

Report of the Director of City Strategy

**City of York Local Development Framework (LDF) – Core Strategy  
Preferred Options City-Wide Leaflet Feedback**

**Summary**

1. This report is the first of two reports that will advise Members of the outcome of the Core Strategy Preferred Options consultation carried out in Summer 2009. The report in Annex B sets out the results from the Core Strategy Preferred Options *City-wide leaflet* consultation. It should be noted that this is just one aspect of the overall consultation the details of which are provide in summary in paragraphs 7 & 8 below and in Annex A attached.
2. The responses to the leaflet will be used, alongside the *wider consultation responses* including those on the main Core Strategy document and its associated Sustainability Appraisal and from the range of workshops, events and meetings organised during the consultation period, to inform the production of the Core Strategy submission draft. A schedule of all consultation events is included at Annex A for information. This shows the significant level and coverage of consultation that was undertaken which will feed into the next stage of the Core Strategy production. The technical work summarising and analysing all the consultation responses is anticipated to be complete in January, and following this, a further report setting out the full consultation feedback will be taken to LDF Working Group.

**Background**

3. The LDF Core Strategy is the key tool for delivering effective, strategic planning and provides the context for all subsequent LDF documents. To do this it is important that it delivers the spatial / physical elements of the Sustainable Community Strategy and it is in conformity with the Regional Spatial Strategy for Yorkshire and the Humber (RSS) which constitutes part of the “statutory development plan” for the authority. The production of a Core Strategy effectively involves public participation at the three stages highlighted below.
  - **‘Issues & Options’ Stage** – at this point the Council highlights key issues and options for consultation to inform the content, scope and direction of the Core Strategy.
  - **‘Preferred Options’ Stage** – consultation on the Council’s intended approach.

- **Submission Stage** - consultation on the final document which will be submitted by the Council to the Secretary of State. Any comments received at this stage will be forwarded to the Planning Inspectorate for consideration at a public examination into the document.
4. The Core Strategy is now significantly progressed and we are now working towards the submission stage. The Core Strategy has gone through several formal stages of consultation during its production:
    - consultation on the first stage of Issues and Options took place during Summer 2006 and raised 124 responses; and
    - the second stage of Issues and Options was part of the Festival of Ideas and took place in Autumn 2007 and generated 2422 responses.
  5. This report follows the Preferred Options stage of consultation undertaken in Summer 2009. The consultation on the city-wide leaflet ran from 18<sup>th</sup> June until 28<sup>th</sup> August 2009 (although later comments were received and logged). In addition, workshops, exhibitions and meetings with key groups ran into October to ensure that interested groups and individuals were not excluded.
  6. In total approximately 3,000 people took part in the consultation by attending events or responding to the questionnaire (2,250) questionnaires were completed including 50 online responses. This quantity of responses and associated level of data and information requires a considerable amount of analysis which will be reported to Members early in 2010. The methods and extent of consultation has ensured continued involvement of consultees and has maintained high levels of responses since issues and options stage.
  7. During the consultation, York's approach to Preferred Options was presented to CABE (the Government adviser on architecture, urban design and public space). Their response was very positive and York was used as a good practice case study in a CABE publication as well as being referred to in a national publication related to planning. The preferred options document was recognised as clearly and concisely setting out the local and regional context, the issues that York is facing and the vision for the future of the city.

### **Core Strategy Preferred Options Consultation**

8. A series of publications were produced to provide the focus for the range of consultation events, namely:
  - 'Planning York's Future' leaflet questionnaire;
  - Core Strategy Preferred Options document (June 2009);
  - Core Strategy Preferred Options Sustainability Appraisal; and
  - Core Strategy Preferred Options Habitat Regulations Assessment.
9. A wide range of methods were used as part of the Preferred Options stage of consultation, a summary of these is set out below. Annex A sets out the full schedule of consultation events held. It was decided that a wide variety of events over a long timescale was appropriate to ensure that the coverage of consultation was extensive. The leaflet helped to ensure that all residents of York were aware of the consultation whereas the specific events allowed for

more in depth discussion with interested parties. The extension of the deadline into September and October allowed for groups to respond even though their organisation did not meet during summer in order to facilitate maximum involvement.

#### Document Availability:

- consultation documents were made available in all CYC libraries and the Guildhall and St Leonard's Place receptions;
- consultation information, including copies of the documents and an online questionnaire were available on the Council's website; and
- consultation information was sent out to over 2,600 consultees on the LDF database.

#### Workshops:

- a half day workshop with key stakeholders on affordable housing;
- a one day conference event for interest groups, members of the Talkabout Panel and developers;
- an evening workshop with the York Professionals and York Business Forum; and
- a half day workshop event with the Inclusive York Forum;

#### Exhibitions:

- a series of manned public exhibitions across the city, including a two day exhibition in the city centre, and one day exhibitions in the central library, at Monks Cross Shopping Park, and the Designer Outlet;
- a manned exhibition at York College;
- exhibitions for employees at a number of major employers in the city, including the Primary Care Trust, Shepherd Building Group and CPP; and
- a lunchtime manned exhibition for CYC staff.

#### LSP Board Meetings:

- presentations to the Without Walls Board and the Local Strategic Partnership boards including the Environment Partnership, Economic Development Partnership, Learning City Partnership, York at Large, Inclusive York Forum and YorOK Board.

#### Ward Committees

- attendance and manned exhibitions at all 18 ward committee surgeries;
- presentations and Q&A at Holgate, Haxby and Wigginton, Derwent, Heworth Without and Osbaldwick and Heslington and Fulford ward committees.

#### Meetings

- meetings with key stakeholders, including York Civic Trust, Natural England, English Heritage and the Environment Agency; Government Office Yorkshire and Humber (GOYH), Local Government Yorkshire and Humber (LGYH);
- meeting with a focus group from the York Property Forum and York and North Yorkshire Chamber of Commerce;
- meetings with neighbouring local authorities including Leeds City Council, Ryedale District Council, and East Riding District Council; and
- presentations to meetings of the York Environment Forum, Open Planning Forum, York Independent Living Forum, York Archaeological Forum and Voluntary Sector Strategic Forum.

### Advertisement

- a press release;
- posters in all CYC libraries;
- an article in Your Ward and Your City; and
- an article in News and Jobs.

### **City-wide Leaflet**

10. The city-wide questionnaire was delivered to all York households (approx 90,000) in June 2009 as an insert in the council's publication *Your City*. Over 2,250 questionnaires were returned, 2.6% of all households which is considered to be a good response given the relatively complex nature of the questionnaire. The responses received gave a confidence interval of +/-2% at 95%, which is good (as an authority we aim for +/-4% or below) and indicates that the results are a representative sample.
11. Below is a brief summary of key messages that came through the questionnaire consultation.
  - 86% of respondents supported the LDF Vision and key themes for York;
  - Over half of respondents (52%) felt that York's economy should grow by 1000 or more jobs per year;
  - Over half of respondents (approx 58%) felt that we should be building less than 850 new homes a year;
  - Just over three-quarters (77%) of respondents agree that we should be allowed to include a higher level of windfalls in the plan;
  - Over 90% of respondents considered the key constraints used to help shape the spatial strategy to be appropriate;
  - Around 60% of respondents felt that land should not be identified in the draft green belt for housing or employment;
  - However, if we had to identify land in the draft green belt for housing, 67% of respondents felt that Areas A and B are most suitable;
  - 58% of residents believed that Area C is suitable for industrial and distribution employment, whilst 41% agree that Area I is;
  - Over half (58%) of respondents think we should require a level of affordable housing or equivalent financial contribution in both the city and villages from 10% (on small sites) to at least 40% (on large sites) and that developers should have an option to supply properties off site from their main development;

- The majority of respondents (83%) agree that we should build more houses than flats;
  - Around two-thirds (68%) of the sample agree that towards the end of the plan period there should be an increase to a greater number smaller properties if this reflects the changing needs of York;
  - The majority of residents (86%) support the proposed approach to transport in the LDF; and
  - Almost all (99%) of residents supported the proposed approach to Green Infrastructure.
12. The attached Annex B reports on the 'Planning York's Future' questionnaire in detail. This sets out the responses under each of the leaflet questions using a range of graphs and also identifies the spread of responses across York using postcode analysis.

### **Next Steps**

13. The technical work summarising and analysing the consultation responses is anticipated to be complete in January and a further report setting out the full consultation feedback will be taken to LDF Working Group in early 2010. This will then be used along with the Sustainability Appraisal and other emerging evidence base to produce a Submission draft Core Strategy for Members to consider.

### **Corporate Priorities**

14. The Core Strategy has the potential to contribute towards the delivery of all the Corporate Priorities through its policies and actions. It will aim to make York a:
- Sustainable City
  - Thriving City
  - Safer City
  - Learning City
  - Inclusive City
  - City of Culture
  - Healthy City

### **Implications**

15. The following implications have been assessed:
- **Financial** – None
  - **Human Resources (HR)** - None
  - **Equalities** - None
  - **Legal** - None
  - **Crime and Disorder** - None
  - **Information Technology (IT)** - None
  - **Property** - None
  - **Other** - None

### **Risk Management**

16. In compliance with the Council's risk management strategy, there are no risks associated with the recommendations of this report.

### Recommendations

17. That Members:
- i) Note the comments received from consultees in response to the Preferred Options city-wide questionnaire, and support their consideration in informing the production of the Core Strategy submission draft and, where relevant, other emerging LDF documents.

Reason: To help inform Members of the consultation responses ahead of the next stage of the Core Strategy production.

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**Report  
Approved**



**Date**

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

**All**

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

**Background Papers:**

- Core Strategy Preferred Options
- Core Strategy Preferred Options Sustainability Appraisal
- Planning York's Future city-wide questionnaire

**Annex A:** Consultation schedule

**Annex B:** Report on the Core Strategy Preferred Options Leaflet Response