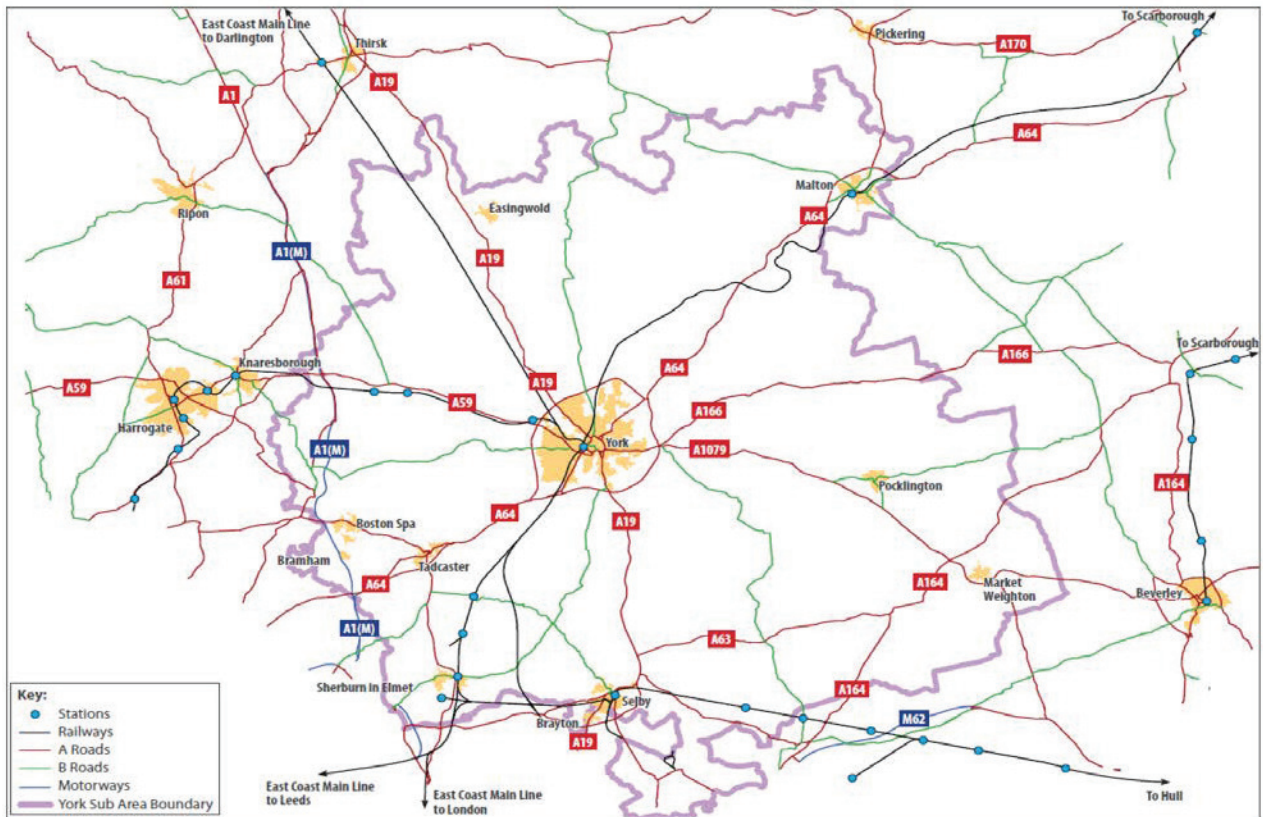


**Figure 2.1 York Sub Area**



Source: York Sub Area Study (2011)

## Policy DP2: Sustainable Development

Development should be consistent with the principles below. They will be applied in the consideration of all development proposals and underpin the subsequent sections of the plan.

- i. Development will help **Create a Prosperous City for All** through:
  - supporting strategic employment locations and ensuring employment land for the development period is provided;
  - safeguarding and enhancing the established retail hierarchy, the city centre, district, local and neighbourhood centres, while ensuring out of centre retailing is controlled;
  - protect and enhance the visitor economy through supporting existing facilities promoting new development and encouraging improved infrastructure.
- ii. Development will help **Provide Good Quality Homes and Opportunities** through:
  - addressing the housing and community needs of York's current and future population; and
  - facilitating the provision of sufficient preschool, primary and secondary education and supporting further and higher education.

iii. Development will help **Conserve and Enhance the Environment** through:

- conserving, and where appropriate enhancing, those elements which contribute to the special character and setting of the historic City by ensuring that development is in acceptable locations and of the highest standards in terms of urban design and detailing;
- conserving and enhancing York's Green Infrastructure, including biodiversity, whilst promoting accessibility to encourage opportunities for sport and recreation;
- reducing flood risk by ensuring that new development is not subject to or does not contribute to flooding;
- maintaining water quality in the River Ouse, River Derwent and River Foss;
- remediation of polluted land/ groundwater or the protection of groundwater;
- ensuring sustainable design techniques are incorporated in new developments and maximise the generation and use of low carbon/renewable energy resources;
- improving air quality and limit environmental nuisance including noise, vibration, light, dust, odour, fumes and emissions, from development;
- reducing waste levels through the reducing, reusing and recycling hierarchy, and ensure appropriate sites for waste management are provided; and
- safeguarding natural mineral resources and maximise the production and use of secondary aggregates.

iv. Development will help **Ensure Efficient and Affordable Transport Links** through:

- delivering a fundamental shift in travel by prioritising and improving strategic public transport, cycle and pedestrian networks and managing travel demand and modal choice; and
- improving the strategic highway network capacity whilst protecting residential areas, including safeguarding routes and sites.

## **Explanation**

2.18 Sustainable Development can be defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. As indicated in the National Planning Policy Framework (2012) (NPPF), the purpose of the planning system is to contribute to the achievement of sustainable development.

2.19 The Local Plan will play a vital role in delivering sustainable development for York. No one policy of the Local Plan will achieve this, but collectively the plans will result in communities that are well connected, well served, environmentally sensitive and considerate of the local environment, thriving economically, well designed and built, active, inclusive and safe. The principles included in Policy DP2 effectively define Sustainable Development in planning terms for York and have been developed from the Vision. These objectives also aim to encourage growth and development whilst balancing it with environmental and social factors. The approach has drawn upon the issues identified in the Sustainability Appraisal Scoping Report (2013) as well as national policy. As such, development proposals should adhere to the objectives set

out in Policy DP2 as these principles will guide the Council's decisions regarding planning applications.

### **Policy DP3: Sustainable Communities**

New development, including all the allocated sites as identified on the proposals map, should, where appropriate, address the following overarching development principles:

- i. respect and enhance the historic character, green spaces and landscape of York;
- ii. deliver high quality design and appropriate density, layout and scale whilst ensuring appropriate building materials are used;
- iii. create a high quality, locally distinctive place which relates well to the surrounding area and its historic character, and exploits opportunities for creating new and enhancing existing key views;
- iv. ensure the highest standards of sustainability are embedded at all stages of the development;
- v. contribute to a sustainable, balanced community through provision of an appropriate range of housing;
- vi. ensure that social, cultural and community infrastructure requirements of the new neighbourhoods are met through provision of accessible facilities and services in a planned and phased manner which complements and integrates with existing facilities;
- vii. create a people friendly environment which promotes opportunities for social and community interaction;
- vi. deliver new development within a framework of linked multifunctional green infrastructure incorporating existing landscape areas and biodiversity value, and maximising linkages with the wider green infrastructure network;
- ix. protect and enhance the natural environment through habitat restoration and creation;
- x. promote integration, connectivity and accessibility to, from and within the site by maximising opportunities for walking, cycling and frequent public transport thereby promoting and facilitating a modal shift from the car to more sustainable and healthier forms of travel;
- xi. minimise the environmental impact of vehicle trips to and from the development and mitigate the impact of residual car trips on the highway network where possible, including addressing air quality issues; and
- xii. manage flood risk by ensuring development does not contribute to or is not subject to flooding.

Detailed policy requirements in relation to these overarching principles can be found under the relevant section of the plan.

### **Explanation**

- 2.20 National policy attaches great importance to how well designed buildings and places can improve people's and communities' lives. In order to do this, the City of York wants to provide sustainable communities that can improve and enhance the lives of those who live there. As such, development in York should encourage sustainable

communities to form by ensuring the city is respected and enhanced, design, density, scale and builder materials are taken into consideration, social infrastructure is in place that promotes community interaction and cohesion, the city's natural environment is protected and enhanced and given the Council's constrained road networks, congestion and air quality problems, sustainable forms of transport are promoted. In doing this the city can meet its development needs whilst ensuring its environment and facilities deliver communities that are sustainable.

### **Policy DP4: Approach to Development Management**

When considering future development the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work proactively with applicants jointly to find solutions, which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where they are in place, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

### **Explanation**

- 2.21 The Council processes around 2,000 planning applications each year alongside approximately 250 pre-application enquiries. These planning applications vary from both small and large scale applications. The NPPF (2012) determines that a 'presumption in favour of sustainable development' should be taken in both plan and decision making. Policy DP4 sets out the key approach the Council will take in guiding planning applications as defined in the NPPF.