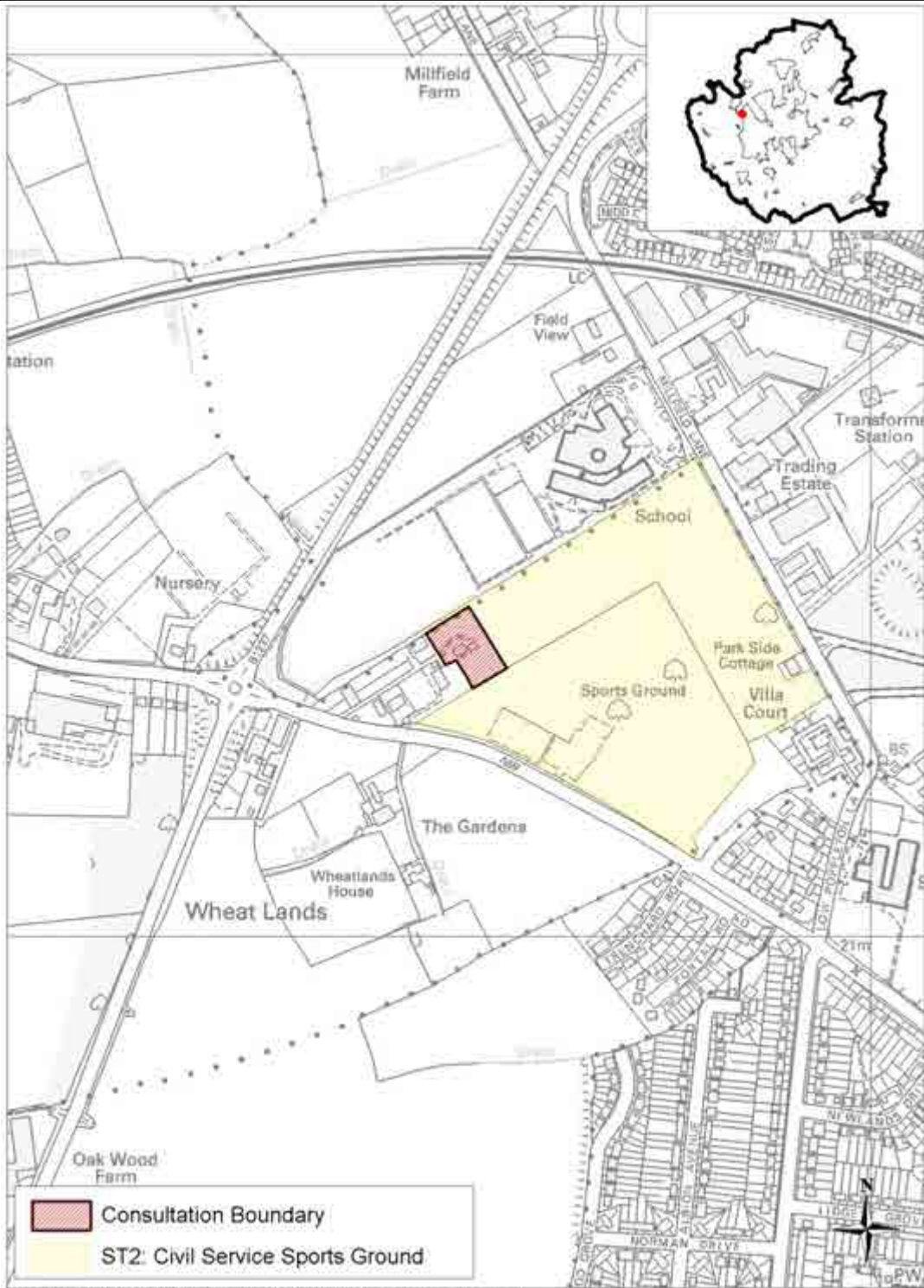
<b>Site ref:</b> 298	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	<b>Sites at Connaught Court</b>



<b>Site size:</b>	1.6 ha
<b>Recommendation:</b>	To include the site for residential development within the Local Plan



<b>Site ref:</b> 733	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	The Old Vinery, Cinder Lane



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<b>Site size:</b>	0.4 ha
<b>Recommendation:</b>	To include the site as a potential extension to strategic allocation ST2: Civil Service Sports Ground

<p><b>Site ref:</b> 757</p>	<p><b>Site Name:</b></p>
<p><b>Allocation Ref:</b> N/a</p>	<p><b>Haxby Hall Elderly Persons Home</b></p>
<p><small>Crown Copyright. City of York Council, Licence No. 1000 20010. Produced by Forward Planning</small></p>	
<p><b>Site size:</b></p>	<p>0.42 ha</p>
<p><b>Recommendation:</b></p>	<p>To include the site for residential development and/or community uses (including medical, education or local retail) within the Local Plan</p>

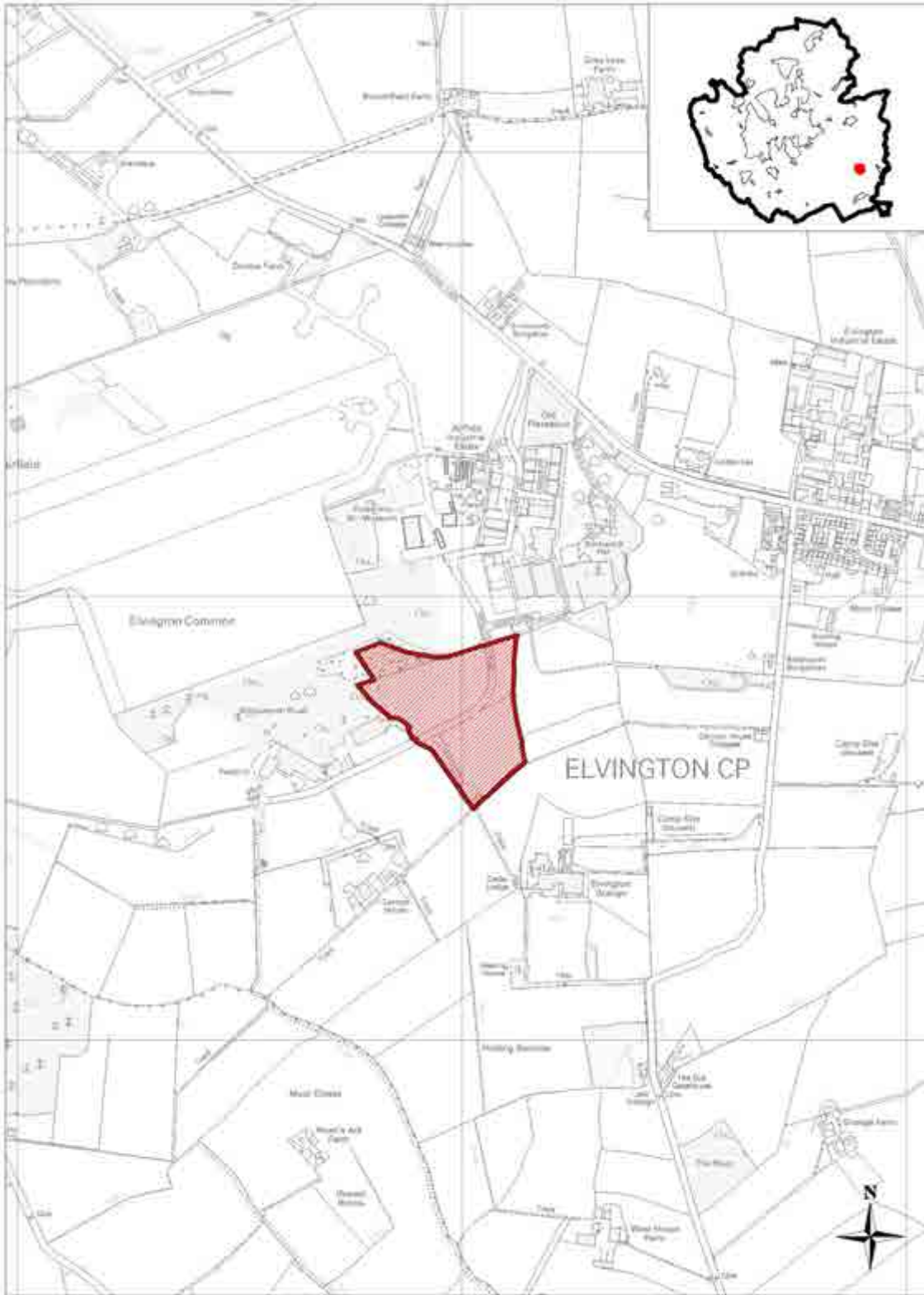


<p><b>Site ref:</b> 779</p>	<p><b>Site Name:</b> Land at Boroughbridge Road</p>
<p><b>Allocation Ref:</b> N/a</p>	
<p><small>Crown Copyright. City of York Council, Licence No. 1000 20910. Produced by Forward Planning</small></p>	
<p><b>Site size:</b></p>	<p>5.8 ha</p>
<p><b>Recommendation:</b></p>	<p>To include the site as a strategic site for residential development within the Local Plan</p>

## **2.3 Employment/Retail Site Outcomes**

This section of the report details those sites which have been identified as having potential for employment/retail development (Further details are provided in Appendices 1 and 3 which also includes sites which were assessed as not having potential for employment/retail development).

<b>Site ref: 97</b>	<b>Site Name:</b> Airfield Business Park
<b>Allocation Ref : N/a</b>	

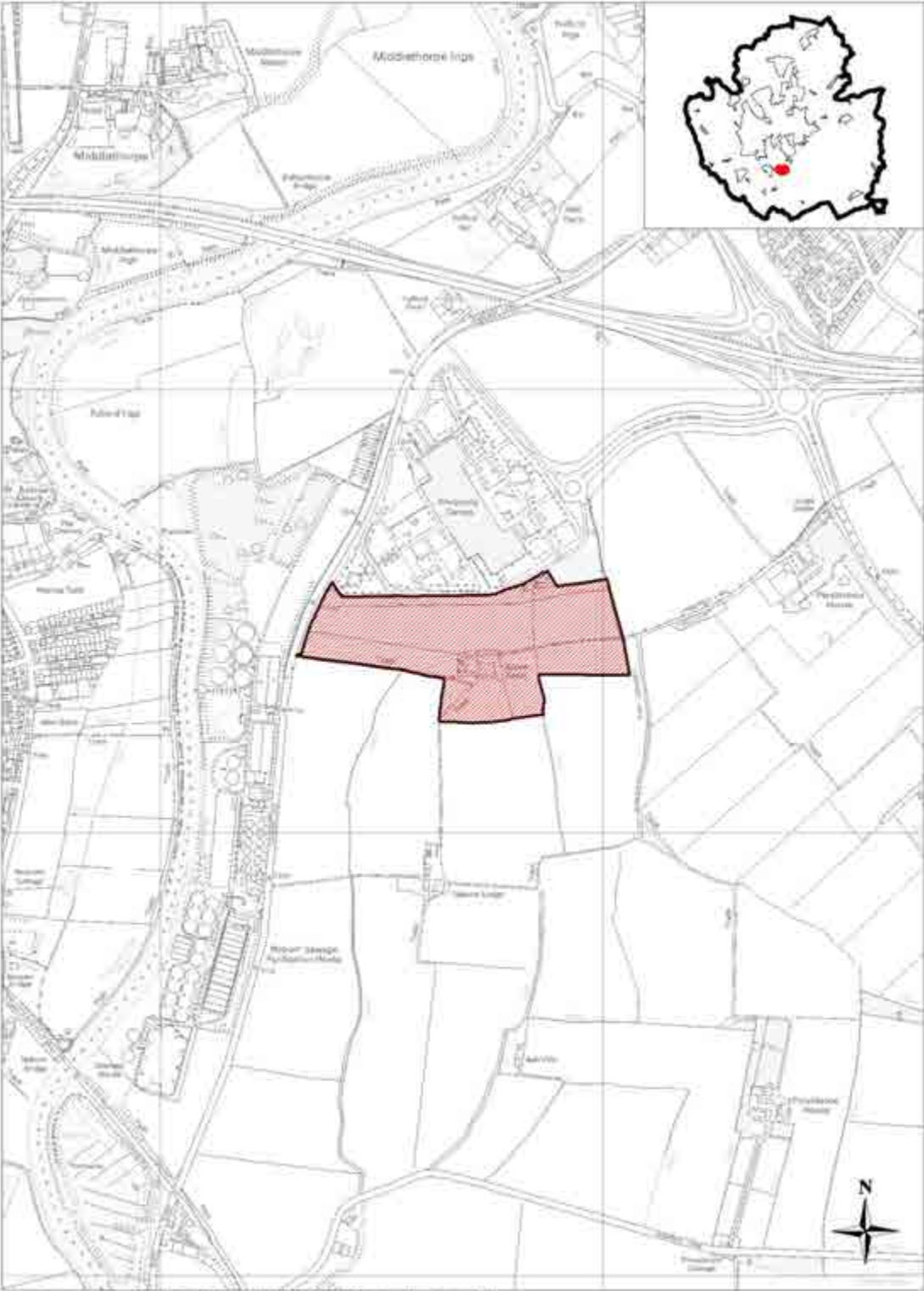


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<b>Site Size:</b>	8.4 ha
<b>Recommendation:</b>	To include this site as a strategic site for employment use (B1b/B1c/B2/B8) within the Local Plan.

<p><b>Site ref:</b> 742</p>	<p><b>Site Name:</b></p>
<p><b>Allocation Ref :</b> N/a</p>	<p>Poppleton Garden Centre</p>
<p>The map shows a central site highlighted in red, bounded by a red line. The site is situated near a railway line and a road. Surrounding areas include 'Station', 'Nursery', 'The Garden', 'Wheat Lands', 'Wheatlands House', 'Oak Wood Farm', 'Pear Tree Farm', and 'Northminster Business Park'. An inset map in the top right corner shows the location of the site within the City of York. A north arrow is located in the bottom right corner of the map area. A scale bar indicates 21m.</p>	
<p><b>Site Size:</b></p>	<p>2.8 ha</p>
<p><b>Recommendation:</b></p>	<p>To include this site for employment use (B1b/B1c/B2/B8) within the Local Plan.</p>



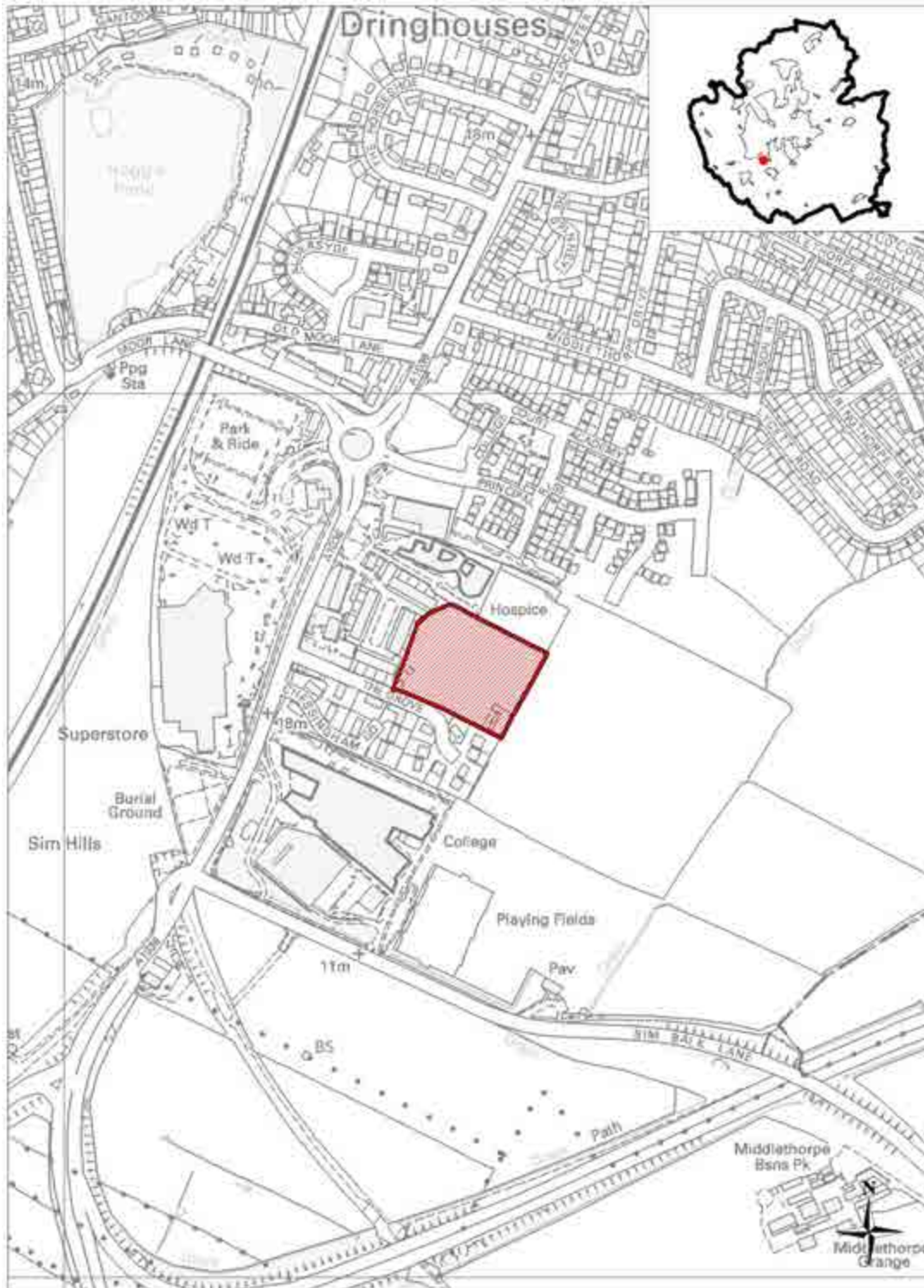
<p><b>Site ref:</b> 800</p>	<p><b>Site Name:</b></p>
<p><b>Allocation Ref :</b> SF7</p>	<p>Land to South of Designer Outlet</p>
 <p data-bbox="268 1803 890 1825">Crown Copyright. City of York Council. Licence No 1000 20518. Produced by Forward Planning</p>	
<p><b>Site Size:</b></p>	<p>15.1 ha</p>
<p><b>Recommendation:</b></p>	<p>To include this as a strategic site for employment use (B1b/B1c/B2/B8) within the Local Plan.</p>

### **3. Changes to Allocated Sites**

---

This section of the report details those sites which have been submitted for alternative uses or a boundary change from their allocation in the Local Plan Preferred Options and this has been supported by technical work. Further details can be found in **Appendix 4**.

<b>Site ref:</b> 247	<b>Site Name:</b> Land Rear Of The Square, Tadcaster Rd
<b>Allocation Ref:</b> H6	



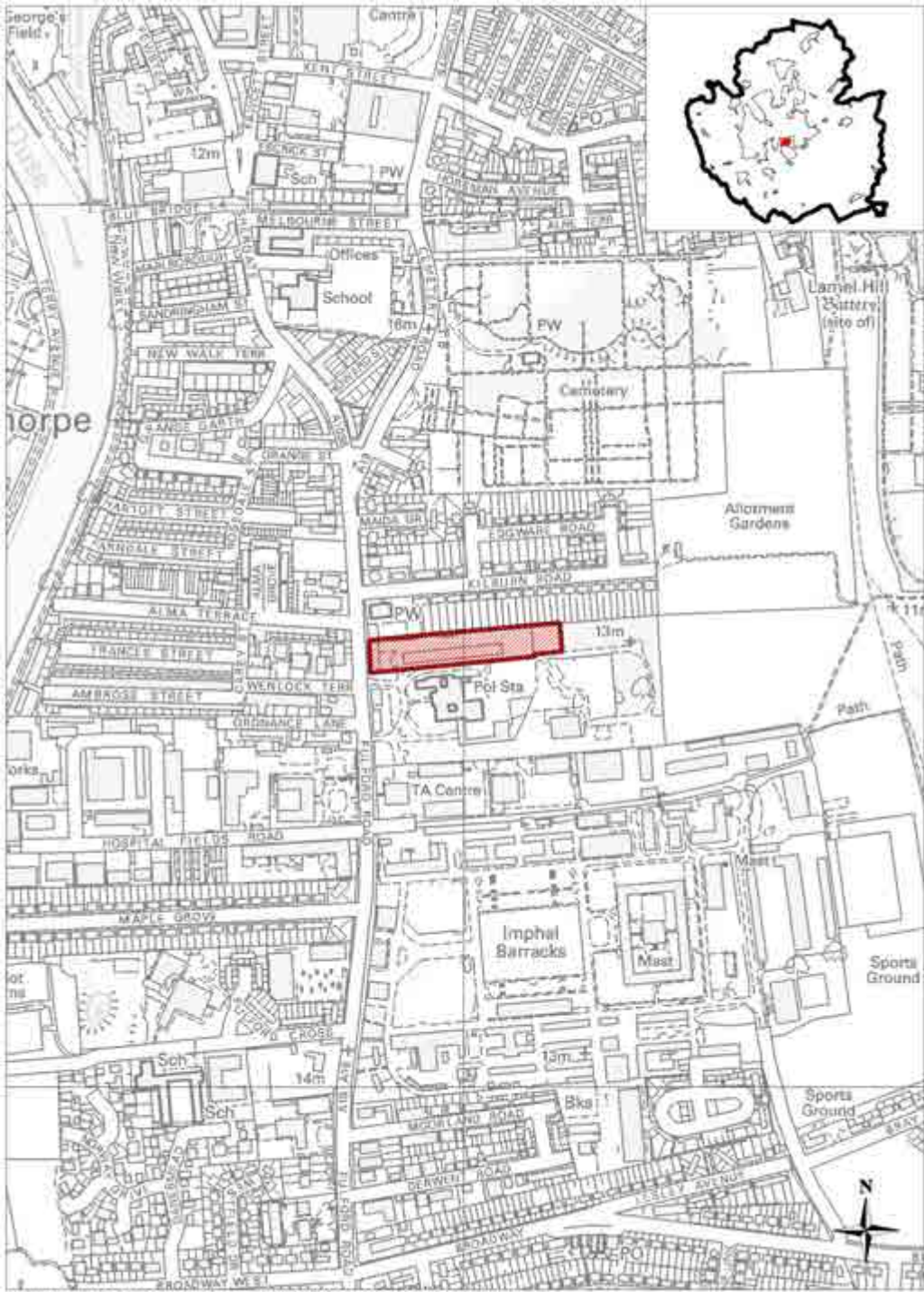
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<b>Site size:</b>	1.5 ha
<b>Recommendation:</b>	To reduce the site boundary for Site H6 previously allocated in the Preferred Options to protect the land adjacent to St Leonard's Hospice

<p><b>Site ref: 639</b></p>	<p><b>Site Name:</b></p>
<p><b>Allocation Ref : E11</b></p>	<p><b>Annamine Nurseries</b></p>
<p><b>Site Size:</b></p>	<p>1 ha</p>
<p><b>Recommendation:</b></p>	<p>To include this site for B1a Office Use as well as other employment within the Local Plan where this is connected to the adjacent use.</p>



<b>Site ref:</b> 627	<b>Site Name:</b>
<b>Allocation Ref :</b> H11	<b>Land at Fredrick House</b>



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<b>Site Size:</b>	0.8 ha
<b>Recommendation:</b>	To include the site for residential development and/or community uses (including medical, education or local retail) within the Local Plan

<p><b>Site ref:</b> 654</p>	<p><b>Site Name:</b></p>
<p><b>Allocation Ref:</b> H19</p>	<p><b>Land at Mill Mount</b></p>
<p><b>Site size:</b></p>	<p>0.4 ha</p>
<p><b>Recommendation:</b></p>	<p>To include the site for residential development and/or community uses (including medical, education or local retail) within the Local Plan</p>

## 4. Changes to Strategic Sites

---

### 4.1 Introduction

The Preferred Options Local Plan comprises twenty four strategic sites for a number of uses including, residential, employment and retail.

Following ongoing work on how development could be arranged on the site in relation to strategic sites delivery, a number of boundary revisions were submitted to the Council for consideration. Any proposed change has been considered by the Technical Officer Group, the detailed outcomes of which are set out in section 2.3 of this appendix. The strategic sites where changes have been requested are:

- ST1: British Sugar/Manor School
- ST2: Former Civil Service Sports Ground, Millfield Lane
- ST6: Land East of Grimston Bar
- ST7: Land to the East of Metcalfe Lane
- ST9: Land North of Haxby
- ST10: Land at Moor Lane, Woodthorpe
- ST11: New Lane, Huntington
- ST12: Manor Heath Road, Copmanthorpe
- ST14: Land North of Clifton Moor
- ST15: Whinthorpe
- ST19: Northminster Business Park

The following maps highlight where changes are proposed for comment.

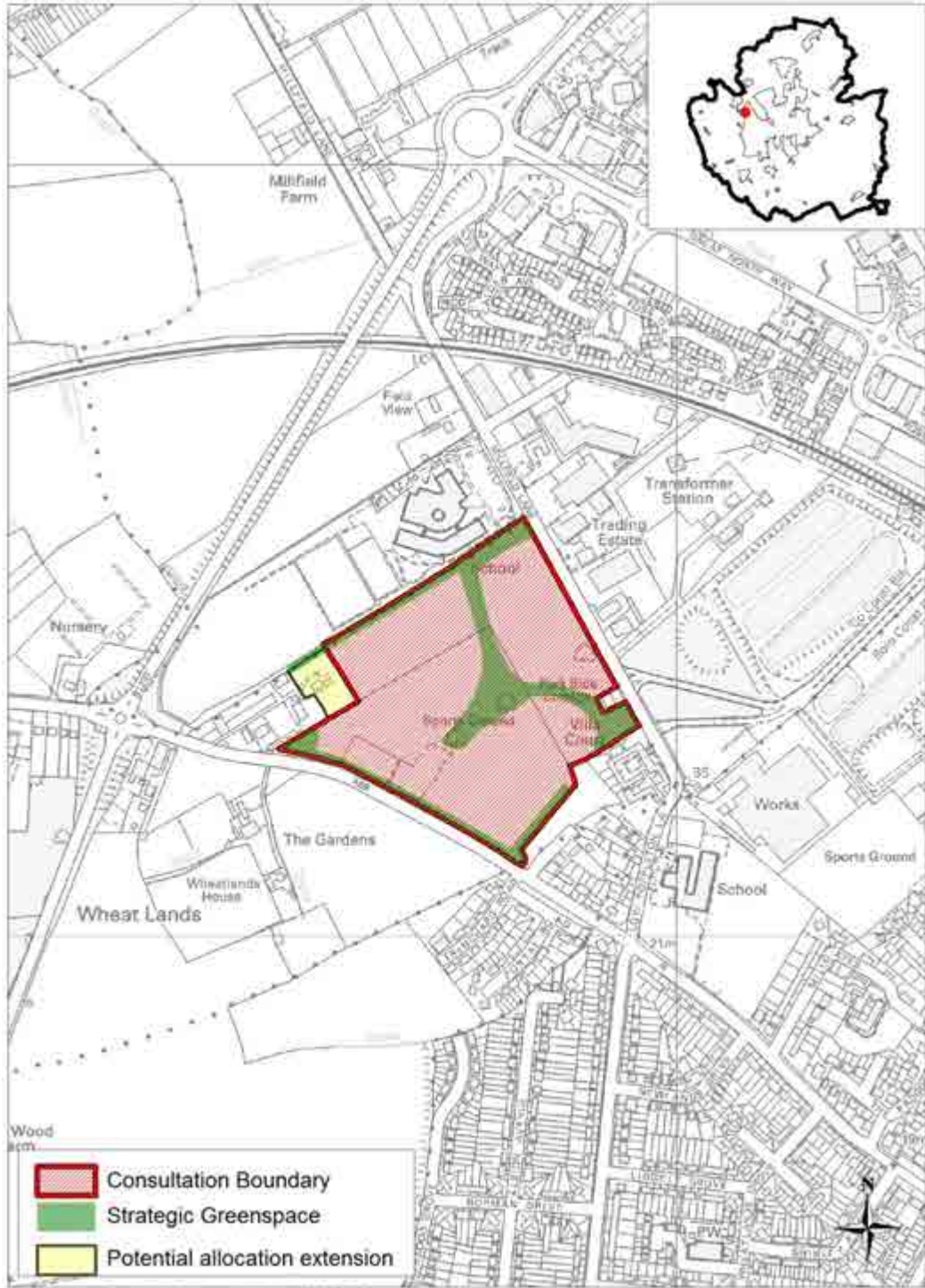
Some of the sites presented include ideas for the arrangement of strategic green space within the site. At present these are suggested arrangements and do not describe the full extent of all open space and landscaping that will be required in the development.



<p><b>Site Reference:</b> ST1</p>	<p><b>Site Name</b> British Sugar/ Manor School</p>
<p><b>Site Size:</b></p>	<p>40.7ha (Strategic green space – 5.2ha)</p>
<p><b>Recommendation:</b></p>	<p>To include the revised boundary for ST1 within the Local Plan to reflect the comprehensive masterplan approach which includes the former Manor School site and the existing and former open spaces.</p>



<b>Site Reference:</b> ST2	<b>Site Name</b> Former Civil Service Sports Ground, Millfield Lane
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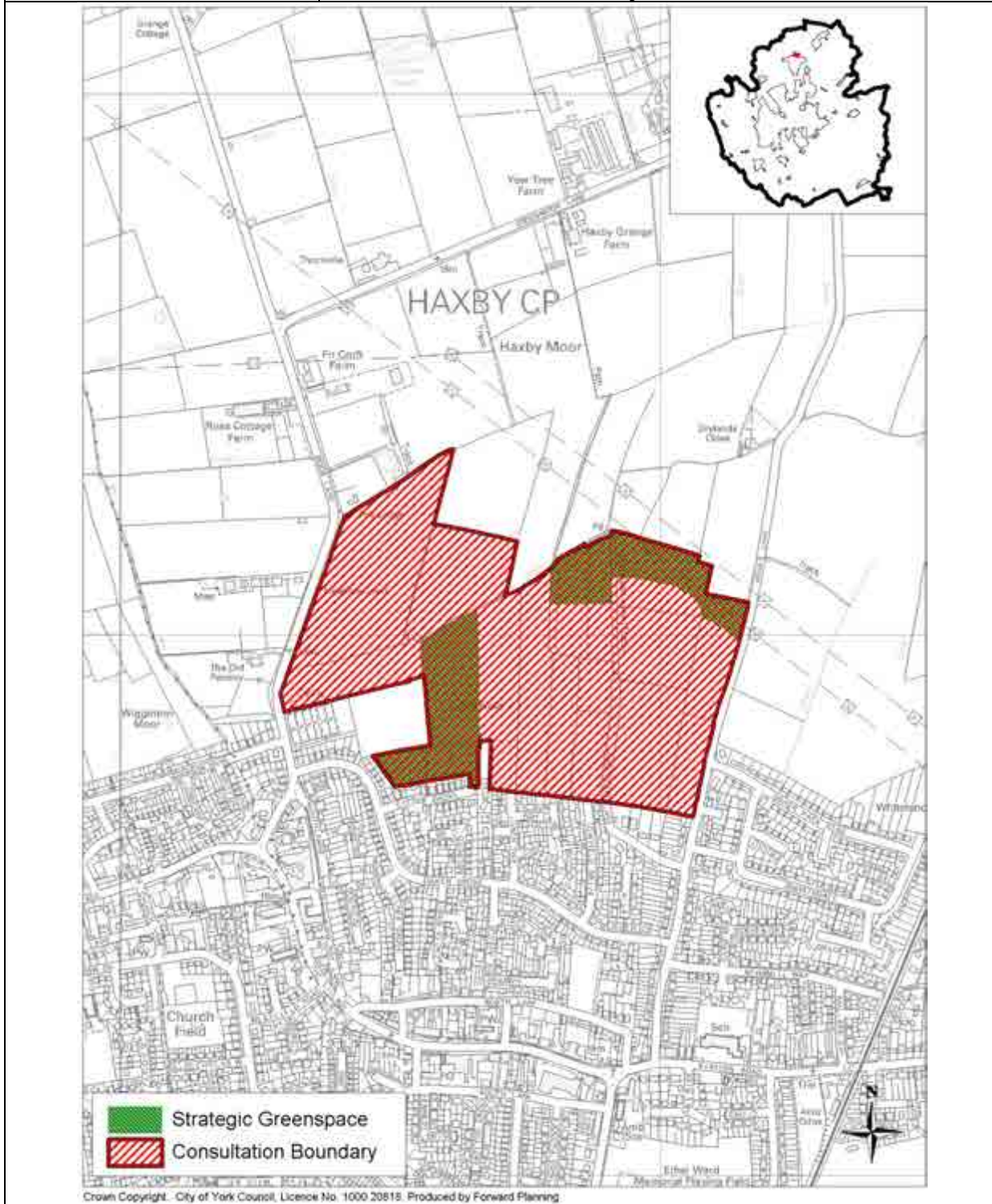


<b>Site Size:</b>	10.9ha ( Strategic green space – 2.3ha
<b>Recommendation:</b>	To include the revised boundary to ST2 to exclude land within the planning consent now granted at Westview Close and additional land submitted in the north west corner for inclusion within the Local Plan.

<p><b>Site Reference:</b> ST7</p>	<p><b>Site Name</b> Land to the East of Metcalfe Lane</p>
<p>The map displays a large area outlined in red, representing the consultation boundary. Within this boundary, there are several areas shaded in green, representing strategic greenspace. The map is labeled 'OSBALDWICK CP' and includes a legend in the bottom left corner. A north arrow is located in the bottom right corner. An inset map in the top right corner shows the location of the site within the City of York.</p>	
<p><b>Site Size:</b></p>	<p>Site boundary: 113.3ha (Strategic green space 34ha)</p>
<p><b>Recommendation:</b></p>	<p>To include the revised boundary to ST7 to reflect the need for appropriate greenspace to provide a setting to Osbaldwick village and create a green wedge and ensure appropriate options for highways access are safeguarded within the Local Plan.</p>

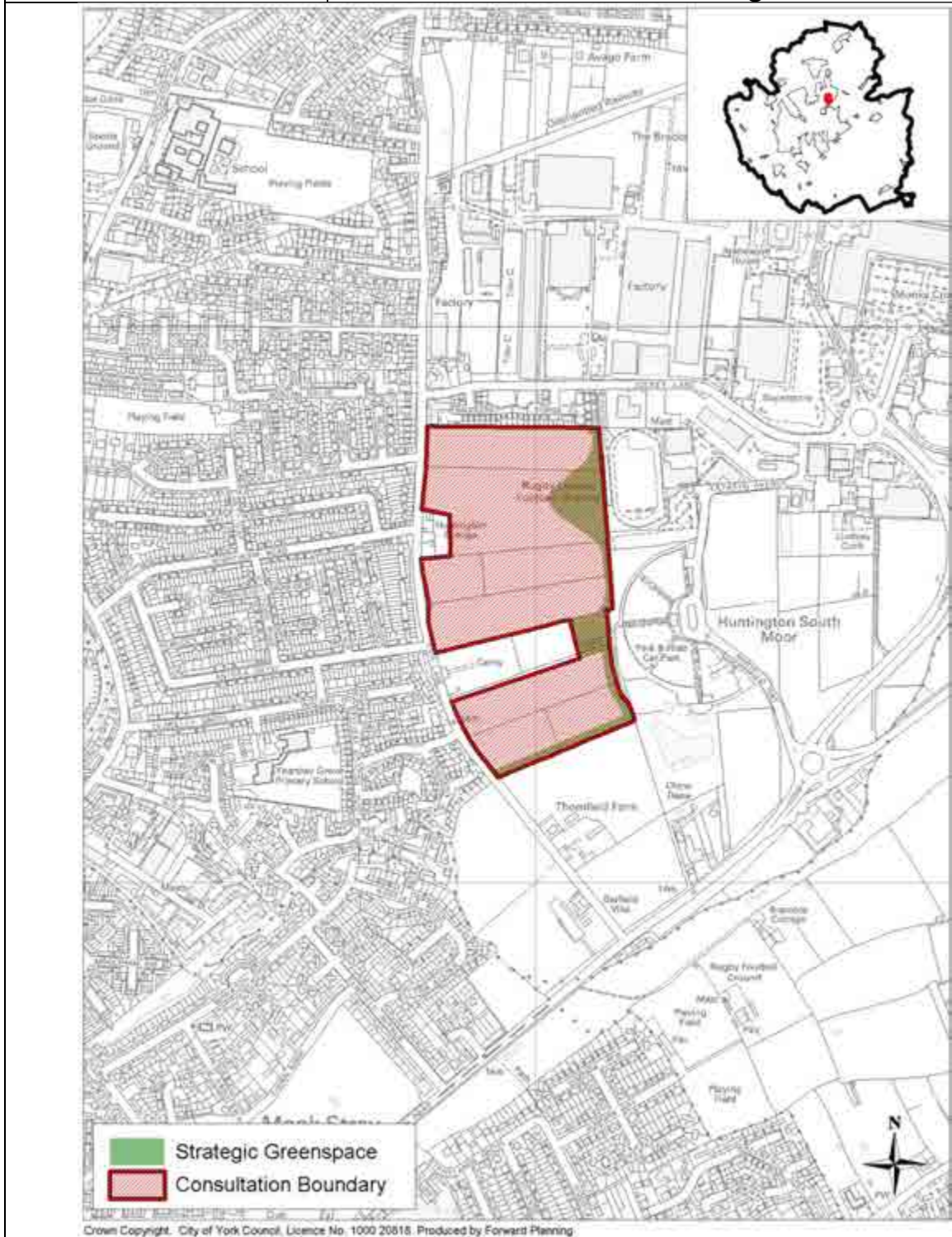


<p><b>Site Reference:</b> ST9</p>	<p><b>Site Name:</b> Land North of Haxby</p>
---------------------------------------	--



<p><b>Site Size:</b></p>	<p>Site boundary: 33.5ha (Strategic green space 6.4ha)</p>
<p><b>Recommendation:</b></p>	<p>To include this revised boundary to reflect the need to build at lower densities and to accommodate drainage arrangements for inclusion within the Local Plan.</p>

<p><b>Site Reference:</b> ST11</p>	<p><b>Site Name:</b> Land at New Lane, Huntington</p>
--	---



<p><b>Site Size:</b></p>	<p>Site boundary: ha (Strategic green space 2.4ha)</p>
<p><b>Recommendation:</b></p>	<p>To include within the boundary of ST11 green space to protect the setting of the Scheduled Ancient Monument within the Local Plan.</p>

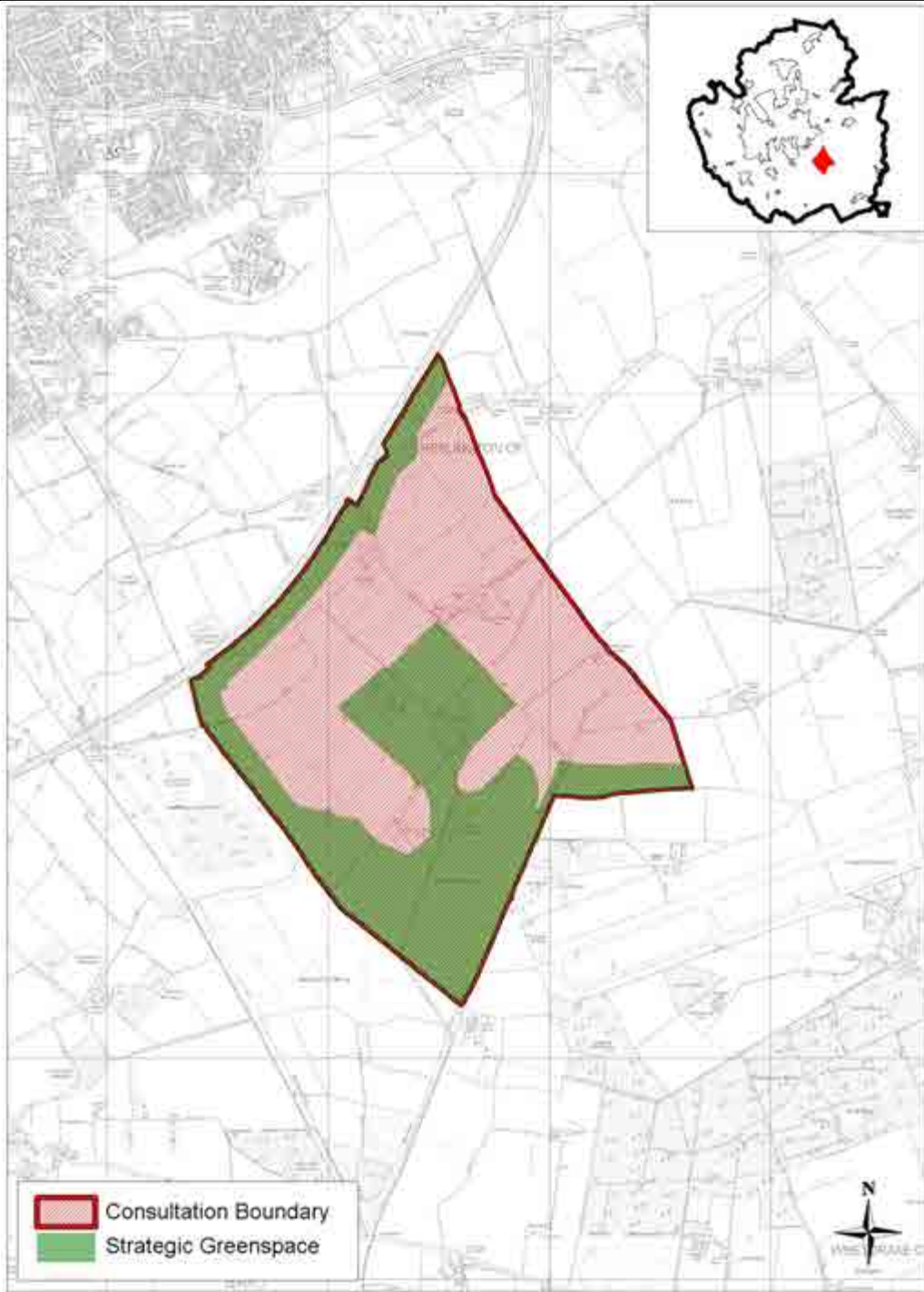


<b>Site Reference:</b> ST14	<b>Site Name:</b> Land to the North of Clifton Moor
--------------------------------	--



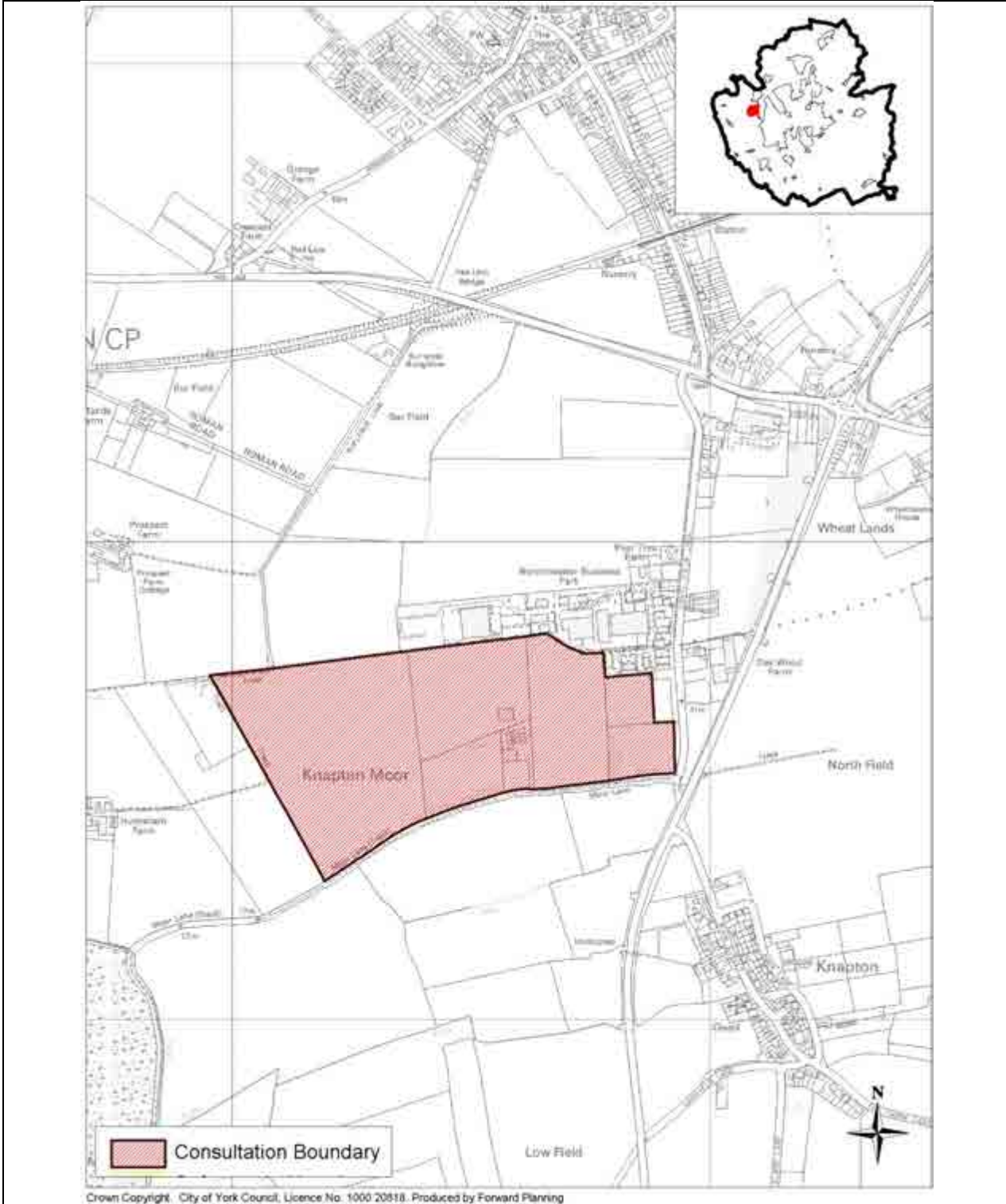
<b>Site Size:</b>	Site boundary 157ha (Strategic green space 47.3ha)
<b>Recommendation:</b>	To include the revised boundary to ST14 to reflect the need for a strategic landscape buffer around the site for inclusion within the Local Plan.

<p><b>Site Reference:</b> ST15</p>	<p><b>Site Name:</b> Whinthorpe</p>
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<p><b>Site Size:</b></p>	<p>Site boundary 301.5ha (Strategic green space 132.4ha)</p>
<p><b>Recommendation:</b></p>	<p>To include the revised boundaries to ST15 to reflect the need for appropriate levels of Strategic Greenspace in proximity to the Tillmire and create a more deliverable site</p>

<p><b>Site ref:</b> ST19</p>	<p><b>Site Name:</b> Northminster Business Park</p>
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<p><b>Site Size:</b></p>	<p>Site boundary 28.5ha</p>
<p><b>Recommendation:</b></p>	<p>To include this revised boundary to ST19 for employment use (B1b/B1c/B2/B8) for inclusion within the Local Plan.</p>

## 5. New and Revised Safeguarded Land

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Safeguarded land is a term used in the National Planning Policy Framework (NPPF) for land which is excluded from the green belt to provide a reserve of sites that can be considered for development when a Plan is reviewed. Such sites help to ensure that the green belt endures beyond the Plan period and is not subject to incremental change each time the Plan is reviewed. Sites identified as Safeguarded Land can only be considered for development through a Plan review. The designation of a site as safeguarded land should not be assumed to mean that the site will be brought forward for development at plan review. The deliverability and suitability of the site for development will be judged in detail at that time.

The Local Plan preferred options consultation identified a number of sites that were designated as safeguarded land. There have been a number of boundary changes proposed to several Strategic Sites put forward in the Local Plan preferred options document. These changes have reduced the amount of safeguarded land which will need to be replaced to ensure flexibility.

The preferred options consultation responses included a number of suggestions for new sites that we consider could be designated as safeguarded land. These sites have been tested in the same way as the sites that were included in the preferred options consultation Local Plan. This process assessed sites against the primary constraints used in the selection of sites for development. These criteria are designed to; protect the City's heritage and environmental assets, and ensure flood risk is properly managed.

The Local Plan preferred options document included 397 ha of safeguarded land, 97 ha of safeguarded land would be lost if revised site boundaries proposed in other sections of this document relating to previously safeguarded are taken forward.

Sites with potential for inclusion in the Local Plan for safeguarded land are set out below. These include boundary changes to existing areas of safeguarded land. In these cases the full site areas are shown. Further details are provided in Appendix 6.



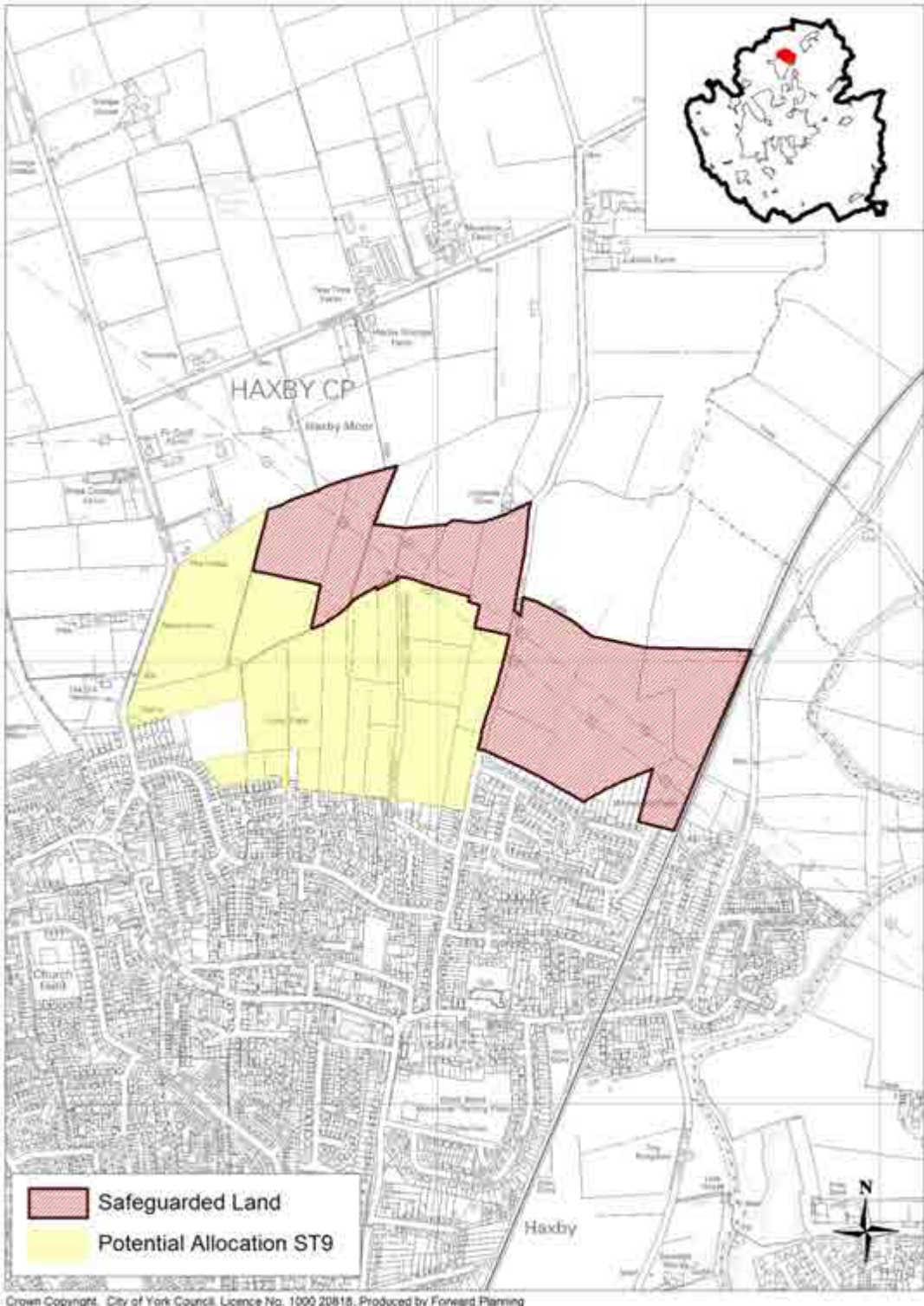
<p><b>Site ref:</b> 813</p>	<p><b>Site Name:</b></p>
<p><b>Allocation ref:</b> SF3</p>	<p>Whinthorpe</p>
<p>The map displays a detailed view of the Whinthorpe area. A large yellow-shaded region, labeled 'Potential Allocation ST15', covers the western and central parts of the site. A red-shaded region, labeled 'Safeguarded Land', follows the eastern and southern boundaries of the yellow area. An inset map in the top right corner shows the outline of the City of York with a red dot indicating the location of Whinthorpe. A legend in the bottom left corner identifies the colors: red for 'Safeguarded Land' and yellow for 'Potential Allocation ST15'. A north arrow is located in the bottom right corner of the map area.</p>	
<p><b>Site Size:</b></p>	<p>141ha</p>
<p><b>Recommendation:</b></p>	<p>To include the revised boundary as safeguarded land within the Local Plan.</p>

**Site ref:** 814

**Site Name:**

**Allocation ref:** SF4

Land North of Haxby



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**Site Size:**

30ha

**Recommendation:**

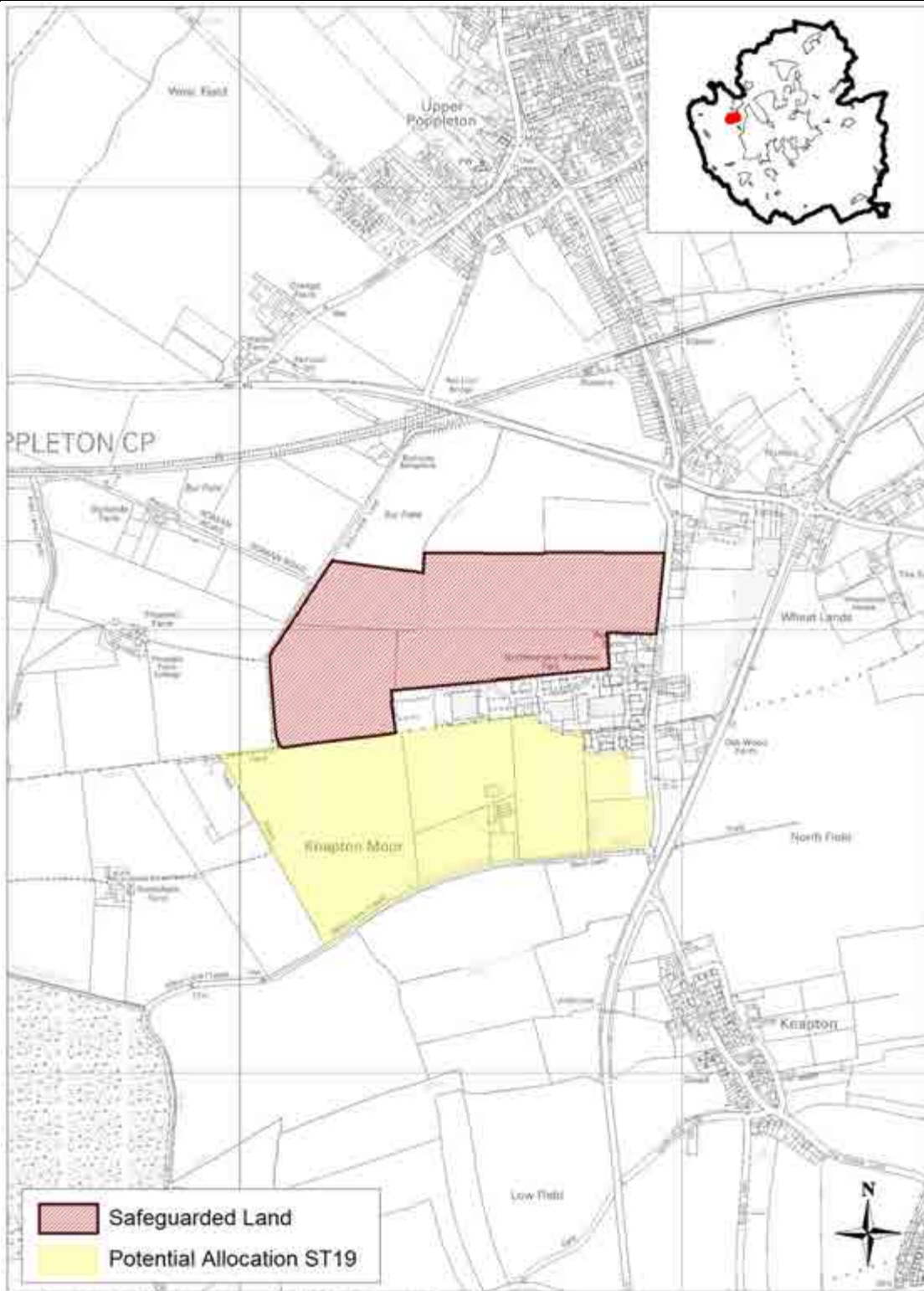
To include the revised boundary as safeguarded land within the Local Plan.

**Site ref: 793**

**Site Name:**

**Allocation ref: SF8**

Land at Northminster Business Park



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**Site Size:**

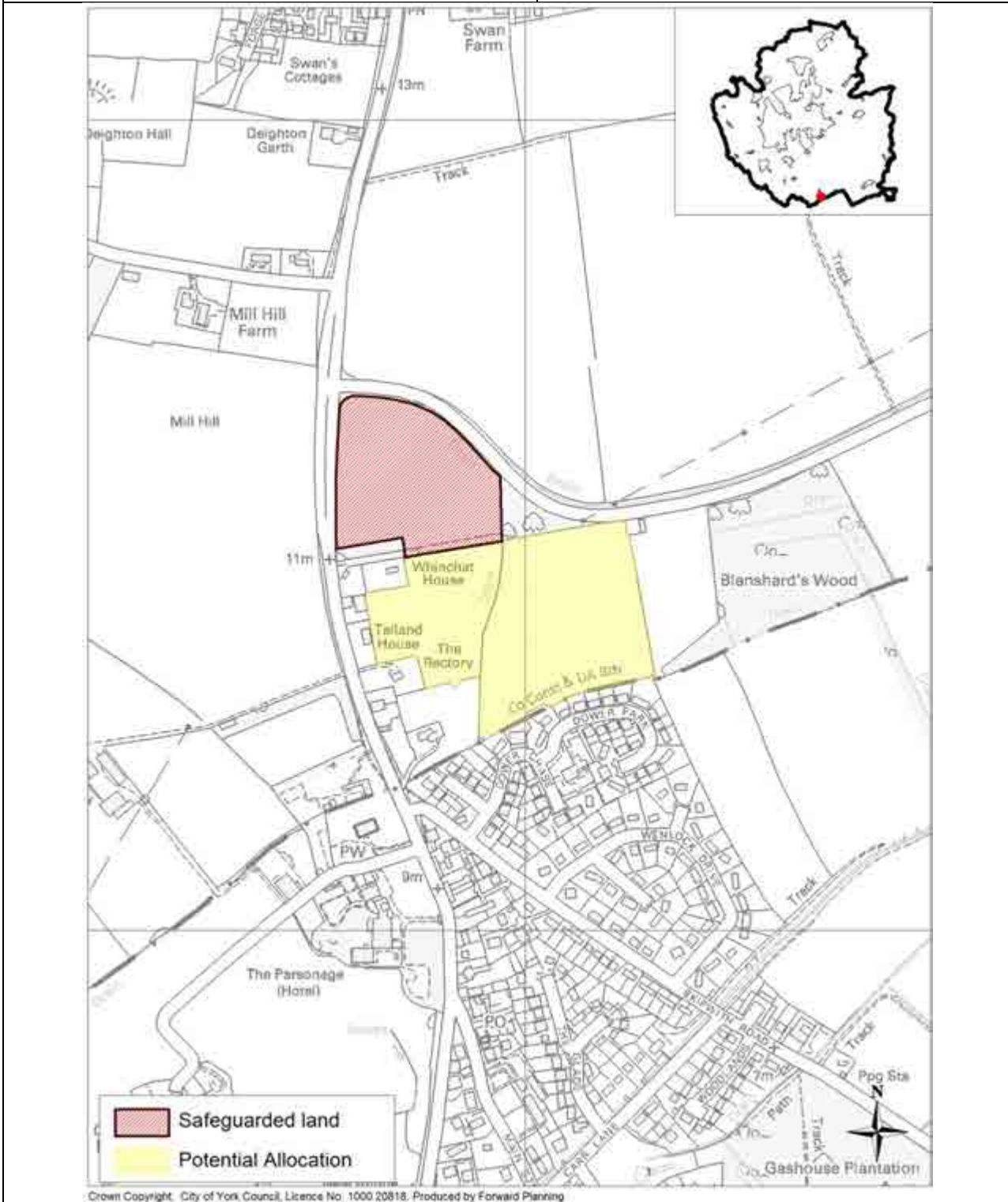
25ha

**Recommendation:**

To include the site as safeguarded land within the Local Plan.



<b>Site ref:</b> 183	<b>Site Name:</b>
<b>Allocation ref:</b>	Land to the North of Escrick



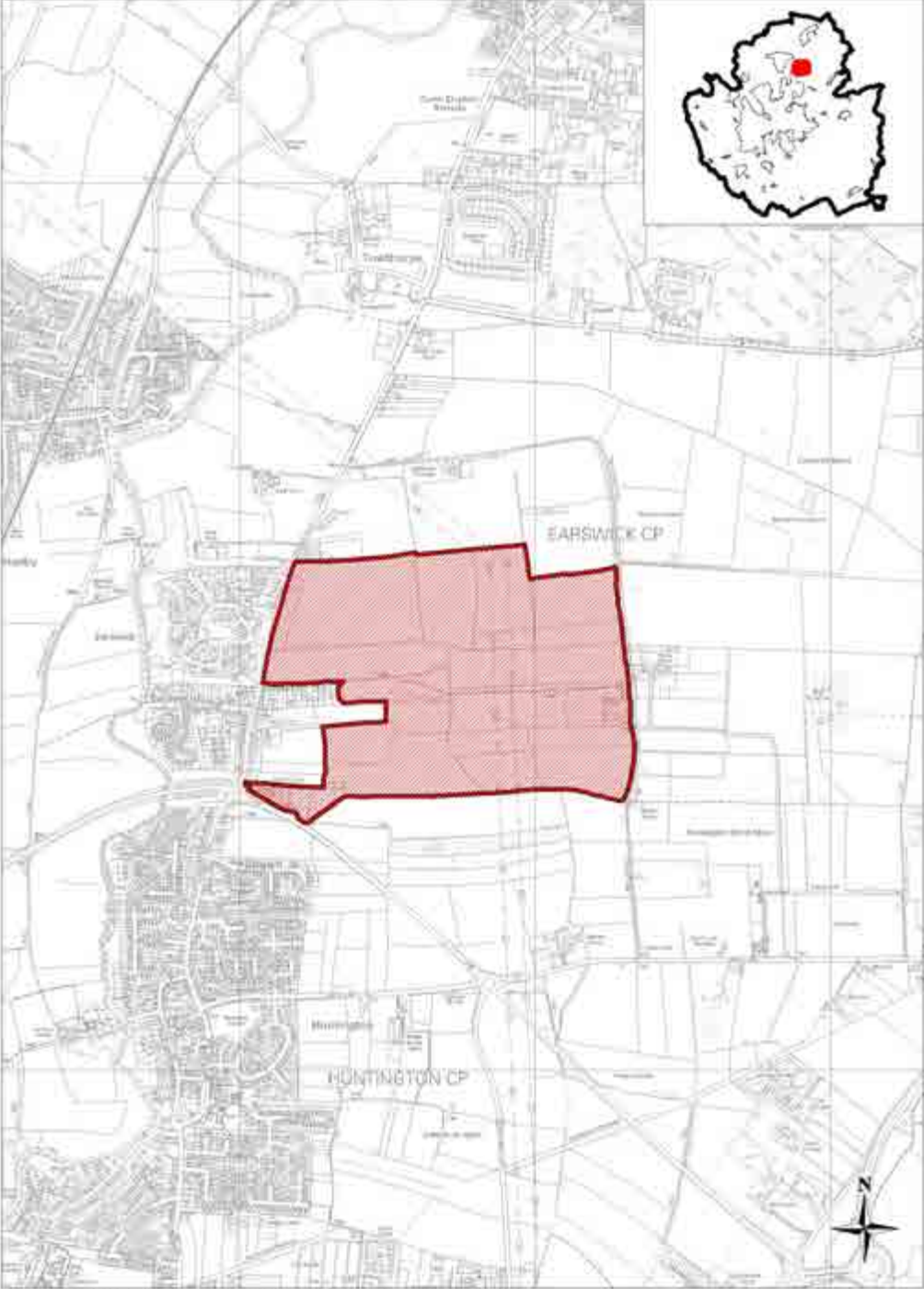
<b>Site Size:</b>	3ha
<b>Recommendation:</b>	To include this site as safeguarded land within the Local Plan.

<p><b>Site ref: 811</b></p>	<p><b>Site Name:</b></p>
<p><b>Allocation ref:</b></p>	<p>Land at Intake Lane, East of Dunnington</p>
<p>The map displays the site at Intake Lane, East of Dunnington. The site is divided into two zones: a red-shaded 'Safeguarded Land' area and a yellow-shaded 'Potential Allocation' area. The site is situated east of the town of Dunnington, near the Mill Hill and Providence Farm. The map includes an inset showing the site's location within the City of York, a north arrow, and a scale bar. A legend at the bottom left identifies the shaded areas. The map also shows various landmarks such as Dunnington Hall, Gardener's Cottage, and Mill Field.</p>	
<p><b>Site Size:</b></p>	<p>5ha</p>
<p><b>Recommendation:</b></p>	<p>To include this site as safeguarded land within the Local Plan.</p>

<p><b>Site ref: 802</b></p>	<p><b>Site Name:</b></p>
<p><b>Allocation ref:</b></p>	<p>Land at Elvington Village</p>
<p><b>Site Size:</b></p>	<p>4ha</p>
<p><b>Recommendation:</b></p>	<p>To include this site as safeguarded land within the Local Plan.</p>



<p><b>Site ref: 815</b></p>	<p><b>Site Name:</b></p>
<p><b>Allocation ref:</b></p>	<p>Elvington Industrial Estate</p>
<p>The map displays the Elvington CP industrial estate. A red hatched area, labeled 'Safeguarded Land' in the legend, covers a central portion of the estate. An adjacent yellow area is labeled 'Potential Allocation'. The map includes various buildings and structures such as 'Airfield Industrial Estate', 'Old Flaxmill', 'Elvington Garage', and 'The Old Cartthouse'. An inset map in the top right corner shows the location of the site within the City of York. A legend in the bottom left corner defines the red hatched area as 'Safeguarded Land' and the yellow area as 'Potential Allocation'. A north arrow is located in the bottom right corner.</p>	
<p><b>Site Size:</b></p>	<p>7ha</p>
<p><b>Recommendation:</b></p>	<p>To include this site as safeguarded land within the Local Plan.</p>

<p><b>Site ref:</b> 810</p>	<p><b>Site Name:</b></p>	
<p><b>Allocation ref:</b> N/a</p>	<p>Earswick</p>	
 <p><small>Crown Copyright. City of York Council. Licence No. 1000 20815. Produced by Forward Planning</small></p>		
<p><b>Site Size:</b></p>	<p>88ha</p>	
<p><b>Recommendation:</b></p>	<p>To include this site as safeguarded land within the Local Plan. This reflects concerns over access and the creation of a sustainable neighbourhood. If these concerns can be overcome part of this land could potentially be considered as an allocation for years 1-15 of the Plan.</p>	





## **6. New Openspace Sites**

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### **6.1 Methodology**

The sites that were submitted specifically for open space uses through the preferred options consultation have been assessed for their suitability. This assessment has been undertaken through the technical officer assessment which included officers from the Council's Sport and Active Leisure team.

The following sites have potential for open space use (further details are provided in Annex 6). This section does not include potential new strategic open space in conjunction with strategic site allocations.

<b>Site Ref:</b>	206
<b>Site Name:</b>	Temple Road, Copmanthorpe
<b>Submitted for:</b>	Sport and Recreation/Open Space
<b>Site Size</b>	13 ha
<b>Recommendation:</b>	To include as new openspace in the Local Plan (this open space is linked to the delivery of Site ST12).

## **7. New Renewable Energy Sites**

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City of York Council is undertaking further work, in conjunction with consultants, on renewable energy to assess the potential of sites for renewable energy use.

Depending on the type of renewable energy proposed different assessment criteria are used. In addition all sites were considered by the Technical Officer Group. Both of these are detailed in Appendix 8.

The following sites are considered to have potential for renewable energy use.

<b>Site Ref:</b>	<b>772</b>
<b>Site Name:</b>	<b>Knapton Moor, Wetherby Road</b>
<p><small>© Crown Copyright. City of York Council. Licence No. 1000 20118. Produced by Forward Planning</small></p>	
<b>Submitted for:</b>	Renewable Energy – Solar
<b>Site Size:</b>	2.4 ha
<b>Potential Capacity:</b>	1.3 MWp
<b>Estimated Annual Energy Output:</b>	1,103 MWh
<b>Recommendation:</b>	To include the site in the Local Plan for solar renewable energy generation.



<b>Site Ref:</b>	750
<b>Site Name:</b>	Land Northwest of Hermitage farmland
<p>The map displays a rural landscape with various land parcels, roads, and common areas. A red hatched area in the center represents the proposed solar site. Key locations labeled include Towthorpe Common, Stoukton Common, Hermitage Farm, and several woods. An inset map in the top right corner shows the site's location within the City of York. A north arrow is located in the bottom right corner of the map area.</p>	
<b>Submitted for:</b>	Renewable Energy – Solar
<b>Site Size:</b>	9.7 Ha
<b>Potential Capacity:</b>	6 MWp
<b>Estimated Annual Energy Output:</b>	5,110 MWh
<b>Recommendation:</b>	To include the site in the Local Plan for solar renewable energy generation.

## **8. New and Revised sites for Gypsies, Roma & Travellers and Travelling Showpeople**

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### **8.1 Introduction**

The Local Plan Preferred Options identified need and sites for Gypsy, Roma & Traveller and Travelling Showpeople for the plan period. Following this consultation the council employed specialist consultants to look at this further. These consultants carried out further work on the need for sites and on the suitability, viability and deliverability of sites.

Both sets of consultants were provided with summaries of comments submitted during the consultation period which relate to the proposed Gypsy, Roma & Travellers and Travelling Showpeople policies in the Local Plan Preferred Options.

A summary and explanation of the work undertaken relating to future demand for and supply of sites along with potential future approaches are provided below for comment. The full accommodation assessment study is provided in Appendix 9. Work on the site selection is still emerging but the consultants work to date is presented below for comment. The Council will use the comments from this consultation before coming to a final view.

#### **8.1.1 National Planning Policy Context**

The National Planning Policy Framework (NPPF) was published in March 2012 and has replaced the suite of Planning Policy Guidance notes and Planning Policy Statements.

The importance of allocating sites for the travelling community is reflected in the fact that this topic is specifically referred to in the NPPF. Paragraph 4 makes reference to planning for travellers, which reads that the NPPF

“should be read in conjunction with the Government’s planning policy for traveller sites. Local planning authorities preparing plans for and taking

decisions on traveller sites should also have regard to the policies in this Framework as far as relevant.”

The further importance of this issue is reflected in the publishing of a supplementary document specifically dedicated to Gypsies, Travellers and Showpeople: Planning Policy for Traveller Sites (March 2012). Available to download from <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

## **8.2 The need for sites**

The Local Plan Preferred Options identified need for 68 Gypsy, Roma & Traveller pitches and 22 Travelling Showpeople plots over the 15 years plan period. This was an update based on the North Yorkshire Gypsy and Traveller Accommodation Assessment (2008) and Accommodation Requirements of Showmen (2009).

The work undertaken by Opinion Research Services (ORS) reviewed this position and subsequent work for the study has identified that 66 Gypsy, Roma & Traveller pitches and 8 Travelling Showpeople plots are needed over the 15 year plan period.

ORS were able to undertake significantly more primary research than Council officers when seeking to understand the need and where it originates. ORS conducted an extensive survey which sought to speak to Gypsy and Traveller families, both living in caravans or in bricks and mortar accommodation. This provided a clearer picture of the preference families have to their living arrangements. ORS held a drop in session with York Travellers Trust to encourage families to come forward to discuss their preference for sites or bricks and mortar.

The main difference in predicting the forecasted growth between the Local Plan Preferred Options and the ORS report is the formula used to calculate the New Household Formations and Population Growth. The recognised formula used in the past has been a 3% growth per annum of the travelling population, however, an average of the growth over the past 34 years is 2.5% and this is the number ORS have used to predicted the population growth.

**Recommendation 8a: To use the figures produced by ORS as the basis for defining the need for accommodation when progressing the Local Plan**

### **8.3 Identifying the supply of sites**

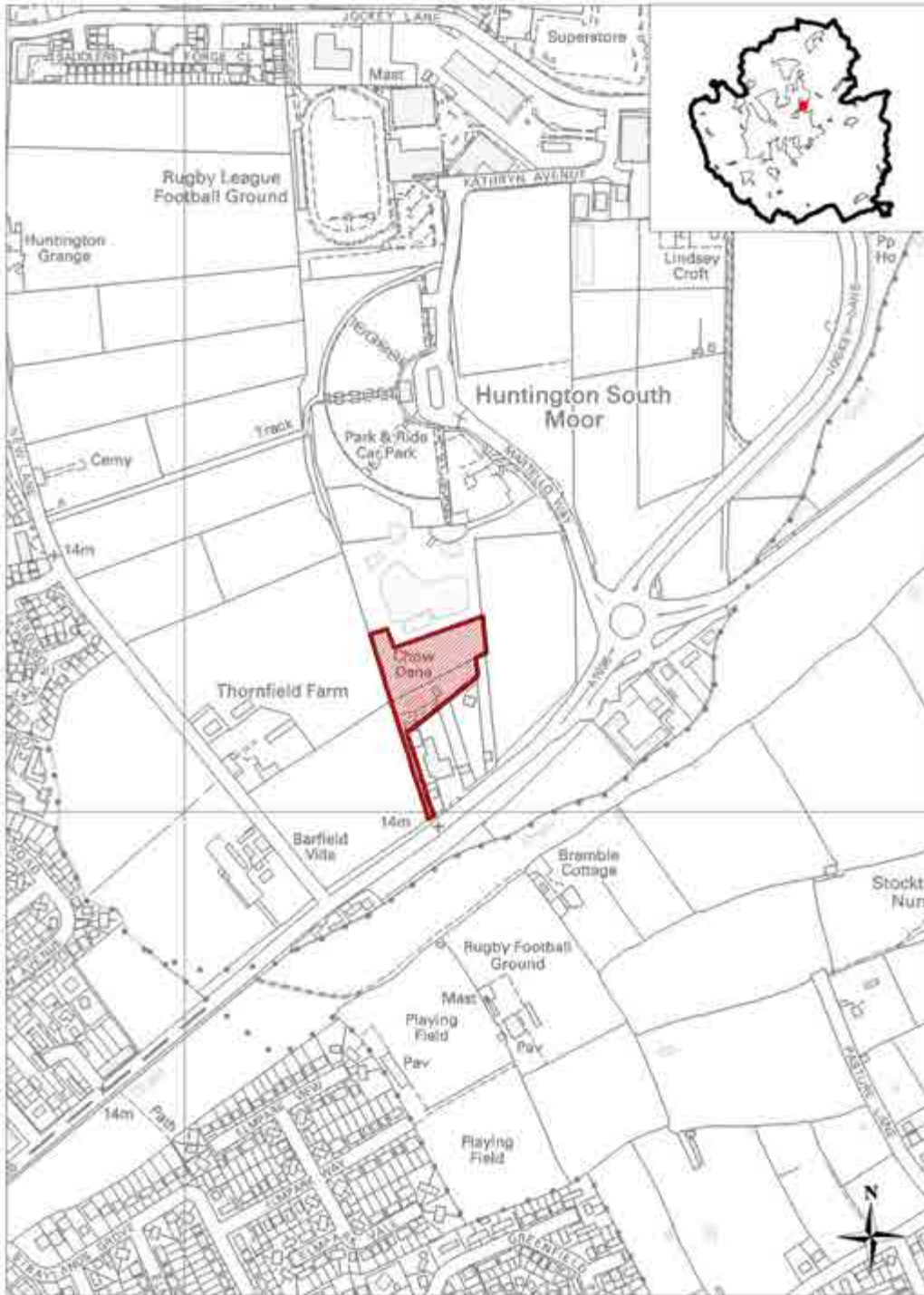
Peter Brett Associates (PBA) have been employed by the Council to consider future supply and their work to date is presented below for comment. They considered:

- the suitability of sites put forward in the Local Plan Preferred Options;
- an assessment of the suitability of new sites put to the council by landowners and developers during the Preferred Options consultation; and
- the possibility of increased provision on existing sites.

At Local Plan Preferred Options the following sites were identified as areas of search for Gypsy, Roma & Travellers and Travelling Showpeople:

- Chowdene, Malton Road
- Land at Common Road, Dunnington
- Land at Outgang Lane, Osbaldwick
- Land at Wetherby Road, Knapton (withdrawn by landowner)
- The Stables, Elvington

<p><b>Site Ref:</b> 3 <b>PBA Ref:</b> YORK001</p>	<p><b>Site Name:</b> Chowdene, Malton Road Dunnington – Area of Search for Gypsy, Roma and Travellers site</p>
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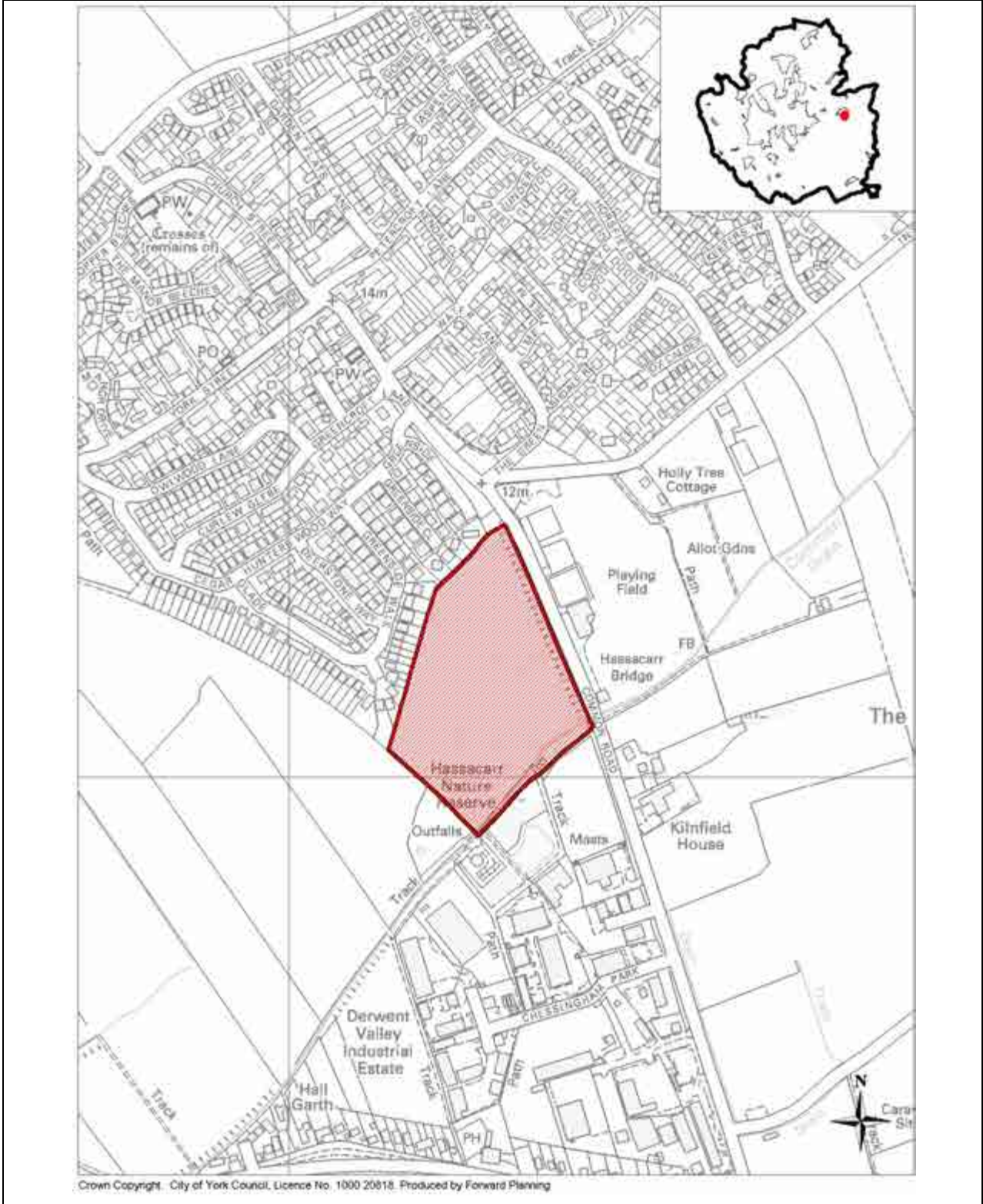
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<p><b>Summary of Analysis:</b></p>	<p>Development could be accommodated in landscape terms, but it would impact on the openness of the draft Green Belt in an area where the draft Green Belt</p>
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	<p>is becoming very limited in extent and where it is vulnerable to further erosion (loss of openness) from piecemeal development. Access currently is single carriage but there is capacity to improve the access working with the neighbouring landowner. However the existing access currently serves a caravan park and therefore already provides an access for a similar development use. The site is potentially available for Gypsy, Roma &amp; Traveller use. However, the current asking price would be too high to make the site viable.</p>
<b>Recommendation:</b>	<p>The site is therefore not considered viable for Gypsy, Roma &amp; Traveller development and should not be included in the next stage of the Local Plan.</p>

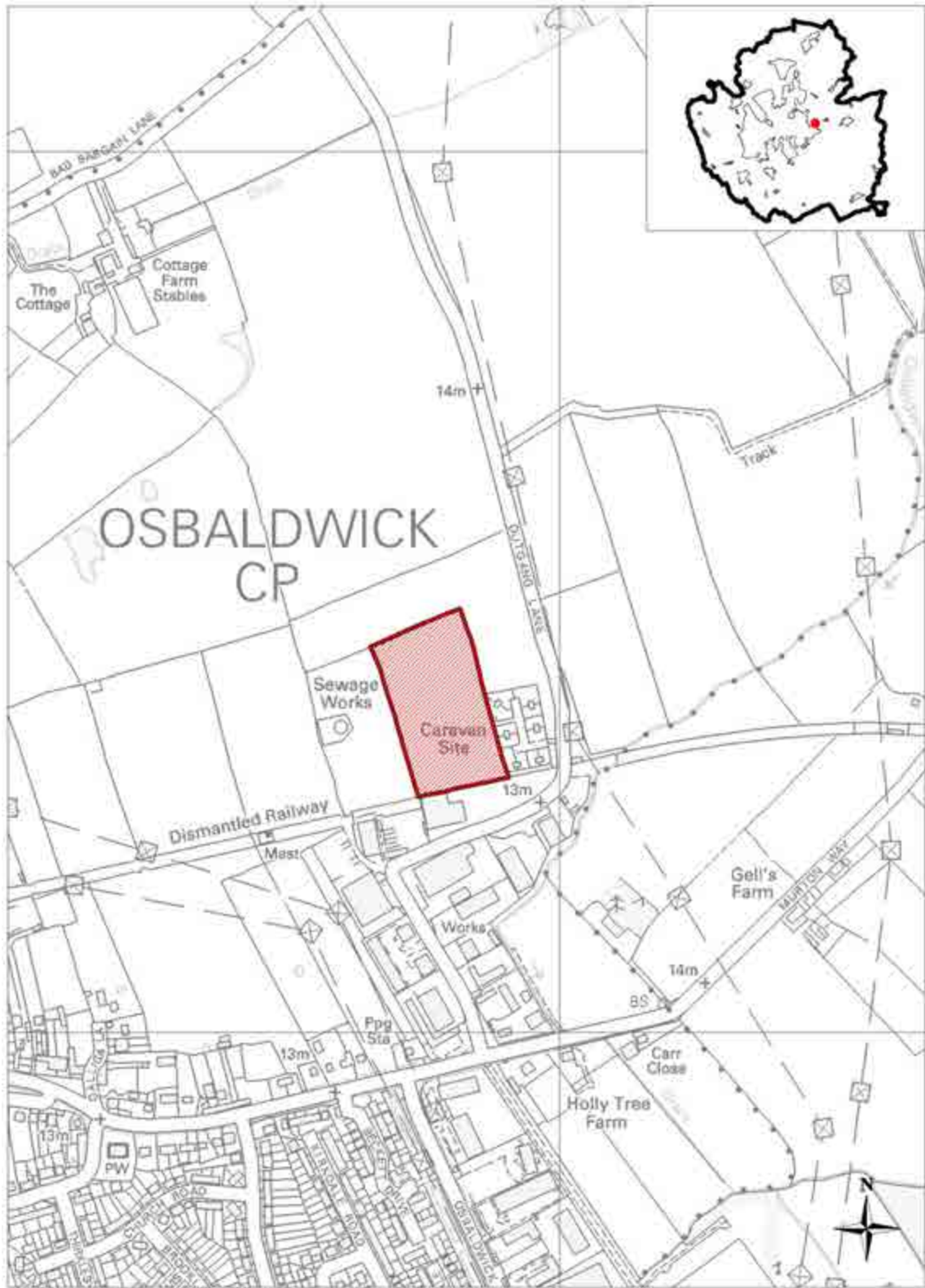
<p><b>Site Ref:</b> Ref 9</p>	<p><b>Site Name:</b> Land at Common Road and Hassacarr Road, Dunnington – Area of Search for Gypsy, Roma and Travellers site</p>
<p><b>PBA Ref:</b> YORK002</p>	



<p><b>Summary of</b></p>	<p>The majority of the site is within flood zone 3 and</p>
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<b>Analysis</b>	unsuitable for Gypsy, Roma & Traveller use. The remaining northern corner is outside flood zone 3. However it is considered that development in this location would have a significant adverse effect on the village's approach and setting. Development would conflict with the purposes of the draft Green Belt, would appear as an obvious encroachment into the open countryside, and would reduce the openness that exists in the small area of open draft Green Belt.
<b>Recommendation:</b>	The significant screening and landscaping required would impact on the character and setting of the area and therefore the site is not considered suitable for Gypsy, Roma & Traveller development. This site should not be included in the next stage of the Local Plan.

<p><b>Site Ref:</b> Ref 36</p>	<p><b>Site Name:</b> Land at Outgang Lane, Osbaldwick – Area of Search for Gypsy, Roma &amp; Traveller Site</p>
<p><b>PBA Ref:</b> YORK005</p>	



<p><b>Summary of</b></p>	<p>The site gained planning permission for 6 pitches in</p>
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<b>Analysis</b>	October 2013 (13/02704/GRG3), which was after the base date of the study (1 April 2013), and therefore contributes towards the identified need in the GTAA. The 6 pitches are an extension to the existing Gypsy, Roma and Traveller site to the east. Together the 2 parcels of land provide 18 pitches. These pitches need to be safeguarded for Gypsy, Roma and Traveller use in the Local Plan.
<b>Recommendation:</b>	Given the number of pitches once the planning application is implemented the site is not considered suitable for further intensification or expansion, beyond what is already permitted but should be designated for this use in the Local Plan.

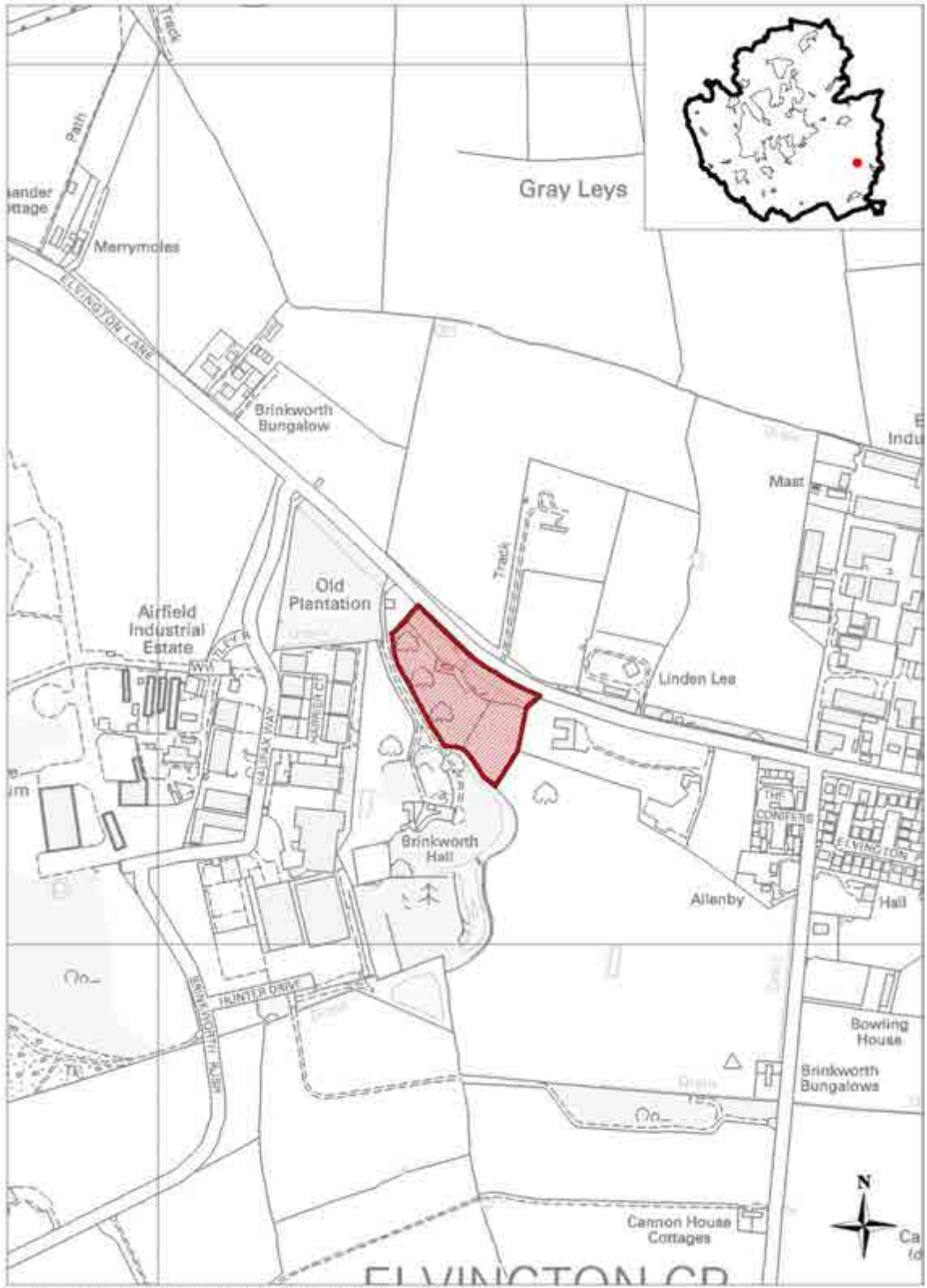


<p><b>Site Ref:</b> Ref 220  <b>PBA Ref:</b> YORK007</p>	<p><b>Site Name:</b> Land at Wetherby Road, Knapton (withdrawn) - Travelling Showpeople</p>
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<p><b>Recommendation</b></p>	<p>The landowner has withdrawn the land for the use of Travelling Showpeople. As such this site is unavailable and should not be included at the next stage of the Local Plan.</p>
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<p><b>Site Ref:</b> Ref 22</p>	<p><b>Site Name:</b> The Stables, Elvington – Area</p>
<p><b>PBA Ref:</b> YORK008</p>	<p>of Search for Travelling Showpeople</p>



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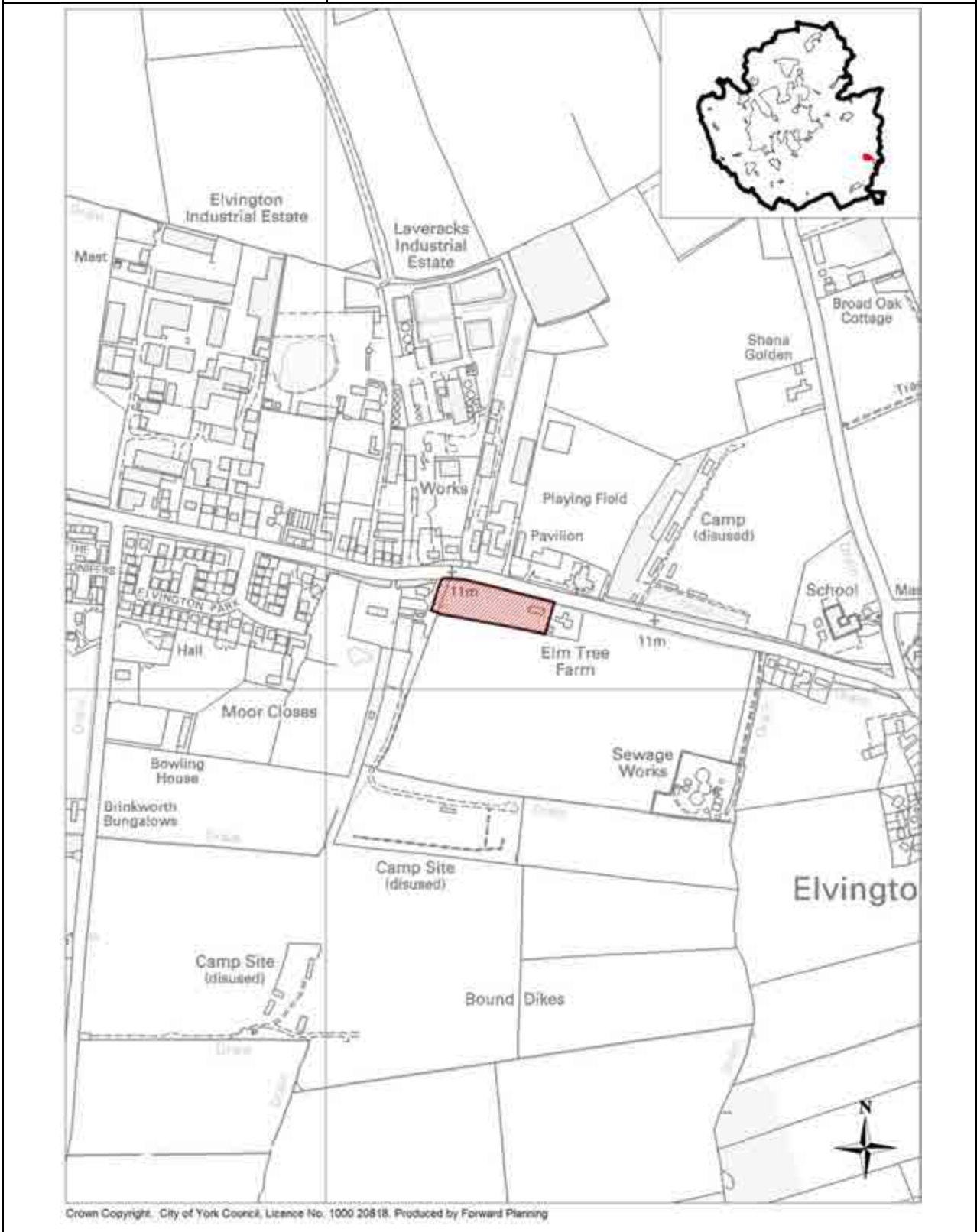
<p><b>Summary of Analysis</b></p>	<p>This is an existing Travelling Showpeople site with temporary permission for 1 plot until March 2016</p>
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	<p>(APP/C2741/A/10/2142093). The site can accommodate the plot with temporary permission presently and in the long-term has capacity for a further 2 plots. There is a Yorkshire Water easement crossing the site, however this is to the north west of the site, approximately 25 meters from the currently occupied plot and should not restrict the development of 2 further plots which should be developed on the existing hard standing of the site. The site offers the potential for living and working on site given the existing mixed use of the site. This area will allow for on-site provision of facilities for parking, storage, play and residential amenity.</p>
<b>Recommendation:</b>	<p>The site is suitable for the plot presently on the site and a further 2 plots subject to suitable landscape mitigation measures. Therefore it is recommended that this site is included in the next stage of the Local Plan for 3 pitches for Travelling Showpeople.</p>

### 8.3.1 New Sites

The following new sites were submitted through the Local Plan Preferred Options Consultation for consideration as Gypsy, Roma & Travellers and Travelling Showpeople sites.

<b>Site Ref:</b> Ref 747	<b>Site Name:</b>
<b>PBA Ref:</b> YORK016	Land at Elvington Lane, Elvington



<b>Summary of Analysis</b>	The site is potentially suitable and available for Gypsy and Traveller use. Whilst suitable in principle, any proposal for this site would require mitigation
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	<p>measures relating to ecology, flooding, landscape and highway access. The site is considered capable of appropriate mitigation to ensure development for Gypsy and Traveller use is suitable.</p>
<p><b>Recommendation:</b></p>	<p>The site is potentially available for up to 7 pitches, for Gypsy, Roma &amp; Traveller use and should be included in the next stage of the Local Plan.</p> <p>It should be noted the site is not considered suitable for Travelling Showpeople use due to their operational requirements.</p>



<b>Site Ref:</b> Ref 772	<b>Site Name:</b> Land at Wetherby Road/Knapton Moor, Knapton
<b>PBA Ref:</b> YORK013	



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<b>Summary of Analysis</b>	Development in this location is likely to be out of character with the surrounding area and it would represent a clear encroachment into open
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	<p>countryside. In addition there is also a large landfill site to the north west of the site, which would have a negative impact on residential amenity of site occupiers.</p>
<b>Recommendation:</b>	<p>The site is not suitable for Gypsy, Roma &amp; Traveller use or for Travelling Showpeople as it would have an unacceptable impact on the landscape. Therefore this site should not be included in the next stage of the Local Plan</p>

<b>Site Ref:</b> 253	<b>Site Name:</b>
<b>PBA Ref:</b> YORK017	Site adjacent A1237/A64, Askham Bryan



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<b>Summary of Analysis</b>	The site is not accessible to local services and lies in close proximity to a sewage works which could create residential amenity issues.
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	Development on this site would also have some impact on landscape character and on the draft Green Belt. The Council are also considering the site for other uses please see the Transport section of the document.
<b>Recommendation:</b>	This site is not suitable for Gypsy, Roma and Traveller or Travelling Showpeople due to its proximity to the sewage works and lack of access to services and impact on the landscape. In balance it is recommended that this site should not be included in the next stage of the Local Plan.

### 8.3.2 Existing sites assessed for expansion

PBA considered the existing Gypsy, Roma & Travellers sites in York to see if they would be suitable for further expansion or intensification:

Council sites at:

- James Street City Traveller Site, James Street, York
- Water Lane caravan park, Clifton, York
- Osbaldwick Caravan Site, Outgang Lane, Osbaldwick

Private site at:

- New Walk Orchard Caravan Site, Love Lane, St Oswald's Road, York

It was concluded that the sites above are not suitable for further intensification or expansion, however, they should be designated as Gypsy, Roma & Traveller sites in the Local Plan to protect their current use.

In addition PBA also considered two informal sites next to the existing Osbaldwick Site. Again both were considered unsuitable.

## 8.4 Options

The most up to date Gypsy, Roma and Traveller Accommodation Assessment, carried out by ORS estimates that 66 Gypsy and Traveller Pitches are required over the Plan Period. This takes account of the extension at Land at Outgang Lane, Osbaldwick (ref 36/PBA Ref YORK005) which granted planning permission for 6 further pitches. In addition PBA's work outlined above has identified land for 7 pitches which leaves a shortfall of 59 pitches which need to be identified during the 15 year plan period.

ORS estimates that 8 Travelling Showpeople plots are required over the Plan Period. Land has been identified for an additional 2 plots in addition to the permanent permission of one plot which currently has temporary permission (The Stables, Elvington Ref22/RBA Ref YORK008) that currently exists. This leaves a shortfall of 5 plots during the 15 year plan period.

In considering which sites are suitable the policy advice in Planning policy for Traveller Sites published by DCLG will provide our start point.

'Planning Policy for Traveller Sites' set out government policy in that Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Paragraph 4 of the 'Planning Policy for Traveller Sites' sets out that Local Planning Authorities should:

- promote more private traveller site provision whilst recognising that there will always be those travellers who cannot provide their own sites;
- ensure that their Local Plan includes fair, realistic and inclusive policies;
- endeavour to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply;
- aim to reduce tensions between the settled and traveller communities in plan-making and planning decisions;



- enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure; and
- have due regard to the protection of local amenity and local environment.

**Recommendation 8b:**

To consider further site or policy options to meet the demand for Gypsy, Roma and Travellers and Travelling Showpeople including reviewing existing site information.

## **9. New Education Sites**

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The Council received sites for consideration for educational purposes through the Preferred Options Local Plan. These sites have been subject to technical analysis (for further details please see Appendix10).

The following sites are considered to have potential for educational use.

<b>Site Ref:</b>	794
<b>Site Name:</b>	University Expansion
<b>Submitted for:</b>	Education
<b>Site Submitted:</b>	28 ha
<b>Recommendation:</b>	To include this site for expansion at the University of York and for related Science City uses. Existing Strategic Site ST4 is also shown on the map and is considered to have potential for student housing linked to the University of York.

<b>Site Ref:</b>	230
<b>Site Name:</b>	Land to the North of Manor School
<p>The map displays the site area around Manor Secondary School. The school building is highlighted in yellow, and the land immediately to its north is highlighted in green. Surrounding areas include Millfield Farm, Millfield Lane, Sports Field, and various residential streets. A legend in the bottom left corner identifies the yellow area as 'Educational Establishment (Manor Secondary School)' and the green area as 'Educational Openspace'. An inset map in the top right corner shows the location of the site within the City of York.</p>	
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<b>Submitted for:</b>	Education
<b>Site Size:</b>	3.3 ha
<b>Recommendation:</b>	To link the site currently identified as openspace with the existing Manor School designation.

## 10. New Transport Sites

The following sites were submitted to us for consideration for different transport functions. The full suitability appraisal is set out in full in Appendix 11.

<b>Site Ref:</b>	241
<b>Site Name:</b>	Land North & West of A1237/Wigginton Rd roundabout
<b>Submitted for:</b>	Potential New P & R
<b>Site Size:</b>	3.6Ha
<b>Recommendation:</b>	Include the site in the Local Plan as a potential Park and Ride site subject to addressing landscape concerns.



<b>Site Ref:</b>	800
<b>Site Name:</b>	Land to the south of Designer Outlet.
<p><small>Crown Copyright, City of York Council, Licence No. 1000 20615. Produced by Forward Planning</small></p>	
<b>Submitted for:</b>	Potential Relocation of existing P&R
<b>Site Size:</b>	15.1Ha
<b>Recommendation:</b>	To include the site in the Local Plan as a potential Park and Ride Site subject to addressing landscape concerns.

<b>Site Ref:</b>	<b>253</b>
<b>Site Name:</b>	<b>Site near Askham Bryan</b>
<p><small>Crown Copyright. City of York Council, Licence No. 1000 20816. Produced by Forward Planning</small></p>	
<b>Submitted for:</b>	Compressed Natural Gas (CNG) Station (and B8 Freight Consolidation Centre).
<b>Site Size:</b>	4.5 Ha
<b>Recommendation:</b>	To include the site in the Local Plan for a Compressed Natural Gas (CNG) refuelling Station and Freight Transhipment Centre (B8)

**Annex B: Community Impact Assessment**

**SECTION 1: CIA SUMMARY**
**Community Impact Assessment: Summary**
**1. Name of service, policy, function or criteria being assessed:**

City of York Local Plan Further Sites Consultation

**2. What are the main objectives or aims of the service/policy/function/criteria?**

The Local Plan is a strategy for the future development of the City of York area. It will set out the opportunities for development in the City of York area and include clear policies on what will or will not be permitted and where.

The vision is that: *In the City of York area over the next fifteen years the Local Plan will deliver sustainable patterns and forms of development. These will support the delivery of the city's economic and social ambitions, whilst conserving and enhancing its unique historic and natural environmental assets.*

*The plan will ensure that the vision and outcomes are delivered in a way that recognises the challenges of climate change, protects residents from environmental impacts and promotes social inclusivity.*

The vision and outcomes are based on the following interconnected priorities: Create Jobs and Grow the Economy; Get York Moving; Build Strong Communities; and Protect the Environment.

The broad priorities of social inclusion and sustainability cut across all four of these themes.

**3. Name and Job Title of person completing assessment:**

Anna Pawson, Assistant Development Officer (Forward Planning)

**4. Have any impacts been Identified? (Yes/No)**
**Community of Identity affected:**
**Summary of impact:**

Age

Older people's housing needs

Disability

Housing needs

	Race	Gypsy, Roma, Traveller and Travelling Showpeople's accommodation needs
<b>5. Date CIA completed:</b> 07.04.2014		
<b>6. Signed off by:</b>		
<b>7. I am satisfied that this service/policy/function has been successfully impact assessed.</b> <b>Name:</b> Martin Grainger <b>Position:</b> Head of Planning and Environmental Management <b>Date:</b> 09.04.2014		
<b>8. Decision-making body:</b> Cabinet	<b>Date:</b> 23 <sup>rd</sup> April 2014	<b>Decision Details:</b>
Send the completed signed off document to <a href="mailto:equalities@york.gov.uk">equalities@york.gov.uk</a> . It will be published on the intranet, as well as on the council website. Actions arising from the Assessments will be logged on Verto and progress updates will be required		



## Community Impact Assessment (CIA)

**Community Impact Assessment Title:** City of York Local Plan Further Sites Analysis and Consultation

What evidence is available **to suggest that the proposed service, policy, function or criteria could have a negative (N), positive (P) or no (None) effect** on quality of life outcomes? (Refer to guidance for further details)

Can negative impacts be justified? **For example: improving community cohesion; complying with other legislation or enforcement duties; taking positive action to address imbalances or under-representation; needing to target a particular community or group e.g. older people.** NB. Lack of financial resources alone is NOT justification!

### Community of Identity: Age

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
Local Plan Further Sites Consultation document and associated Appendices (April 2014)	Standard of Living	P	None
Local Plan Preferred Options document (June 2013)			

Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
The document under consideration will have a positive impact on housing for older people through allocating sites for housing. The plan will require all new homes to be built to the Lifetime Homes Standard and take into account Building for Life Recommendations.	N/A	N/A	N/A	N/A

**Community of Identity: Carers of Older or Disabled People**

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)	
N/A	N/A	N/A	N/A	
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

### Community of Identity: Disability

Evidence		Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
Local Plan Further Sites Consultation document and associated Appendices (April 2014)		Standard of Living		P	None
Local Plan Preferred Options document (June 2013)					
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date	
The document under consideration will have a positive impact on people with disabilities through allocating new sites for housing. All strategic housing sites (over 5 hectares) will be expected to undertake an assessment of need for appropriate accommodation for those with severe learning disabilities, physical disabilities and dementia and	N/A	N/A	N/A	N/A	

integrate this provision within the development.				
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**Community of Identity: Gender**

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

**Community of Identity: Gender Reassignment**

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date

N/A	N/A	N/A	N/A	N/A
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**Community of Identity: Marriage & Civil Partnership**

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

**Community of Identity: Pregnancy / Maternity**

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date

N/A	N/A	N/A	N/A	N/A

**Community of Identity: Race**

<b>Evidence</b>	<b>Quality of Life Indicators</b>	<b>Customer Impact (N/P/None)</b>	<b>Staff Impact (N/P/None)</b>
<p>Local Plan Further Sites Consultation document and associated Appendices (April 2014)</p> <p>Local Plan Preferred Options document (June 2013)</p> <p>City of York Council Gypsy ,Roma, Traveller and Travelling Showpeople Accommodation Assessment by Opinion Research Services (April 2014)</p>	<p>Standard of Living</p>	<p>P</p>	<p>None</p>



Details of Impact	Can negative impacts be justified?	Reason/Action	Lead Officer	Completion Date
<p>Need for 66 pitches for Gypsy, Roma and Travellers and 8 plots for Travelling Showpeople up to 2030 are identified in the Opinion Research Services report.</p> <p>The document under consideration is part of the process to meet the needs of these groups and allocates the sites to meet this identified need.</p>	N/A	N/A	N/A	N/A

**Community of Identity: Religion / Spirituality / Belief**

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)	
N/A	N/A	N/A	N/A	
Details of Impact	Can negative impacts be justified?	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

**Community of Identity: Sexual Orientation**

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

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## Abbreviations

CES – City and Environmental Services

LDF – Local Development Framework

NPPF – National Planning Policy Framework

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## **ADDENDUM FOR CABINET 23<sup>RD</sup> APRIL 2014**

### **Addressing the shortfall of sites for Gypsies, Roma and Travellers**

#### **Outcome of further technical work since Preferred Options consultation**

The need assessment has been updated by Opinion Research Services (ORS) this has identified a need for 66 pitches for Gypsy, Roma and Traveller Families. This takes account of the 6 pitches extension at Osbaldwick.

In parallel there has been independent testing of sites included in Preferred Options consultation, other opportunities that have come forward and the possibility of increased provision on existing sites.

The outcome of all of this is a need to revise the approach that we are taking in the further sites consultation to address the shortfall. This paper includes a series of recommendations on a revised approach.

We recognise that the revisions come quite late in the process for finalising the Further Sites Consultation Document. This may not be ideal but it is a consequence of the pace of work and the parallel working on a number of issues.

#### **Current position**

The current position is set out in the Further Sites Consultation document circulated on 10<sup>th</sup> April for Local Plan Working Group, this shows the loss of sites at Chowdene, Common Road and Wetherby Road and one new small site identified at Elvington Lane.

One of the experiences from the Preferred Options consultation is the difficulty of maintaining the commitment of a willing land owner.

Clearly one additional site of 7 pitches makes only a very small contribution to the unmet need of 66 pitches and we need to identify more opportunities to address unmet need.

For Travelling Show People who have different requirements as they need winter storage for large pieces of equipment, the position is better



in that the overall need in the Plan period is for 8 plots, we have a shortfall of 5 plots and further sites need to be identified.

### **National Policy**

National Planning Policy is currently set out in Planning Policy for Traveller Sites. The approach taken and the tone of this policy is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. The approach to ensuring a supply of sites is the same as that taken for housing for the settled community with the key measure being the maintenance of a rolling 5 year supply of sites.

To ensure a 5 year supply at adoption we need at least 7 years of identified supply in the publication draft of the Local Plan beyond that 7 year period there is the option of identifying broad locations. However the certainty of identifying sites in the Plan is a much better position. The absence of a 5 year supply of sites creates a strong presumption to approve a planning application for a traveller site.

### **The way forward**

The consultants who have looked at the supply of sites have suggested other approaches to meeting the shortfall. They considered expansion of existing sites their conclusion is on this is that none of the established sites are suitable for expansion. The established sites for travellers are not suitable for further intensification or expansion (Note the established site at Osbaldwick has a planning permission for 6 additional pitches which is accounted for in the explanation of the current position).

The consultant also considered using parts of sites designated for housing for the settled community to accommodate the travellers. This reflects the direction being taken in national policy, though it is potentially quite contentious and in some cases may adversely affect the viability and deliverability of these sites. However setting a high threshold for site size - 50ha and a requirement for a maximum 0.5ha for a traveller site (this would accommodate 15 pitches and is regarded as an appropriate maximum size for a site and is 1% of the site area of a 50ha site) will greatly dilute any effect on viability and deliverability.

This is a new approach and we are not aware of any examples elsewhere in the country where it has been successfully implemented. However there are parallels with other types of specialist housing being regarded as a requirement to be made on appropriate sites such as specialist provision for elderly people. The consultant advising the Council on site options has confirmed that other authorities are looking at this approach though none have yet made this public. Furthermore many Planning Authorities are in the process of reviewing Plans to identify sites for travellers, essentially it is unfinished work. Particularly as many authorities have prepared a Core Strategy first which does not identify specific sites for development. Other local authorities in Yorkshire that have progressed to site identification include Doncaster, East Riding and Wakefield. Their circumstances are set out in the bullet points below, they all rely to some extent on using Council owned land for sites.

- East Riding for example has identified two large potential allocations (13 pitches each) in Cottingham and Bridlington; one of these sites is Council owned land and the other landowner is in discussion with the Council regarding the site's purchase.
- Wakefield's Local Plan allocates a site for Travelling Showpeople although the Inspector raised concerns that no allocations have been identified for Gypsy and Traveller use despite the indications of the Yorkshire and Humber 2009 study. It was recognised however that the Council is committed to undertaking a Local Need Assessment and, if necessary to identify site(s) on Council owned land. This Plan predates the NPPF and is would not be sustained today
- Examination of Doncaster's DPD will begin on 29<sup>th</sup> April. The Submission draft identifies several Council owned sites that will be allocated as permanent pitches, extended and/or refurbished. No completely new sites have been identified although the policy states that the Council will review surplus Council owned land with a view to selling it to the travelling community as well as working with the travelling community to identify private land or currently unauthorised sites to develop for gypsy and traveller use on a permanent, authorized basis. Doncaster has a large Traveller

community, a number of existing sites suitable for expansion and a history of Travellers seeking to make their own provision.

The use of commuted sums levied as an alternative to on site provision on existing housing sites is a possible alternative with the funds collected being used to deliver freestanding new traveller sites. Such an approach will need to be compliant with the most recent Community Infrastructure Levy Regulations. We are satisfied that this can be achieved and Section 106 payments collected. This would be more acceptable to the developers of housing sites but would reduce the opportunity to address other planning obligations on the site. Furthermore there remains the issue of identifying deliverable traveller sites.

To help address the identification of sites an additional option is to invite land owners to provide a suitable alternative site within the District that is in their ownership. This will give land owners three choices; on site provision or to provide an alternative suitable site that is in their ownership or a commuted sum. This final option should be one of last resort when the land owner has clearly demonstrated that the other two alternatives are impractical.

Given the difficulties of identifying and maintaining a 'willing land owner' the potential of Council owned land is an important option that must be considered. This would resolve the willing land owner issue and could provide sites on which 'commuted sums' could be invested.

The key remaining issue with this approach is the ongoing management of the site. If the council is unable to take on the management role then an alternative arrangement will be required. This could be through a Registered Social Landlord or a Traveller Organisation who would have the relevant experience

In addition to council land it may be possible to identify other public land where the owner could be prevailed upon to sustain the 'willing land owner' requirement.

The use of Compulsory Purchase Order powers to acquire a site could be considered, though their use is quite tightly constrained. If the Order

is contested its merits are the subject of rigorous testing through a public inquiry.

Finally it is important to retain a criteria based policy in the Local Plan that will enable further unforeseen sites to come forward over the life of the Plan.

A similar approach can be taken to finding additional sites for Show People but in this case employment sites would be more appropriate given the mixture of winter living accommodation and storage for equipment that is required. Furthermore as the overall shortfall is small (5 plots which do not need to be on one site e.g. an existing sites accommodates 2 families) the delivery could be achieved on a wide range of employment sites.

### **Recommendations**

The current position of a shortfall of nearly 59 pitches will not survive the scrutiny of Plan Examination. Such a mismatch of need and supply does not comply with NPPF and would not be accepted by an Inspector. If we go ahead on this basis the most likely outcome is the Inspector suspending the examination to enable more work to be done to identify sites. This would delay adoption possibly by 6 months an inconclusive outcome on further work will risk an unsound Plan. The 6 month delay is based on the time required to both carry out further work and to test this through public consultation.

To avoid these scenarios we need to identify sites to meet the shortfall identified (possibly with a small allowance for windfall sites). We propose a package of actions that are set out in recommendations 1 to 3 and further actions 4 and 5 below to do this. We suggest that the recommendation in the Local Plan Working Group is re-drafted to reflect the following:

Use the current consultation to test the following proposals: -

1. Actively seek further sites for consideration through the further sites consultation. We are setting out in the document that we have only found land for 7 pitches and we need over 60 and so we are encouraging further proposals and we have some ideas for

simplifying the development of new sites – as set out in points 2, and 4 below.

2. Offer to all promoters of new sites for travellers the possibility of: -
  - Either council purchase of the site provided that it is confirmed through the local plan examination, with the council then taking the lead on implementing the new provision. This would help to de-risk implementation. However we will need to identify a third party to take on the long term management of the site – this could be an Registered Social Landlord or a Traveller organisation
  - Or offer a ‘partnership to ensure delivery’ with the owners of proposed sites that are confirmed through the Local Plan examination. This would help to de-risk implementation through giving the council leverage in a partnership rather than using outright purchase. (It should be noted that there is a risk attached to proposing new sites at the Publication stage of the Local Plan however we would have ‘flagged’ the possibility at the further sites consultation stage, so it would not come as a complete surprise. Furthermore it is a lesser risk than not having the sites at all).
3. Commit to a thorough review of council owned land and dialogue with other public land owners to identify sites. This would not be an option in the consultation document itself but would be announced alongside the publicity on the further sites consultation this would show the council’s commitment to making new provision.
4. Propose the use of small parts (less than 1%of the site area) of the largest sites identified in the Plan for the settled community to contribute to provision. The proposed cut off of 50ha would bring in 4 sites
  - ST7 East of Metcalf Lane
  - ST8 North of Monks Cross
  - ST14 Clifton Moor

## ST15 Whinthorpe

This would be presented to land owners as a choice in the following priority order; (1) on site provision, (2) provision on another suitable site in their ownership or (3) a commuted sum. Any funds collected could then be used to pay for provision of facilities on any other identified sites and the purchase of sites by the Council (see option 2 above)



5. For Travelling Show People the provision of accommodation and equipment storage is actively encouraged on employment sites. Owners of employment sites are invited to put forward proposals.
6. On a separate but related issue an error has been made in the site boundary on site 747 Elvington Lane Elvington, a site suitable for Gypsy, Roma and Travellers. A Plan showing the revised boundary is attached.

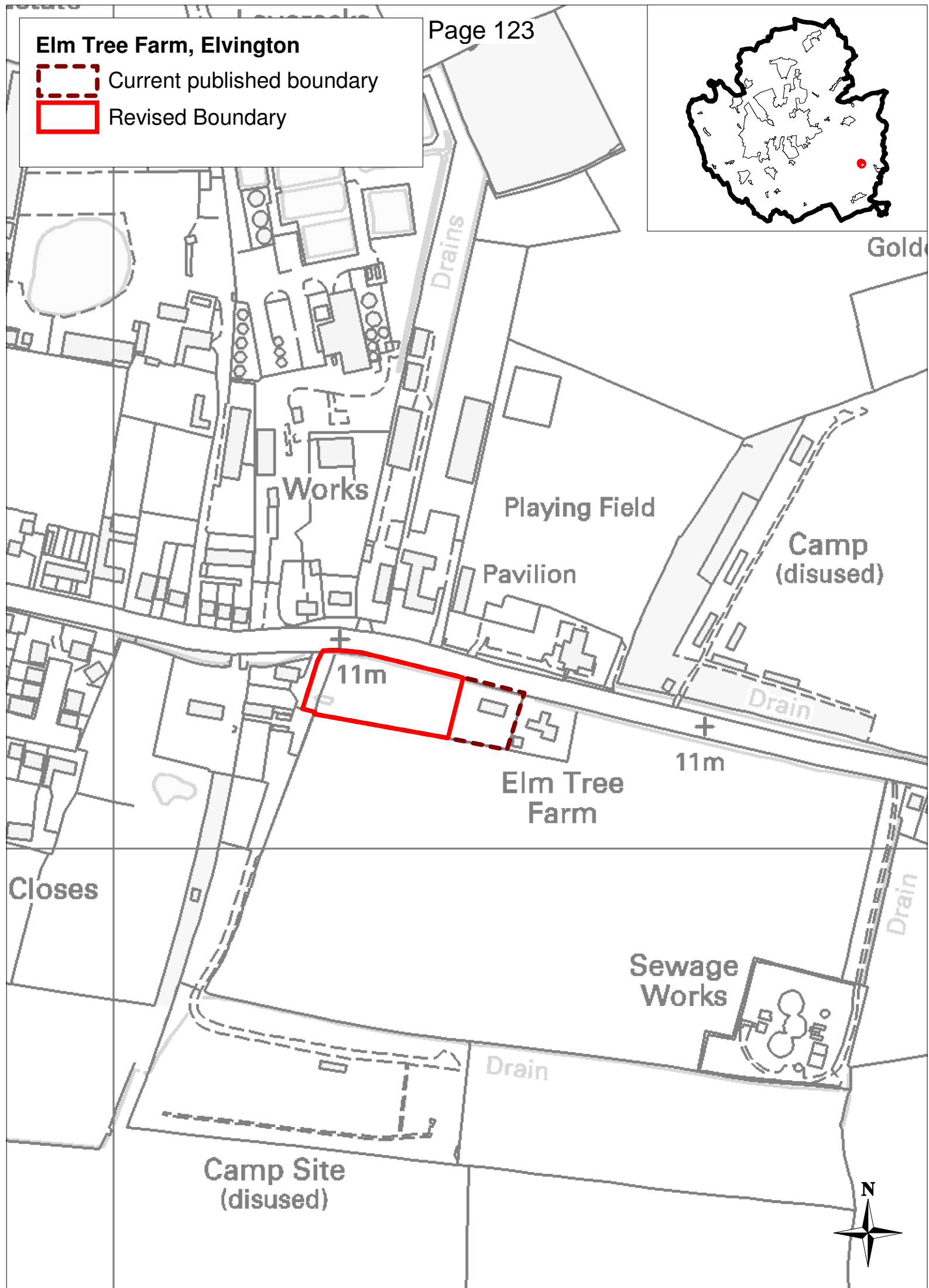
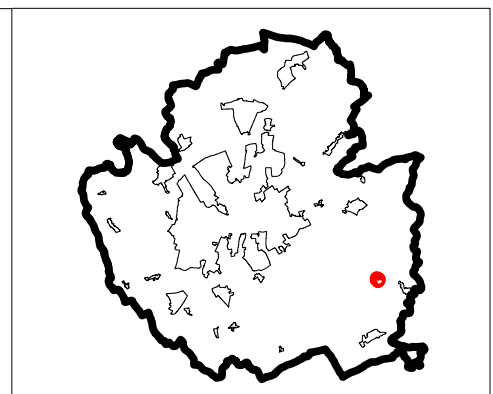
**Attachment:** Plan showing revised boundary of the proposed Gypsy, Roma and Traveller site at Elm Tree Farm, Elvington (site 747) following discussions with landowners.



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### Elm Tree Farm, Elvington

-  Current published boundary
-  Revised Boundary



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City Of York Council

Draft Committee Minutes

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Meeting	Local Plan Working Group
Date	17 April 2014
Present	Councillors Merrett (Chair), Ayre, Barnes, D'Agorne, Funnell, Riches, Simpson-Laing, Steward, Williams (Substitute) and Watt (Vice-Chair)
Apologies	Councillor Horton

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## 18. DECLARATIONS OF INTEREST

At this point in the meeting, members were asked to declare any personal, prejudicial or pecuniary interests they may have in the business on the agenda. None were declared.

## 19. MINUTES

Resolved: That the minutes of the last Local Plan Working Group held on 31<sup>st</sup> March 2014 be approved and signed by the Chair subject to the following amendments:

Detailed Comments - 9<sup>th</sup> bullet point be amended to read 'Grate and service covers should be level with the carriageway. Grates should be laid perpendicular to the direction of travel to ensure cyclist safety.

20<sup>th</sup> bullet point be amended to read 'Cycling signage; prior to the removal of any cycle lane signs Officers to check with Police as to their legal necessity.

## 20. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Councils' Public Participation Scheme. There had been 7 registrations to speak on agenda item 4 'City of York Local Plan Further Sites Consultation' as follows:

Professor Alan Bramley advised that he had some concerns regarding sites 219 and 247 and asked that these be set aside from the consultation as he believed there to be factual errors relating to these sites. In particular, the number of hectares for site 219, and the historic character and tree protection order issues for site 247. He advised that he would speak to Officers after the meeting to give them further details.

Mr Peter Heptinstall spoke to object to the possible use of land at The Stables, Elvington, as a Travelling Show Peoples site. He stated that the land was Green Belt and should not be used as residential or employment use. He also queried if an assessment on the historic setting had been carried out as the land had been retained as part of the setting of the area and any use would destroy the character.

Alan Cawthorne had registered to speak in relation to the Boroughbridge Road area. He advised that while it was clear that each individual site had been carefully assessed, he had concerns about the cumulative impact of a number of sites in what is a small area of York, particularly in relation to the impact on schools and highways.

Steven Patten advised that he was the resident of Knowle Cottage which borders the Old Vinery (site 733). He stated that in isolation the Old Vinery is a small site but it offered a haven for wildlife. In addition he advised that the woodland is a feature of the skyline in the area and should remain. He asked that tree preservation orders be placed on the site to protect it before it is too late.

Nick Holmes spoke as the resident of the Knoll which also borders the Old Vinery site. He advised that he was disappointed that he had learnt about the inclusion of the site in the Local Plan via the York Press. He queried if officers knew of a covenant on the site which had been signed in 1998 which could prevent any building on the site.

Mandy Barker had registered to speak in relation to sites in the Boroughbridge Road area, in particular the RAF houses site. She advised that her family had lived in the area for a long time and had seen many changes which had impacted on schools, roads and other services such as GP's. She was pleased to note that green space had been given careful consideration and

asked that all the sites in the Boroughbridge Road area be considered as a whole.

Jennifer Hubbard, Planning Consultant, spoke to advise that she had noted a number of inconsistencies in the documents that should be resolved as part of the consultation process. She confirmed she would be happy to provide feedback to Officers on the issues she had identified.

Written submissions were received from MM Planning regarding sites at Elvington Airfield and the Designer Outlet Naburn, which were circulated to members prior to the meeting. These were challenging the decision not to include the sites as having potential within the forthcoming consultation. Officers responded to outline the reasons why sites had not been selected and to advise that the submissions from MM Planning should be dealt with through the consultation.

**21. CITY OF YORK LOCAL PLAN FURTHER SITES CONSULTATION.**

Members considered a report which informed them of ongoing work relating to potential Local Plan allocations and sought permission to undertake public consultation on potential new sites and boundary changes on some of the sites originally identified. The proposed consultation document was attached at Annex A.

The consultation would inform future recommendations on the portfolio of sites for inclusion in the publication draft Local Plan. This document would be subject to public consultation later in the year before being submitted to the Secretary of State for public examination.

Officers outlined the report and advised that legally the Council has to identify all sites for the plans 15 year period. Following the Local Plan Preferred Options consultation between June and July 2013, 5000 responses had been received and work on those responses had now been completed and the information uploaded to the Councils website. During the Preferred Options consultation, further information on sites was received from landowners and developers. This included the submission of new sites and further evidence on existing sites. All sites put forward were evaluated and where it was felt that sites had



potential, these are included at Annex A to this report. No final decision on sites has been made at this stage and Officers are seeking permission to go out to consultation.

In terms of the comments raised by the registered speakers, Officers advised that observations on inaccuracies were welcomed. In relation to the cumulative impact on the A59 area, any comments were welcome and it was confirmed that in relation to pressure on services and infrastructure, Officers would work in conjunction with Education and Highways Officers for the final draft of the Local Plan.

Officers outlined three technical updates to the report which were circulated to members of the LPWG at the meeting. The first related to a map error on the front sheet of technical Annex 2 page 157 – site 779 Land at Boroughbridge Road. The Land should be shown as falling within an area retaining rural setting as designated in the 2013 update to the Historic Character and Setting Technical Paper. The approach to the site in terms of analysis would remain the same as the site provided additional supporting evidence through the Local Plan Preferred Options Consultation and the site was re-assessed through Technical Officer Panel. The Second related to a map error on page 48 of the agenda pack (Site 11 Land at New Lane Huntington). The Map needs amending to reflect the correct map in Technical Appendix 5 (page 24) to include the Site of Local Interest (SLI) in the South East corner of the site. This reflects the approach taken in the Local Plan Preferred Options. The final amendment was an error in the title on page 70 of the agenda paper. The Name should read Chowdene, Malton Road.

An addendum on the addressing of the shortfall of sites for Gypsies, Roma and Travellers had been circulated to Members ahead of the meeting (attached to the online agenda for information). Officers advised that work had been ongoing during the week the agenda had been published and it was important to bring the addendum to the meeting. Members noted that a shortfall of sites for Gypsies, Roma and Travellers would mean the Local Plan would fail its examination and noted the recommendations in the addendum to be put forward as part of the consultation.

In response to written submissions received from MM Planning regarding sites at Elvington Airfield and Designer Outlet, Naburn, Officers advised that the decisions made were based

upon the outcomes of technical officer assessment and the evidence presented by MM Planning did not provide grounds to change the status of the assessment or outcome.

Members had a number of comments as follows:

- Could Councillors names remain attached to the comments they made on the preferred options document as there is no need to keep Councillors names confidential. Officers confirmed that the comments made by Councillors would not be anonymous and that the data protection issues only applied to members of the public.
- A timetable for the Local Plan would be useful for Members. Officers confirmed that a timetable had been recently emailed to Members but the level of response to this consultation may have some impact on the workload and affect the timetable.
- The viability of some sites. Officers confirmed that they would continue to work with developers and site owners and if it transpired that some sites may not be viable they would be looked at again.
- In relation to covenants, Officers confirmed that if they are made aware of existing covenants which impact on a site being available, and then such sites would not be taken forward.
- A Member suggested that the Vinery site identified by a registered speaker as having a covenant should be removed from the consultation document. The Chair suggested Officers should be given time to look into the issue first.
- A Member pointed out that the Council has a duty under the National Planning Policy Framework to produce a sound plan and the public needs to understand that the Council has to provide sites for Gypsies, Roma and Travellers, despite objections to proposed sites.
- A Member queried why a site on Stockton Lane had been included in the consultation document after being discounted in 2011 and also raised concerns about inconsistencies such as some sites being classed as having historic significance when other important sites have not.

Members commented that at this stage, the report was about the consultation and moving the Local Plan process forward. In response to comments made by Members on the consultation process, Officers confirmed that they would be liaising with

Neighbourhood Planning Teams to encourage residents to engage with the consultation as well as using the usual consultation methods such as leaflets and the Councils website and notifying 8000 people on the database.

Resolved: That in accordance with Option One, the Local Plan Working Group recommended Cabinet to:

- (i) Approve the document attached at Annex A along with supporting information for public consultation, as amended by the addendum to the report with recommendations and establish additional factual changes raised during the Local Plan Working Group.

Reason – So that an NPPF compliant Local Plan can be progressed.

- (ii) Delegate to the Director of City and Environmental Services (CES) in consultation with the Cabinet Member the making of any incidental changes to the draft document that are necessary as a result of the recommendations to Cabinet.

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

- (iii) Delegate to the Director of CES in consultation with the Cabinet member the approval of a consultation strategy and associated documents.

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

- (iv) Delegate to the Director of CES in consultation with the Cabinet Member the approval of supporting information

and documentation to be published during public consultation.

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

**22. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT UNDER THE LOCAL GOVERNMENT ACT 1972.**

Officers advised Members on the release of the Local Plan Preferred Options responses information which has been published on the Council's website with confidential information redacted.

The responses can be viewed in summary by section and policy but can also be viewed in full.

The information can be found by following a link on the main Local Plan page on the Council's website.

Resolved: That Members noted the update on the preferred options responses information.

Reason: To keep Members informed on progress made in publishing the preferred options information.

Cllr D, Merrett Chair  
[The Meeting Started At 6.30 pm And Finished At 8.15 pm].

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