



Council

27th March 2014

Report of the Cabinet Member for Transport, Planning and Sustainability

Petition: Supermarket Expansion in York

Purpose of the Report

1. The purpose of this report is to inform members of the receipt of a petition with over 1,000 signatures submitted to the Council, entitled as above. The report describes the petition and the background to its submission.

Background

2. The petition states:-
*“We the undersigned petition the council to not approve any further planning permissions for supermarkets in York without a public debate. Justification:
We believe that York has now too many large supermarkets and any further expansion will threaten the very existence and sustainability of independent local retailers.”*
The petition was submitted by Mr. Graham Kennedy.
3. The petition appears to have been prompted in part by the proposals by Sainsbury’s to operate a supermarket from the B and Q premises at Hull Road. A pre-planning application enquiry has been submitted to the Council and the applicant has carried out community consultation. The applicant’s agent has indicated that an application will be submitted shortly. Whilst the current site is used for retailing, a condition restricts the type of goods sold at the site, and so planning permission would be required to vary or remove that condition to allow a food retail use. Any application submitted would be subject to consultation and publicity, with comments invited and public consideration of the application at the appropriate Planning Committee.

4. The Council's current Retail Study was undertaken by consultants GVA Grimley in 2008, the purpose of which was to provide a context for retail policies in the emerging Local Development Framework. This piece of work was updated in 2013 by Drivers Jonas Deloitte, ekosgen and Oxford Economics who created a City Centre Economic and Retail Growth and Visioning Study which provides an updated evidence base and an economic vision to underpin the new Local Plan for York. This was consulted upon as part of the evidence base for the Local Plan Preferred Options in June/July 2013 and is available to download using the following link:
http://www.york.gov.uk/downloads/file/7346/djd_economic_and_retail_growth_and_visioning_study_economic_baseline_report_pdf
5. The Local Plan Preferred Options contains policies regarding retail that are in line with the National Planning Policy Framework, by supporting the focus for new retail development and investment to be in the City Centre. As such, where retailing in an out of centre location is proposed, draft Policy R4 states that all retail over 100m² in out of centre locations will be required to be supported by an impact and sequential assessment. The aim of these assessments is to consider the impacts of out of centre retailing proposals on existing local retail facilities and on York city centre. The draft retail policies, which were consulted on in summer 2013 are in chapter 9 of the Local Plan Preferred Options. Please see the link below for a copy of the plan:
http://www.york.gov.uk/downloads/file/7325/local_plan_preferred_optionspdf
6. Further to this, the Council have commissioned an updated retail study which is being undertaken by White Young Green which will provide essential background information and a robust evidence base that used alongside consultation comments will assist the Council in the production of the Local Plan Submission document. This commission is seeking a concise new study that brings together the existing evidence base whilst providing an updated quantitative assessment of retail need across the city and advice on an appropriate retail strategy for York. It is anticipated that this study will sit above, not alongside, the existing evidence base.
7. The new Retail Study, when completed, will be reported to the Local Plan Working Group along with other Local Plan evidence base study documents prior to consultation as part of the Local Plan Submission Consultation. That point would provide a further opportunity for the public to comment on proposed retail policies and air concerns regarding

supermarket proliferation. At this stage however it is not considered appropriate to commit to resisting all supermarket proposals pending a public debate.

8. Currently planning applications are assessed using the 2008 York Retail Study outlined above and the York Economic and Retail Visioning Study (Deloitte, 2013) undertaken to support the Local Plan Preferred Options Report. In planning terms any applications received must be considered against prevailing evidence of retail impact, relevant approved development plan policy where it exists, and national policy in the form of the National Planning Policy Framework.
9. Whilst there are currently no formal proposals submitted for new supermarkets in the City, officers advise that it would not be reasonable to resist all forthcoming applications pending a public debate. Retail impact and appropriate local plan policy would need to be applied to the determination of any applications received, and public debate on emerging retail policy is more appropriately channelled into the local plan process.

Options

10. This is primarily an information report at this stage, requiring no decision from Council.

Council Plan

11. The petition is relevant to the following priorities from the Council Plan:
 - Create jobs and grow the economy
 - Get York moving
 - Build strong communities
 - Protect the environment

Implications

12. The following implications have been assessed.
 - **Financial** – Not applicable at this stage as this is a report for information.
 - **Human Resources (HR)** – No implications identified from this information report
 - **Equalities** – No implications
 - **Legal** – No implications

- **Crime and Disorder** - None
- **Information Technology (IT)** - None
- **Property** - None
- **Other** – None

Risk Management

13. In compliance with the Council's risk management strategy, no risks are identified arising from the report for information.

Recommendations

14. This is primarily a briefing report at this stage, requiring no decision from Council.

Contact Details

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Cabinet Member for Transport,
Planning and Sustainability

**Report
Approved**



Date 19/03/14

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