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Our ref: General/40b – Planning Conformity/Final responses/York City Centre AAP Issues and Options May 2008

22 September 2008

Derek Gould
Principal City Development Officer
City Strategy Directorate
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9 St Leonard's Place
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Dear Derek

City of York Local Development Framework – York City Centre AAP Issues and Options Consultation

The Yorkshire and Humber Assembly welcomes the opportunity to comment on the York City Centre Issues and Options document for York City Council and to continue its involvement in the development of a coherent spatial planning framework for the region.

At this stage, the Assembly's response to the consultation document is a set of officer comments. The aim is to highlight where issues related to general conformity with the Regional Spatial Strategy might arise. When the Area Action Plan is submitted to the Secretary of State a formal Assembly view on its general conformity with the Regional Spatial Strategy will need to be given.

The following officer comments are made in relation to the Yorkshire & the Humber Plan (Regional Spatial Strategy to 2026) which was published in May 2008.

The Regional Spatial Strategy aim to achieve a more sustainable pattern and form of development, investment and activity across the region, putting a greater emphasis on matching needs across the region with opportunities and managing the environment as a key resource. There is a particular emphasis on achieving the regeneration and renaissance of the region's city and town centers by making them the focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region.

Key Points on the AAP Issues and Options Document

Overall, we feel that the consultation papers, the options within them and the sustainability appraisal provide a comprehensive review of the detailed issues facing the allocation of land within the City of York and how they might be tackled in order to achieve sustainable development.

We are also satisfied that the document addresses those critical issues which are necessary to help deliver RSS policies. This is especially the case in the issues around high quality retail and office offer in the City Centre which is in line with RSS Policy E2.

At this stage it is not clear from the document how issues raised in the Councils Strategic Housing Market Assessment are being dealt with. We would have expected a stronger steer on the different options for housing mix or clear links to where this issue is addressed in other DPDs.

I trust that the comments provided here are helpful to you as you proceed. Clearly we wish to see the AAP developing in general conformity with the Regional Spatial Strategy. Please do not hesitate to get in touch if anything is not clear.

Regards

Mat - Elliot

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