



Cabinet**25th September 2014**

Report of the Cabinet Member for Environmental Services, Planning and Sustainability

City of York Local Plan Publication Draft**Purpose of the Report**

1. The purpose of this report is for Members to consider whether the Local Plan Publication Draft and Proposals Map (Annex A) should be published for statutory consultation in accordance with Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012 (SI2012/767).
2. The Regulation requires the Publication Draft to be made available for at least a six week consultation period, and any representations made must then be taken into consideration by Full Council when determining whether the Publication Draft should be submitted to the Secretary of State for Examination in Public under Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended).
3. The Local Plan Publication Draft will have been considered in detail at the Local Plan Working Group prior to this Cabinet meeting on 22nd September 2014. The views of the Working Group will be reported to the Cabinet so that these can be taken into account when considering the Publication Draft.
4. The Local Plan is a written statement of the planning strategy and vision for the City of York, together with future development sites, strategic policies and development management policies.
5. The Publication Draft Plan draws on the previous stages of consultation: 'Preferred Options' (June – July 2013) and 'Further Sites' (June – July 2014). Both involved a significant response from the public mainly objecting to the proposed levels of growth, specific sites, Gypsy, Roma, Traveller and Travelling Showpeople provision and 'wind turbines'.

6. Subject to Member approval the intention is to commence the statutory six week consultation stage in October. The matter will then be reported to Full Council, at which time any representations will be considered, and a decision taken as to whether the Publication Draft should be submitted to the Secretary of State for Examination in Public
7. The following Annexes contain information that Members need to consider when making a judgement about the content of the Publication Draft. They are available from the author of the report and on-line:
 - Annex B: Summary of the Previous Stages of Consultation;
 - Annex C: Sustainability Appraisal / Strategic Environmental Assessment;
 - Annex D: Heritage Impact Appraisal;
 - Annex E: Transport Infrastructure Investment Requirements Study;
 - Annex F: Infrastructure Delivery Plan;
 - Annex G: Duty to Cooperate;
 - Annex H: List of Further Published Evidence;
 - Annex I: Community Impact Assessment; and
 - Annex J: Habitat Regulations Assessment.

Background

8. The Economic and future success of York is intrinsically linked to maintaining the city's internationally recognised unique built and natural environment and meeting the housing and social needs of its residents. This interrelationship is reflected in the high level strategies produced for the city, providing the context for the Local Plan.
9. Members are reminded that planning policy sits within a national regulatory framework; non-compliance with that framework means that planning decisions by the local authority can be successfully challenged both in the Courts and through the Secretary of State. Failure to adopt a compliant Local Plan, given the expectations embodied in the National Planning Policy Framework (NPPF), leaves undeveloped areas of the city vulnerable to development proposals which the Council will be unable to stop.
10. The Local Plan responds to the Strategy for York 2011-2025 (2011) which sets out a long term vision for the city shown overleaf:

York: A City Making History

Making our mark by:

- *building confident, healthy and inclusive communities;*
- *being a leading environmentally-friendly city;*
- *being at the forefront of innovation with a diverse and thriving economy;*
- *being a world class centre for culture, education and learning for all; and*
- *celebrating our historic past and creating a successful and ambitious future.*

11. It also reflects the current Council Plan 2011-2015 (2011) which sets out the Council's priorities and a number of targets that the Council is committed to meeting in relation to each of the five priority areas. The priorities are to:

- create jobs and grow the economy;
- get York moving;
- build strong communities;
- protect vulnerable people; and
- protect the environment.

12. It is recognised however that growth and change must be achieved in a sustainable way. The Council's Climate Change Framework and Climate Change Action Plan (2010) sets out the overarching ambition of York to accelerate actions to reduce carbon emissions across the city. It illustrates the actions already on-going across York and highlights the key areas the city needs to begin to drive forward in order to eventually reach the ambitious targets of a 40% reduction in Carbon Dioxide (CO₂) emissions by 2020 and the national Climate Change Act (2008) 80% reduction in CO₂ emissions by 2050.

City of York Local Plan

13. The City of York Local Development Framework (LDF) Core Strategy was submitted to the Secretary of State on 14th February 2012, just before the new NPPF was issued. Following an exploratory meeting with the Inspector on 23rd April 2012 the Director of City and Environmental Services wrote to the Inspector on 28th May 2012 to inform him of the decision to reluctantly recommend to Council the withdrawal of the Core Strategy. This course of action was approved by Council on 12th July

2012 and the City of York Core Strategy Examination was ceased. The key reasons were:

- the LDF was overtaken by publication of the NPPF;
- moving to a Local Plan would include site allocations, critical to supporting and delivering growth;
- considering allocations would enable a clearer and practical focus on viability and deliverability; and
- the approval of the Community Stadium required the reviewing of the retail evidence base/city centre policies.

14. Reflecting the Government's views of plan making and the movement away from a folder of development plan documents to a single plan, in October 2012 Cabinet instructed Officers to begin work on an NPPF compliant Local Plan for York. The production of a Local Plan allowed for the creation of a planning strategy that responded to relevant contemporary issues facing York, such as the city's ambitious growth agenda and defining a permanent Green Belt, alongside responding to those issues arising from the current position of the national economy.
15. Under the NPPF, published in March 2012, there is considerable pressure to get an adopted plan in place as soon as possible. Failure to do so will leave the city vulnerable to having applications decided in line with the NPPF rather than local determined policies. It is particularly important to clearly define a permanent Green Belt for York. Whilst York has had a draft Green Belt since the 1950s this has remained in draft form. Currently the principle of York's Green Belt is set through the saved aspects of the Yorkshire and the Humber Regional Spatial Strategy (RSS) but this effectively represents an interim position. Failure to address this issue will leave the locally authority vulnerable through planning applications to an unplanned approach and inappropriate development.
16. Using the evidence base work and consultation undertaken as part of the LDF process as a starting point the Council therefore commenced work on the production of a Local Plan working to an ambitious timetable. In summary this has included the key stages outlined below.
 - 'Call for Sites' - in Autumn 2012 a comprehensive 6 week consultation was carried out, asking developers, landowners, agents and the public to submit land which they thought had potential for development over the next 15-20 years.

- In October 2012 a series of visioning workshops were held which included speakers Mike Childs (Head of Policy, Research and Science at Friends of the Earth); John Hocking (Executive Director of the Joseph Rowntree Housing Trust); and Stephen Joseph (Chief Executive for Campaign for Better Transport). The workshops included key stakeholders and were focussed around the City of York Council Plan Themes for 2011-2015.
 - A Preferred Options Draft Local Plan was subject to consultation between June and 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 of responses ever received in York for a consultation of this type. 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 Travelling Showpeople; and wind turbines.
 - A Further Sites consultation was undertaken in June and July 2014 on potential new sites and boundary changes on some of the sites originally identified. The aim of this consultation was to help inform future recommendations on the portfolio of sites for inclusion in the publication draft Local Plan. The Council received around 4,500 responses.
17. A summary of the preferred options stage and further sites consultation is included as Annex B to this report. In addition full responses, redacted to remove personal details, are also available online.

Local Plan Content

Vision

18. The Local Plan's Vision and outcomes respond to the planning issues, challenges and opportunities facing York, and public consultation. The Vision and outcomes are described in terms of the following interconnected priorities:
- Create Jobs and Grow the Economy;
 - Get York Moving;
 - Build Strong Communities; and
 - Protect the Environment.
19. The Local Plan aims to deliver sustainable development in planning terms for York whilst addressing climate change and supporting social

inclusivity; these broad priorities cut across all four of the above. The sections of the Local Plan support the delivery of these high level objectives whilst the spatial strategy responds to all of the main objectives.

Spatial Strategy

20. The Spatial Strategy is driven by the need to achieve economic and housing growth whilst identifying the key principles that will shape the future development of the city. In summary these include the following.
 - Conserving and enhancing York's historic and natural environment. This includes the city's character and setting and internationally, nationally and locally significant nature conservation sites, green corridors and areas with an important recreation function.
 - Ensuring accessibility to sustainable modes of transport and a range of services.
 - Preventing unacceptable levels of congestion, pollution and/or poor air quality.
 - Ensuring flood risk is appropriately managed.
 - Where available and viable, the re-use of previously developed land will be encouraged.
21. In addition deliverability is a key consideration and an appraisal of potential development sites has been undertaken to establish realistic assumptions about the availability, suitability and economic viability of land to accommodate future development.
22. The Spatial Strategy includes policies on: the role of the Green Belt; Safeguarded Land; York City Centre; Areas of Opportunity – York Central and Castle Piccadilly; and bespoke policies for the four largest Strategic Sites – Whinthorpe; East of Metcalfe Lane; Clifton Gate; and Land North of Monks Cross.
23. The Spatial Strategy also introduces the overall levels of employment and housing growth. Further information relating to this work is listed in Annex H to this report. It indicates that development during the plan period will be consistent with the priorities below:
 - The provision of sufficient land to accommodate over 13,500 new jobs that will support sustainable economic growth, improve prosperity and ensure that York fulfils its role as a key economic driver within both the Leeds City Region and the North Yorkshire and York Sub Region.

- A minimum annual provision of 996 new dwellings over the plan period. During the first six years of the plan (five post adoption) a 20% buffer will be applied to this figure equating to a delivery rate of 1170 dwellings per annum. This will enable the building of strong, sustainable communities through addressing the housing and community needs of York's current and future population, including that arising from economic and institutional growth. Additional delivery to help address the City's affordable housing need will be encouraged.
24. Section 4 'Economy and Retail' of the plan identifies sufficient Employment Sites to meet this requirement and Section 5 'Housing' sufficient housing sites. These are also shown on the Proposals Maps (See Annex A). All sites have been assessed using a methodology based on the Local Plan Spatial Strategy and subject to work relating to viability and deliverability (listed in Annex H and available online).
25. The Spatial Strategy also details the plans approach to Safeguarded Land. The Local Plan will define the extent of and boundaries for the York Green Belt. To give the Green Belt the permanence it requires that these boundaries will need to endure beyond the end date of the Plan. We have taken this to mean at least 10 years beyond the life of the plan i.e. to around 2040. Because of the development pressures that York needs to manage the Local Plan identifies land which will be excluded from the Green Belt and held in reserve to be considered for development at a future review of the Plan. Such land is referred to as safeguarded land. The NPPF includes policy to identify and safeguard such land (Paragraphs 83 and 85). This policy makes clear that the safeguarded land can only be considered for development through a review of the Plan.

The Built and Natural Environment

26. The Plan includes policies to protect and enhance York's heritage by ensuring new development is of the highest quality standards in urban design and public realm. The Green Infrastructure chapter recognises the need to protect and enhance York's biodiversity, open space and green corridors whilst promoting accessibility to encourage opportunities for sport and recreation, and restore and recreate sites of priority species and habitats. The Plan will protect and preserve York's setting and special character by ensuring that inappropriate development is not permitted in the Green Belt and allow for the development of further SPDs on heritage, Green Infrastructure and air quality.

27. The Plan will safeguard the city's natural resources and ensure environmental protection. Flood risk will be reduced by ensuring that new development is not subject to flooding and where possible contributes to its reduction through sustainable urban drainage schemes. The climate change chapter will ensure that sustainable design techniques are incorporated into new developments and maximize the generation and use of low carbon/renewable energy resources to reduce York's carbon footprint, with increased emphasis on solar, and help adapt to and mitigate against climate change. Air quality will be improved and other environmental nuisances limited.
28. The importance of reducing waste levels through the reducing, reusing and recycling hierarchy, and identifying the general provision of appropriate sites for waste provision is addressed in the Local Plan. The need to safeguard natural mineral resources and maximise the production and use of secondary aggregates is also addressed.

Transport

29. The Plan promotes sustainable transport as a means of achieving sustainable development and includes public transport, walking and cycling improvements. Nevertheless it also recognises from evidence gathered there is a need for significant investment in transport infrastructure to deliver the growth ambition for the City. Principally this includes:
- the full dualling of the A1237 with at grade junction improvements;
 - improvements to the Grimston Bar junction,
 - a new rail station at Haxby;
 - new, expanded or relocated Park and Ride sites;
 - Making York station HS2 ready;
 - enhancement of junctions and other highway enhancements to improve public transport reliability and journey times; and
 - encouragement of proposals in the city centre that promote accessibility and movement, particularly those that prioritise pedestrian and cycle movements and improve linkages between key places such as the railway station, York Central, the Minster, Castle Piccadilly, Hungate and Universities.

Transport Impact

30. The Local Plan 'Transport Infrastructure Investment Requirements Study', undertaken by consultants Parsons Brinckerhoff (included as

Annex E), describes the impacts on the highway network by 2030/31, as a result of both development traffic arising from the Local Plan's growth intentions for housing and employment together with background traffic growth. It then identifies, taking on-board outcomes and recommendations from several inter-related transport studies, potential mitigation measures, ranging from actions to minimise trips generated by development through to substantial improvements to York's transport network, to alleviate congestion issues in areas of network stress on the local highway network and the Strategic Road Network (i.e. the A64) within the City of York authority area.

31. The Transport Infrastructure Investment Requirements Study (Annex E), together with the Local Plan Infrastructure Delivery Plan (IDP), Attached as Annex F, presents around a £300m investment package for transport, which includes full dualling of the A1237 (with at-grade junction improvements). The aim of this package is to minimise delays across the network as development in the city proceeds. With this infrastructure in place by 2030 delay is projected to be approaching double the current level in the pm peak and approximately 77% higher in the am peak with this package in place.
32. The Transport Infrastructure Investment Requirements Study and the IDP also set out the funding mechanisms in place or to be pursued to secure the investment necessary to deliver the transport package.

Sustainability Appraisal

33. When producing Local Plans, authorities are required to consider, at each stage of production, the impacts their proposals are likely to have on sustainable development. This is done through undertaking a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) of the document concerned. The outputs from the Sustainability Appraisal (SA/SEA) are provided as Annex C for Members to consider along side the Local Plan Publication Draft document. Aligned to this is the need to carry out a Habitat Regulations Assessment. This is provided as Annex J.

Heritage Impact Appraisal

34. In order to develop a sound basis for informed decision making, a Heritage Impact Appraisal has been undertaken. The purpose of this Heritage Impact Appraisal is to assess the sites and polices of the City of York Local Plan in terms of whether they will conserve or enhance the

special characteristics of the city. The historic and natural environment policy framework for the city is established by the Heritage Topic Paper and the principle characteristics identified within it; these form the basis of the Heritage Impact Appraisal which is provided as Annex D.

Duty to Co-operate

35. The Localism Act (2011) requires that local planning authorities demonstrate co-operation in plan making with adjoining or nearby authorities and other organisations in relation to cross boundary issues. Section 110 of the Localism Act transposes the Duty to Co-operate into the Planning and Compulsory Purchase Act 2004 and introduces Section 33A, which sets out a Duty to Co-operate in relation to the planning of sustainable development ('the Duty'). The Duty applies to all local planning authorities, county councils and 'prescribed bodies' and requires that they must co-operate with each other in maximising the effectiveness with which development plan documents are prepared. Further detail on how the provisions of the Act should be implemented is provided within the NPPF. The NPPF states that Local Planning Authorities are expected to demonstrate evidence of having effectively cooperated to plan for issues with cross boundary impacts when Local Plans are submitted for examination.
36. With regard to the Leeds City Region (LCR), the City of York is represented at member level on the LCR Local Authority Joint Committee (Leader) and the Transport Panel (Cabinet Member). It is also represented, at officer level, on the Heads of Planning Group and the LCR Connectivity Partnership. With regard to North Yorkshire the City of York is represented on the Local Government North Yorkshire and York (LGNYY) Leaders' Board and currently chairs (Cabinet Member) the LGNYY Spatial Planning and Transport Board.
37. Work undertaken so far in relation to the duty to cooperate is included as Annex G to this report. In addition it is proposed that reports be prepared as appropriate to these groups outlining the approach taken in the Local Plan and highlighting and analysing cross boundary issues.

Status of the Local Plan in decision making

38. Officers have considered the status of the Local Plan in influencing planning decisions at this stage in its preparation. In general, the Plan is a material consideration and it will only have any weight where the policy is in accordance with the NPPF.

39. The NPPF sets out at Paragraph 216 that "decision makers may give weight (unless material considerations indicate otherwise) to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - the degree of consistency of the relevant policies in the emerging plan to the policies of this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."

Consultation

40. The preparation of the publication draft of the Local Plan follows on from the previous LDF process. The Local Plan Preferred Options and Further Sites documents were subject to considerable consultation and publicity which has been considered in drafting the Local Plan Publication Draft attached as Annex A to this report. Due to an administrative error a minority of those people registered on the Local Plan database were not contacted by email during the Further Sites consultation. At the same time, the Further Sites document was publicised and debated through various media and in numerous ways during June and July. Officers therefore consider that the consultation was in compliance with the Council's Statement of Community Involvement.
41. If Members approve the Publication Draft, the document will be subject to a six week consultation period beginning in October 2014. Consultation will be carried out in conformity with the Council's adopted Statement of Community Involvement and the requirements of the 2012 Regulations. Comments received as part of the consultation will then be considered by officers to help assess the 'soundness' of the plan and be reported to Full Council.
42. As a part of the publication consultation, officers intend to present key pieces of evidence in the most accessible way possible with the aim of promoting public engagement.

Options

43. Officers request that Members consider the following options relating to the Local Plan Publication document:

Option 1: That Cabinet, subject to any recommended changes, approve the Publication Draft attached as Annex A, along with supporting information for public consultation in accordance with Regulation 19 of the 2012 Regulations. Furthermore that Cabinet request that Officers prepare a report for Council on the outcomes of this consultation along with a recommendation regarding whether it is appropriate to submit the Publication Draft for Public Examination pursuant to Section 20 of the 2004 Act.

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

Analysis of Options

44. The procedures which the Council is required to follow when producing a Local Plan derive from the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012. The legislation states that a local planning authority must only submit a plan for examination which it considers to be sound. This is defined by the National Planning Policy Framework as being:
- **Positively Prepared:** based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
 - **Justified:** the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective:** deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with national policy:** enable the deliver of sustainable development in accordance with the policies in the Framework.
45. The Local Plan Publication Draft included as Annex A to this report is considered by officers to meet these requirements and therefore is suitable to be the subject of a publication consultation; this assessment rests on the factors set out below:
- it is founded on a robust evidence base;

- through its development its component parts have been the subject of a considerable amount of public consultation, including with neighbouring authorities and other statutory undertakers;
 - it has been subjected to a series of technical assessments including those relating to sustainability; heritage; transport and viability and deliverability;
 - it is NPPF compliant; and
 - it is aligned to the Council's aim and objectives.
46. In due course Council will be asked to approve the Publication Draft Local Plan which will be subject to examination by a member of the Planning Inspectorate before being finally adopted. This will include the outcomes of the proposed consultation. 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.
47. This report will include a recommendation on whether the Publication Draft and accompanying documentation should be submitted to the Secretary of State for public examination pursuant to Section 20 of the 2004 Act.
48. For these reasons, Option 1 above is recommended as the most appropriate way forward.

Next Steps

49. It is anticipated, subject to Member approval, that the Local Plan will be published for the six week statutory consultation in October. The outcomes of this consultation could be reported to Council with a recommendation as to whether the plan should be submitted for public examination. The examination would be likely to begin in spring 2015.

Council Plan

50. 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

51. The following implications have been assessed.

- **Financial** – Work on the Local Plan is funded through the Local Plan Reserve. A review of the Local Plan reserve is being undertaken to see whether all commitments can be funded. Any potential shortfall in the reserve will be considered as part of the 2015/16 budget process.
- **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 (CIA) 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 I.
- **Legal** – The procedures which the Council is required to follow when producing a Local Plan derive from the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012. The legislation states that a local planning authority must only submit a plan for examination which it considers to be sound. This is defined by the National Planning Policy Framework as being:
 - **Positively Prepared:** based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
 - **Justified:** the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective:** deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with national policy:** enable the deliver of sustainable development in accordance with the policies in the Framework.

The Council also has a legal duty to comply with the Statement of Community Involvement in preparing the Plan. (S19(3) 2004 Act). Planning Inspectorate guidance states that “general accordance” amounts to compliance.

The Council also has a legal “Duty to Co-operate” in preparing the Plan. (S33A 2004 Act).

In due course Council will be asked to approve the 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** – The Plan addresses where applicable.
- **Information Technology (IT)** – The Plan promotes where applicable.
- **Property** – The Plan includes land within Council ownership.
- **Other** – None

Risk Management

52. In compliance with the Council’s risk management strategy, the main risks in producing a Local Plan for the City of York are as follows.
- The risk that the Council is unable to steer, promote or restrict development across its administrative area
 - 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 SA 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.
53. Measured in terms of impact and likelihood, the risks associated with this report have been assessed as requiring frequent monitoring.

Recommendations

54. It is recommend that Members:

- (i) subject to any recommended changes, approve the Local Plan Publication Draft (attached as Annex A), along with supporting information for public consultation in accordance with Regulation 19 of the 2012 Regulations.

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

- (ii) instruct officers to prepare a report for Full Council on the outcomes of this consultation along with a recommendation regarding whether it is appropriate to submit the Publication Draft for public examination pursuant to Section 20 of the 2004 Act.

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

- (iii) delegate to the Director of CES in consultation with the Cabinet Member the making of any incidental changes to the Publication Draft prior to consultation 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.

- (iv) 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 and compliant with the 2012 Regulations and Statement of Community Involvement.

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**Report
Approved**



Date 12/09/14

Specialist Implications Officer(s) N/A

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

 All

For further information please contact the author of the report

Background Papers:

None

Glossary of Abbreviations

Annex A: Publication Draft Local Plan and Proposals Map.

Annex B: Summary of the Previous Stages of Consultation.

Annex C: Sustainability Appraisal / Strategic Environmental Assessment.

Annex D: Heritage Impact Appraisal.

Annex E: Transport Infrastructure Investment Requirements Study.

Annex F: Infrastructure Delivery Plan.

Annex G: Duty to Cooperate.

Annex H: List of Further Published Evidence.

Annex I: Community Impact Assessment.

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[Annexes B to J are available online only or on request from Democratic Services, contact details on agenda front sheet]