

Local Plan Working Group

4th November 2013

Report of the Cabinet Member for Transport, Planning and Sustainability

Feedback on City of York Local Plan Preferred Options Consultation

Purpose of the Report

1. The purpose of this report is to provide initial feedback on the Local Plan Preferred Options consultation which closed on 31st July 2013. This report summarises the consultation undertaken, outlines the number of responses received, highlights some of the key emerging messages and sets out the next steps for producing the Local Plan.

Local Plan Preferred Options

2. The Local Plan will be the development plan for York over the 15 year period from 2015-2030. 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.
3. 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. Comments received as part of the Preferred Options consultation will be considered by officers and used to inform the production of the submission draft, which will be reported to Members for consideration prior to publication for consultation and public examination in 2014.

Consultation

4. Consultation on the Local Plan Preferred Options ran for 8 weeks from 5th June until 31st July 2013.

Leaflet

5. A leaflet advertising the consultation and letting people know how they could comment on the proposals was distributed to every household at the beginning of the consultation period. Copies of the leaflet were also available at West Offices reception, libraries, public exhibitions and GP surgeries.

Mailout

6. Specific consultees including Natural England, English Heritage, the Highways Agency, neighbouring authorities and parish councils were contacted by email or letter informing them of the opportunity to comment and details of the web page and where to find more information. We also wrote to or emailed around 1800 groups, businesses and individuals who had previously registered an interest in planning in York to make them aware of the consultation.

Website

7. A link was created from the Council homepage to a new Local Plan Preferred Options page. The new Local Plan Preferred Options webpage set out what the document is, listed the consultation documents and provided details on the consultation.

Document Availability

8. A copy of the main documents was available for the public to view in each of the CYC libraries and in West Offices reception. A memory stick containing the evidence base documents was also available at each library.

Exhibitions

9. 14 public exhibitions were held at venues across the city. Locations were determined in consultation with colleagues in Neighbourhood Management. Exhibitions ran from 2.30pm - 7pm, apart from those in the city centre which ran from 10am - 4pm. Copies of the proposals maps, along with larger scale extracts, evidence base documents, and comments forms were made available and officers were present to answer any queries. All of the exhibitions, except the final one at Clifton Moor, were well attended by members of the public.
10. An exhibition was also held at the West Offices for CYC staff and there was an unmanned exhibition at Huntington library for a week.

Meetings

11. Officers held 16 meetings with the following prescribed bodies and key groups:
 - Environment Forum;
 - Natural England;
 - Chamber of Commerce & Property Forum;
 - LCR Duty to Cooperate Working Group;
 - Without Walls;
 - Youth Council;
 - North Yorkshire and York Spatial Planning and Transport Board;
 - North Yorkshire and York Spatial Planning and Transport Officer Group;
 - York Branch LCA;
 - York Economic Partnership;
 - Sport England;
 - English Heritage; and
 - Highways Agency.

12. An event was held at the Bar Convent on 4th July 2013 with developers for the key strategic sites. Presentations on delivering strategic sites were made by officers and Atlas (part of the Homes and Communities Agency), who also facilitated the event. The purpose of the event was to discuss what information is required from developers and how to take forward potential strategic sites.

Media Coverage

13. A press release was issued to coincide with the start of the consultation period. Officers are aware of 14 articles that appeared in the local, regional and national press which referred to York's Local Plan.

14. Issues related to York's Local Plan consultation were also discussed as part of a Westminster Hall debate on 3rd July 2013. Julian Sturdy MP, Hugh Bailey MP and Nick Boles MP debated the purpose of green belt and the strength of protection afforded to green belt land through the National Planning Policy Framework in the context of setting York's green belt boundaries through the Local Plan.

Responses Received

15. Responses were received from 4945 respondents. Respondents included residents, interest groups, Parish Councils, prescribed bodies, developers, agents and land owners. To facilitate accessible consultation respondents were able to send comments through a variety

of methods. As a result responses were received by letter, email, response form and online survey.

Prescribed Bodies

16. Under the Duty to Co-operate councils are required to demonstrate co-operation in plan making with adjoining authorities and other organisations. The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribes those bodies to which the Duty to Co-operate applies. As part of the Local Plan consultation, the council received responses from the following 'prescribed bodies':

- East Riding of Yorkshire Council;
- English Heritage;
- Environment Agency;
- Hambleton District Council;
- Highways Agency;
- Natural England;
- Network Rail;
- North Yorkshire County Council;
- North Yorkshire County Council Highways;
- North Yorkshire Police;
- Ryedale District Council;
- Selby District Council; and
- Yorkshire Water.

17. For information the responses from prescribed bodies are attached as Annex A to this report. The Council intends to publish all of the 4945 responses received. However, at this stage in order to address issues regarding data protection, all personal data on responses from individuals (not organisations or businesses) must be removed. This task is ongoing and these will be made available publically in due course.

Petitions

18. In addition to individual responses 21 petitions were submitted during the consultation period, containing a total of 9022 signatures:

1. Huntington and New Earswick - 668 signatures
2. Save Acomb Moor Petition - 59 signatures
3. Save the Green Belt Petition - 81 signatures
4. (Cllr Ann Reid – see Council Meeting 18th July 2013 agenda item 6 (ii)) - 2302 signatures
5. Dunnington Gypsy and Traveller Site - 5 signatures

6. Proposed Siting of Gypsy and Travellers' Site on Common Road, Dunnington by City of York Council - 136 signatures
7. Dunnington Parish Council - 1323 signatures
8. Objection to H37, ST04 and SF4 - 89 signatures
9. Copmanthorpe - 879 signatures
10. Petition against the Huntington Travellers Site - 139 signatures
11. Wheldrake - 43 signatures
12. Save the Green Belt Petition (Cllr Lynn Jeffries - see Council Meeting 18th July 2013 agenda item 6 (ii)) - 124 signatures
13. Stop the Clifton Gate Proposals (Julian Sturdy MP) - 14 signatures
14. Stop the Travelling Showpeople Site (Julian Sturdy MP) - 288 signatures
15. Protect York's Greenbelt (Julian Sturdy MP) - 416 signatures
16. "Save the Green Belt" Petition (Cllr Ann Reid - see Council Meeting 18th July 2013 agenda item 6 (ii)) - 1084 signatures
17. Petition opposing the development of land at Moor Lane (Cllr Ann Reid - see Council Meeting 18th July 2013 agenda item 6 (ii)) - 259 signatures
18. The Future of Huntington - 53 signatures
19. Gypsy & Travellers Site, Malton Road, Huntington - 1036 signatures
20. Dunnington WI- Response to Local Plan Preferred Options - 26 signatures
21. Travellers Site in Huntington E-Petition - 87 signatures

19. Further details on the petitions are set out in Annex B. Four of the petitions contain over 1,000 signatures and were reported to Full Council on 10th October 2013 in accordance with the council's Petitions Scheme. The Council minutes are attached as Annex C.

20. There were a further four e-petitions running on democracy.york.gov.uk during the consultation period which also covered issues relating to the Local Plan. These are separate from the Local Plan consultation, with closing dates running beyond the end of the consultation period. Two of these e-petitions are still running, but at the time of writing this report, they were as follows:

1. *Say No to the proposed plans of a 16 acre permanent travellers site in Knapton York* - 1204 signatures (closed 1st September 2013). Reported to Full Council on 10th October 2013;
2. *Say No to the Draft Local Plan for Dunnington* – 75 signatures (closed 1st September 2013);

3. *Stop Copmanthorpe Housing Estates and Wind Farm Plans* – 301 signatures (closes 31st December 2013); and
4. *Protect York's Greenbelt* – 817 signatures (closes 31st December 2013). We received a request to combine petition 15 (see Annex B) with this e-petition. This took the overall number of signatures to 1232 and therefore this petition was also reported to Full Council on 10th October 2013.

21. Any e-petitions related to the Local Plan which started after the end of the consultation period will be considered through the council's Petitions Scheme rather than through analysis and feedback on the Local Plan consultation.
22. It should be noted that because of the different forms of response some respondents may have sent an individual response and signed one or more of the petitions, leading to some duplication. However, the overall level of engagement and response is good for this type of consultation. A summary of the overall response is provided in Table 1 below.

Table 1: Level of Engagement and Response

Type of Response	Number of Respondents	As a % of population of CYC area
Response form, letters, emails, online survey	4945	2.50%
Petitions	9022	4.56%
E-petitions	2397	1.21%
Total	16364	8.26%

23. Officers are now considering the issues raised by respondents against each policy area and analysing these in light of National Policy and evidence base work. Issues will also be assessed against the Sustainability Appraisal and Strategic Environmental Assessment to prepare recommendations on the Submission Draft Plan for Members to consider. The Submission Draft Plan will then be subject to public consultation.

Sites

24. Officers are also collating the following information submitted on sites:
 - new sites submitted;
 - evidence on sites previously rejected; and

- further evidence submitted on sites allocated in the Preferred Options.

25. This information will be used to inform the parallel 4 step approach on taking forward development sites (see Annex D) and to inform work with colleagues across City and Environmental Services on transport and infrastructure delivery. The conclusions of this work will feed into the recommendations on the Submission Draft Plan.

Emerging Messages

26. Whilst each respondent has now been logged, officers are currently reading, analysing and summarising all the comments received. Further work is needed to provide a comprehensive analysis of the comments received but based on the work undertaken to date, it appears that the majority of concerns/objections from respondents relate to:

- i. the overall level of development proposed for York, particularly related to the proposal for 22,000 homes (frequently related to loss of Green Belt and traffic, infrastructure or flooding concerns);

27. Reflecting the Council's ambitions as set out in the York Economic Strategy to facilitate growth in the following sectors: advanced manufacturing, science and research, financial and professional services, and tourism and leisure, the Local Plan includes proposals for 16,000 new jobs. To deliver a wide choice of high quality affordable homes, increase opportunities for home ownership, support job growth, minimise commuting and promote sustainable inclusive and mixed communities the Local Plan outlines proposals for 22,000 new homes.

- ii. specific housing sites (particularly strategic housing sites);

28. In order to deliver the target for 22,000 new homes the Plan proposes the allocation of 61 housing sites. These include small brownfield sites within York's main urban area; major brownfield sites such as British Sugar (998 dwellings); strategic extensions to the main urban area ranging from 400 to 4000 dwellings; a range of sites in villages including strategic expansions at Haxby and Copmanthorpe; and a new settlement south east of York (5580 dwellings).

- iii. sites for Gypsies and Travellers and Showpeople; and

29. The Plan seeks to meet the accommodation needs of Gypsies, Travellers and Showpeople. It identifies areas of search for Gypsy and

Traveller sites at Outgang Lane, Osbaldwick; Chowdene Campsite, Malton Road; and Land at Common Lane and Hassacarr Lane, Dunnington. It also identifies areas of search for Showpeople yards at The Stables, Elvington and Wetherby Road, Knapton (This site has subsequently been withdrawn).

iv. wind turbines (concerns both about particular areas of search and the overall amount included in the plan).

30. The development of renewable sources of energy can make a valuable contribution to tackling the rate of climate change. Therefore, in 2010 the Council commissioned a report to help identify the potential for renewable energy schemes in York (*Renewable Energy Strategic Viability Study*). One part of this report identified areas that showed the greatest potential for renewable electricity generation, including commercial wind and hydro. The Plan seeks to support and encourage the generation of renewable energy and therefore the opportunities identified in the report are shown as potential areas of search on the Proposals Map.

Next Steps

31. Officers are currently analysing and summarising all of the responses received. This information will then be used, alongside evidence base work, to inform recommendations on redrafting the Local Plan. A summary of all comments will be reported to Members early next year alongside the recommended changes to the Plan for Members to consider.

32. In the short term, the Local Plan webpage will be updated to include the information set out in this report, including the responses from prescribed bodies (Annex A), so that the public can view the initial feedback on the consultation and understand what will happen next with the comments made. The Council also intends to publish all of the 4945 responses received. This task is ongoing and these will be made available publically in due course.

Options

33. This is primarily an information report, requiring no decision from Cabinet.

Corporate Priorities

34. The option 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

35. 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.*
- **Equalities** – *An assessment was undertaken for the Local Plan Preferred Options and will continue to be undertaken during the life time of the plan.*
- **Legal** – *The Local Plan has been produced in a way that reflects strategy and regulatory requirements. In due course Council will be asked to approve a plan which will be subject to examination by a member of the Planning Inspectorate before being finally adopted. Members must only finally make their mind up on whether particular sites should or should not be included with particular designations once the plan comes before them for approval.*
- **Crime and Disorder** - *None*
- **Information Technology (IT)** - *None*
- **Property** - *None*
- **Other** – *None*

Risk Management

36. 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 SA and SEA 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.

37. Measured in terms of impact and likelihood, the risk associated with this report have been assessed as requiring frequent monitoring.

Recommendations

38. This report is to inform members of the initial feedback on the Local Plan Preferred Options consultation and no recommendation is required.

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Report
Approved



Date

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

Annexes:

Annex A: Responses from Prescribed Bodies

Annex B: Summary of Petitions

Annex C: Extract from Minutes of Council Meeting 10th October 2013

Annex D: Four Stage Approach to taking forward development sites